

Monthly Indicators



SAN FRANCISCO
ASSOCIATION of REALTORS®

December 2015

In 2015, national residential real estate, by and large, had a good year. Supply and demand were healthy in an environment rife with low interest rates and improved employment. The Federal Reserve finally increased short-term rates in December, and more increases are expected in 2016. Housing markets have shown a willingness to accept this. Save for a few expensive outliers where low inventory and high prices have become the norm, a balanced market is anticipated for much of the country for the foreseeable future. Improved inventory and affordability remain key factors for continued optimism.

New Listings were down 35.9 percent for single family homes and 20.9 percent for Condo/TIC/Coop properties. Pending Sales decreased 8.8 percent for single family homes and 20.7 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 12.0 percent to \$1,203,500 for single family homes and 18.7 percent to \$1,098,000 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 20.0 percent for single family units but was up 10.0 percent for Condo/TIC/Coop units.

Gross Domestic Product increased at an annual rate near 2.0 percent to close 2015, and that rate is expected to increase next year. Residential real estate is considered a healthy piece of the national economy. Contributing factors from within the industry include better lending standards and foreclosures falling back to more traditional levels. Declining unemployment, higher wages and low fuel prices have also conspired to improve personal budgets.

Monthly Snapshot

+ 12.0% **+ 18.7%** **+ 16.6%**

One-Year Change in Median Sales Price Single Family	One-Year Change in Median Sales Price Condo/TIC/Coop	One-Year Change in Median Sales Price All Property Types
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Residential real estate activity in San Francisco County (Districts 1-10), comprised of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Activity Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	12-2014	12-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
New Listings		78	50	- 35.9%	2,723	2,679	- 1.6%
Pending Sales		136	124	- 8.8%	2,392	2,316	- 3.2%
Sold Listings		195	198	+ 1.5%	2,405	2,290	- 4.8%
Median Sales Price		\$1,075,000	\$1,203,500	+ 12.0%	\$1,070,500	\$1,250,000	+ 16.8%
Avg. Sales Price		\$1,343,423	\$1,516,568	+ 12.9%	\$1,444,673	\$1,637,788	+ 13.4%
Days on Market		38	33	- 13.2%	31	27	- 12.9%
Active Listings		208	146	- 29.8%	--	--	--
% of Properties Sold Over List Price		73.8%	79.8%	+ 8.1%	80.0%	82.4%	+ 3.0%
% of List Price Received		109.0%	112.4%	+ 3.1%	112.3%	115.4%	+ 2.8%
Affordability Ratio		43	40	- 7.0%	43	39	- 9.3%
Months Supply		1.0	0.8	- 20.0%	--	--	--

Condo/TIC/Coop Activity Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

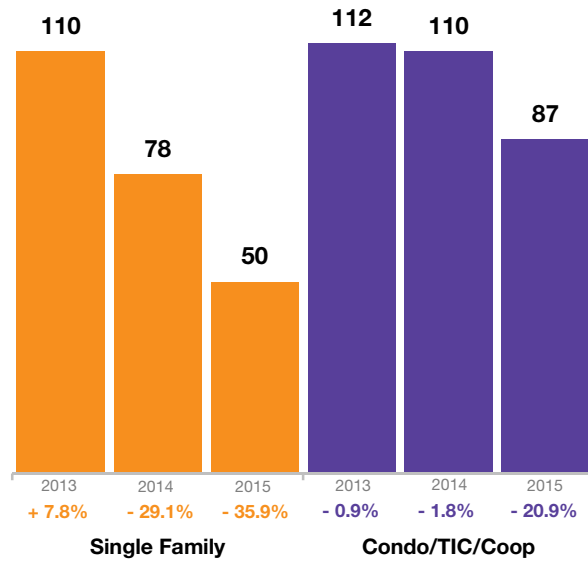
Key Metrics	Historical Sparkbars	12-2014	12-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
New Listings		110	87	- 20.9%	3,653	3,464	- 5.2%
Pending Sales		208	165	- 20.7%	3,161	2,916	- 7.8%
Sold Listings		227	271	+ 19.4%	3,149	2,868	- 8.9%
Median Sales Price		\$925,000	\$1,098,000	+ 18.7%	\$940,875	\$1,095,000	+ 16.4%
Avg. Sales Price		\$1,144,474	\$1,252,661	+ 9.5%	\$1,096,071	\$1,242,745	+ 13.4%
Days on Market		47	44	- 6.4%	36	32	- 11.1%
Active Listings		276	260	- 5.8%	--	--	--
% of Properties Sold Over List Price		55.5%	60.1%	+ 8.3%	67.6%	70.5%	+ 4.3%
% of List Price Received		103.5%	104.4%	+ 0.9%	106.9%	108.7%	+ 1.7%
Affordability Ratio		58	51	- 12.1%	57	51	- 10.5%
Months Supply		1.0	1.1	+ 10.0%	--	--	--

New Listings

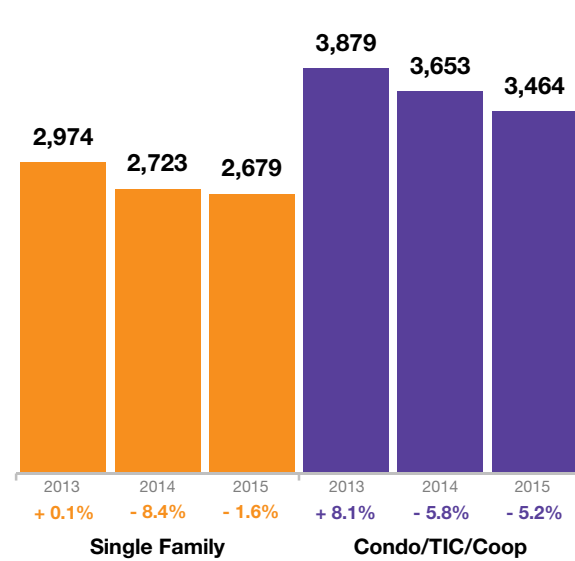
A count of the properties that have been newly listed on the market in a given month.



December

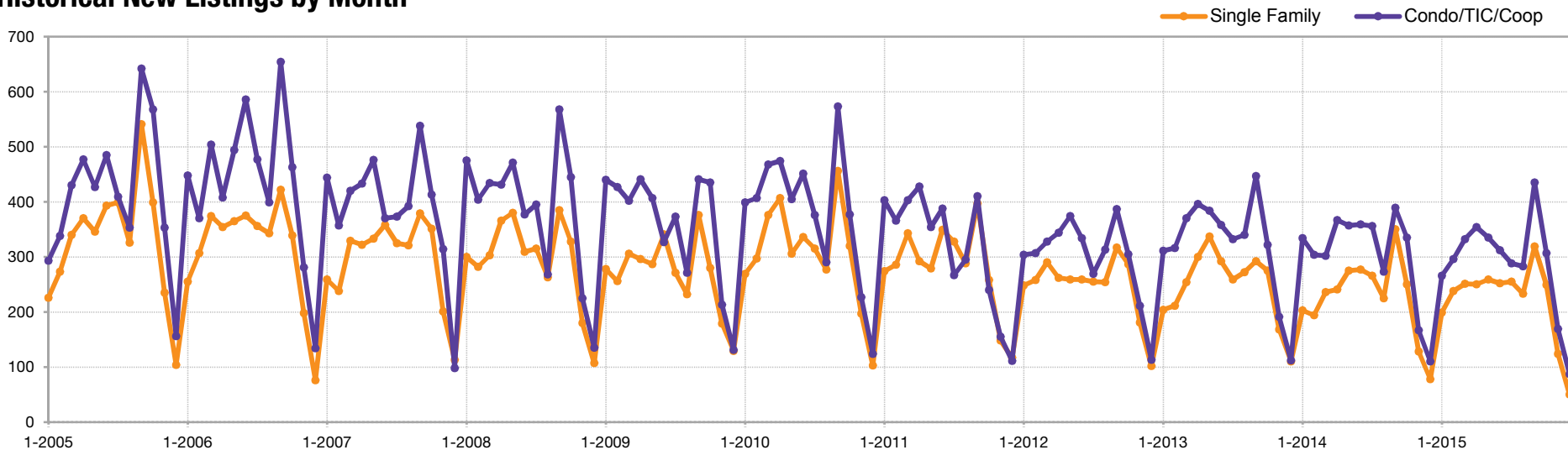


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2015	199	-2.0%	266	-20.4%
Feb-2015	238	+22.7%	296	-2.6%
Mar-2015	251	+6.4%	332	+9.9%
Apr-2015	250	+3.7%	354	-3.5%
May-2015	259	-5.8%	335	-6.2%
Jun-2015	252	-9.0%	312	-13.1%
Jul-2015	255	-4.1%	288	-19.1%
Aug-2015	233	+3.6%	283	+3.7%
Sep-2015	319	-8.9%	435	+11.8%
Oct-2015	249	-0.4%	307	-8.4%
Nov-2015	124	-3.1%	169	+1.2%
Dec-2015	50	-35.9%	87	-20.9%
12-Month Avg	223	-1.6%	289	-5.2%

Historical New Listings by Month

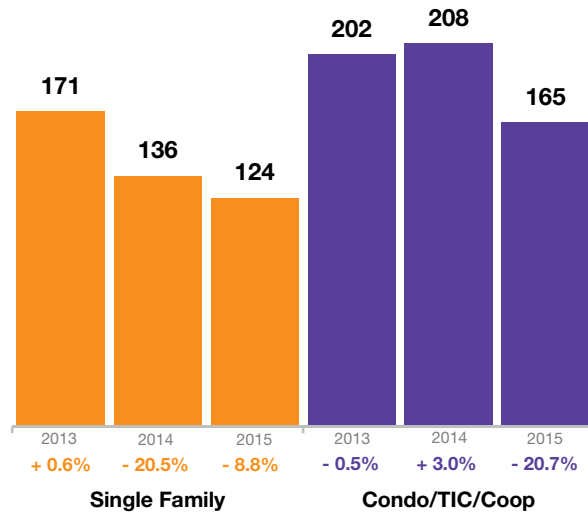


Pending Sales

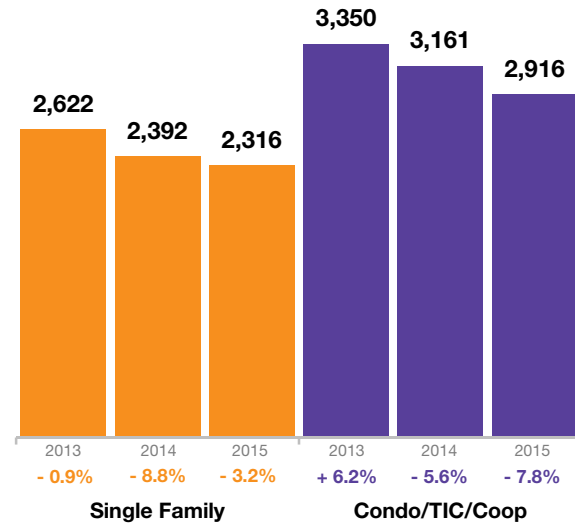
A count of the properties on which offers have been accepted in a given month.



December

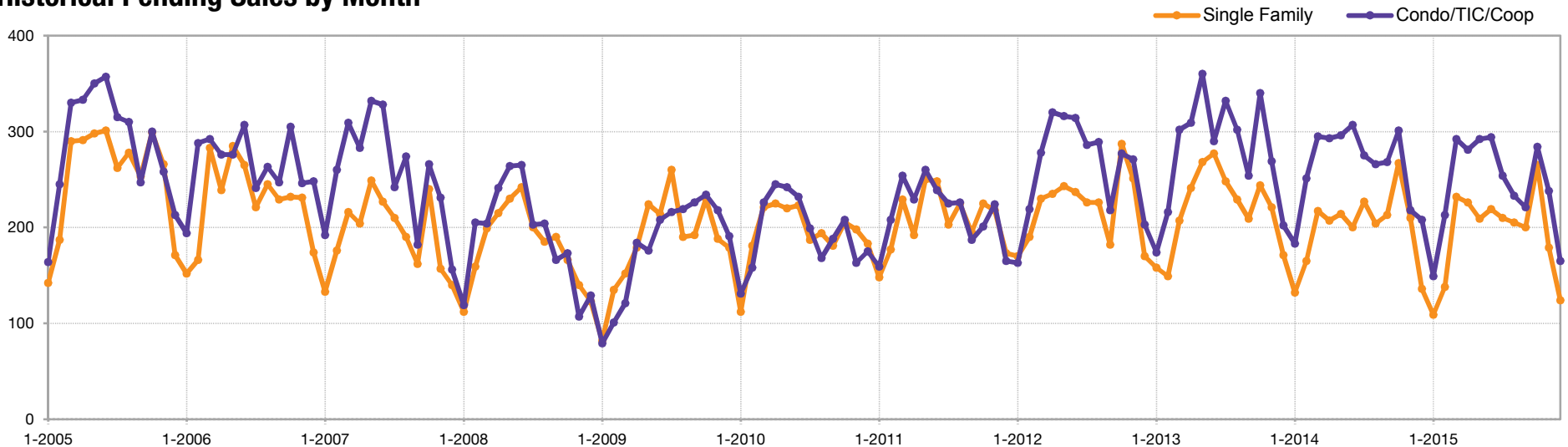


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2015	109	-17.4%	149	-18.6%
Feb-2015	138	-16.4%	213	-15.1%
Mar-2015	232	+6.9%	292	-1.0%
Apr-2015	226	+9.2%	281	-4.1%
May-2015	209	-2.3%	292	-1.4%
Jun-2015	219	+9.5%	294	-4.2%
Jul-2015	210	-7.5%	254	-7.6%
Aug-2015	205	+0.5%	233	-12.4%
Sep-2015	200	-6.1%	221	-17.5%
Oct-2015	265	-0.7%	284	-5.6%
Nov-2015	179	-14.8%	238	+9.2%
Dec-2015	124	-8.8%	165	-20.7%
12-Month Avg	193	-3.2%	243	-7.8%

Historical Pending Sales by Month

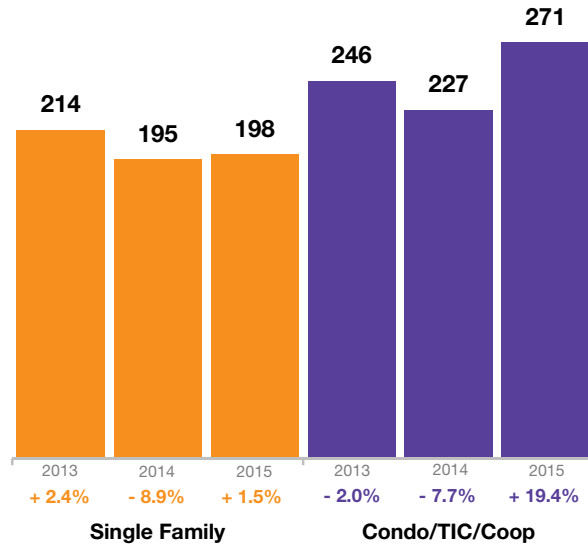


Sold Listings

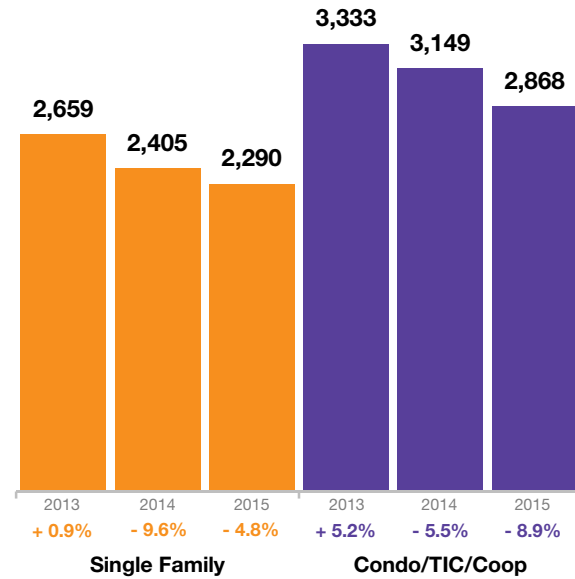
A count of the actual sales that closed in a given month.



December

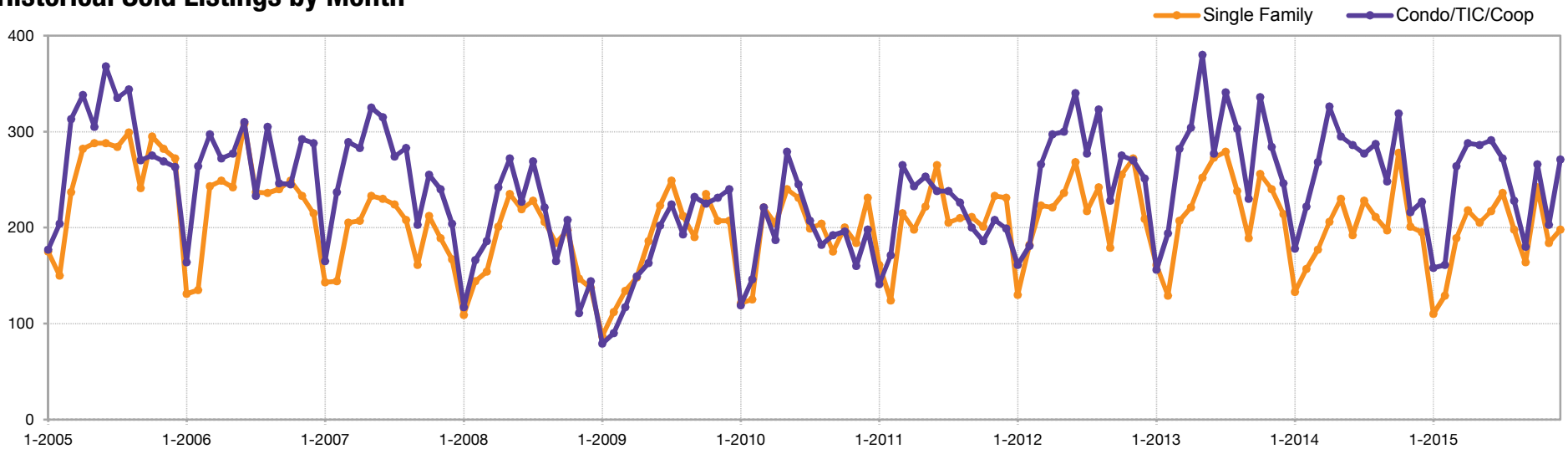


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2015	110	-17.3%	158	-11.2%
Feb-2015	129	-17.8%	161	-27.5%
Mar-2015	189	+6.8%	264	-1.5%
Apr-2015	218	+5.8%	288	-11.7%
May-2015	205	-10.9%	286	-3.1%
Jun-2015	217	+13.0%	291	+1.7%
Jul-2015	236	+3.5%	272	-1.8%
Aug-2015	198	-6.2%	228	-20.6%
Sep-2015	164	-16.8%	180	-27.4%
Oct-2015	242	-12.9%	266	-16.6%
Nov-2015	184	-8.5%	203	-6.0%
Dec-2015	198	+1.5%	271	+19.4%
12-Month Avg	191	-4.8%	239	-8.9%

Historical Sold Listings by Month

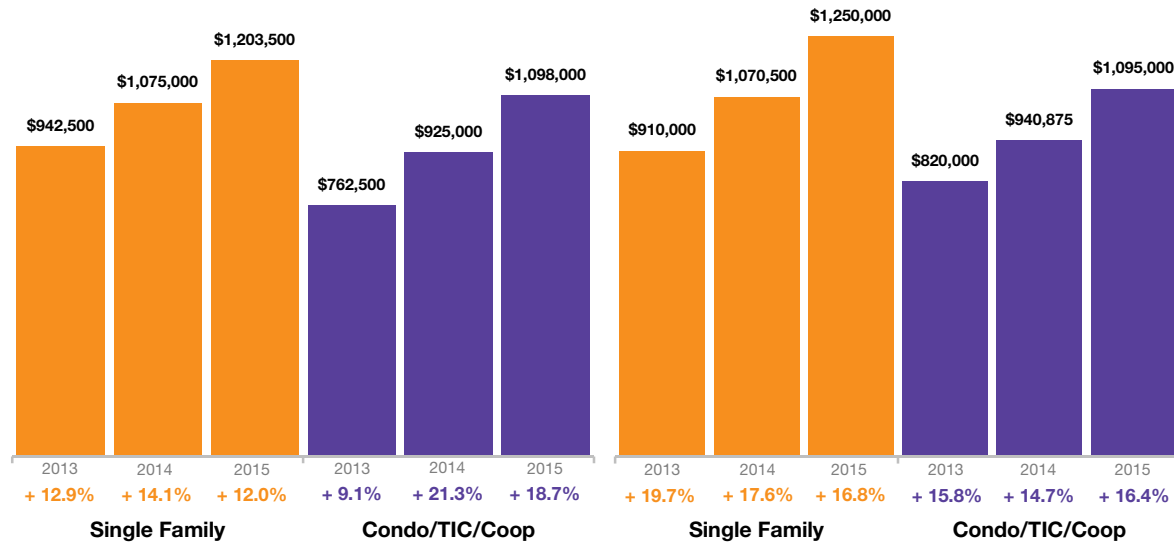


Median Sales Price

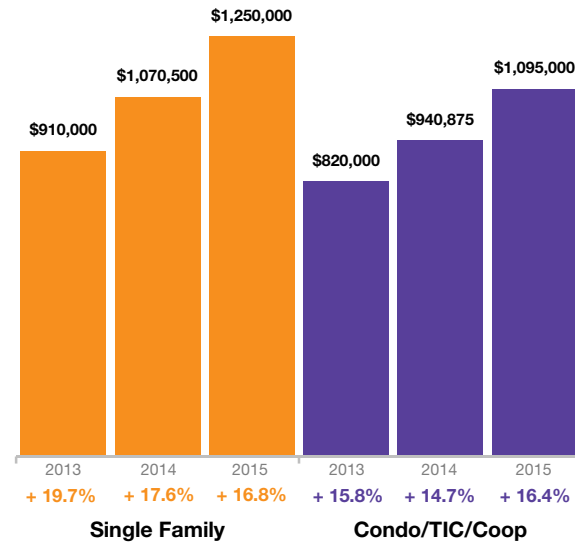


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

December



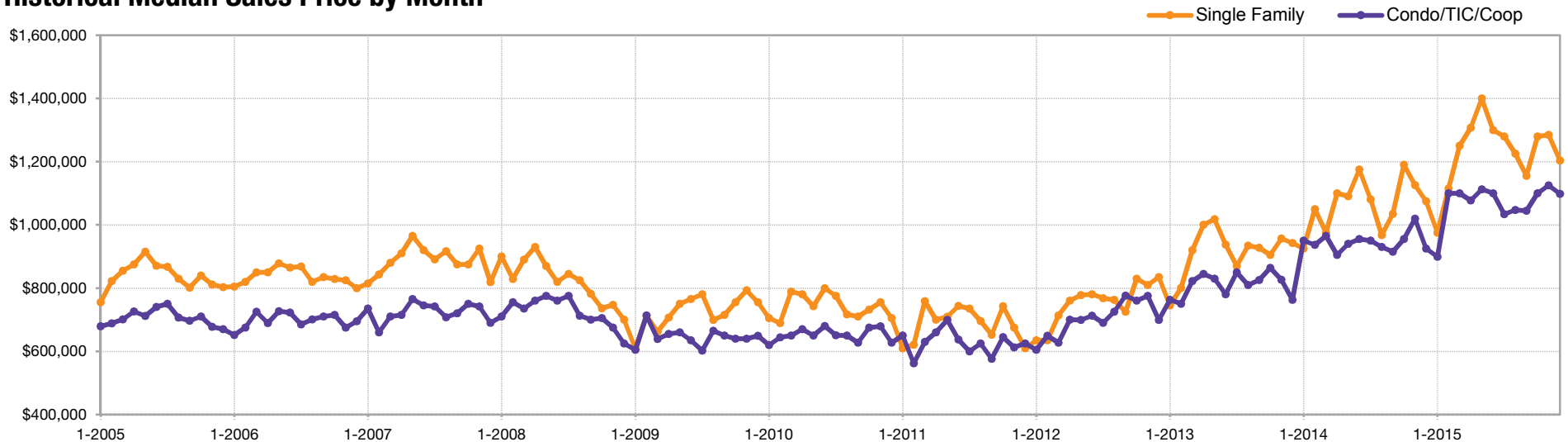
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2015	\$975,000	+5.4%	\$899,500	-5.3%
Feb-2015	\$1,115,000	+6.2%	\$1,100,000	+17.4%
Mar-2015	\$1,250,000	+28.2%	\$1,100,000	+14.0%
Apr-2015	\$1,307,500	+18.9%	\$1,077,500	+19.1%
May-2015	\$1,400,000	+28.4%	\$1,112,500	+18.4%
Jun-2015	\$1,300,000	+10.6%	\$1,100,000	+15.2%
Jul-2015	\$1,280,000	+18.4%	\$1,033,509	+8.8%
Aug-2015	\$1,225,444	+26.6%	\$1,047,500	+12.6%
Sep-2015	\$1,155,000	+11.6%	\$1,045,000	+14.2%
Oct-2015	\$1,280,000	+7.6%	\$1,100,000	+15.2%
Nov-2015	\$1,285,000	+14.1%	\$1,125,000	+10.3%
Dec-2015	\$1,203,500	+12.0%	\$1,098,000	+18.7%
12-Month Avg*	\$1,250,000	+16.8%	\$1,095,000	+16.4%

* Median Sales Price for all properties from January 2015 through December 2015. This is not the average of the individual figures above.

Historical Median Sales Price by Month

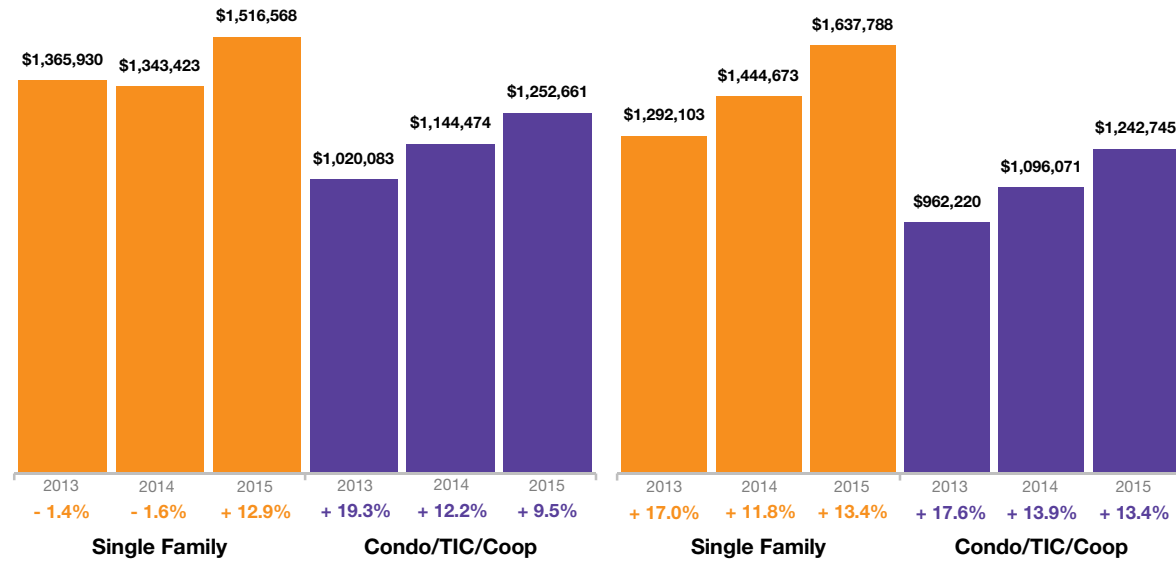


Average Sales Price

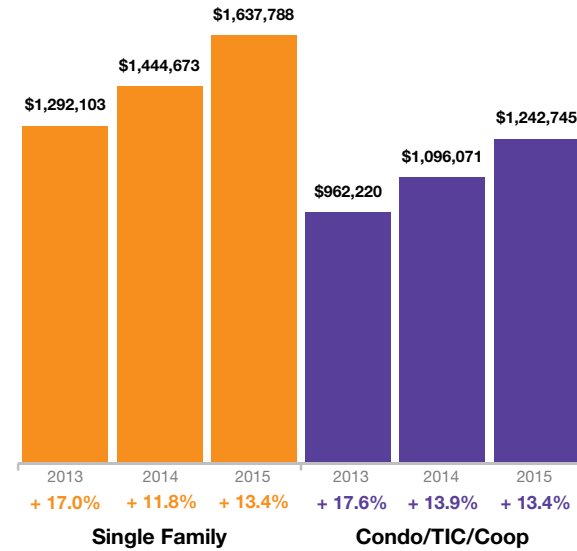
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



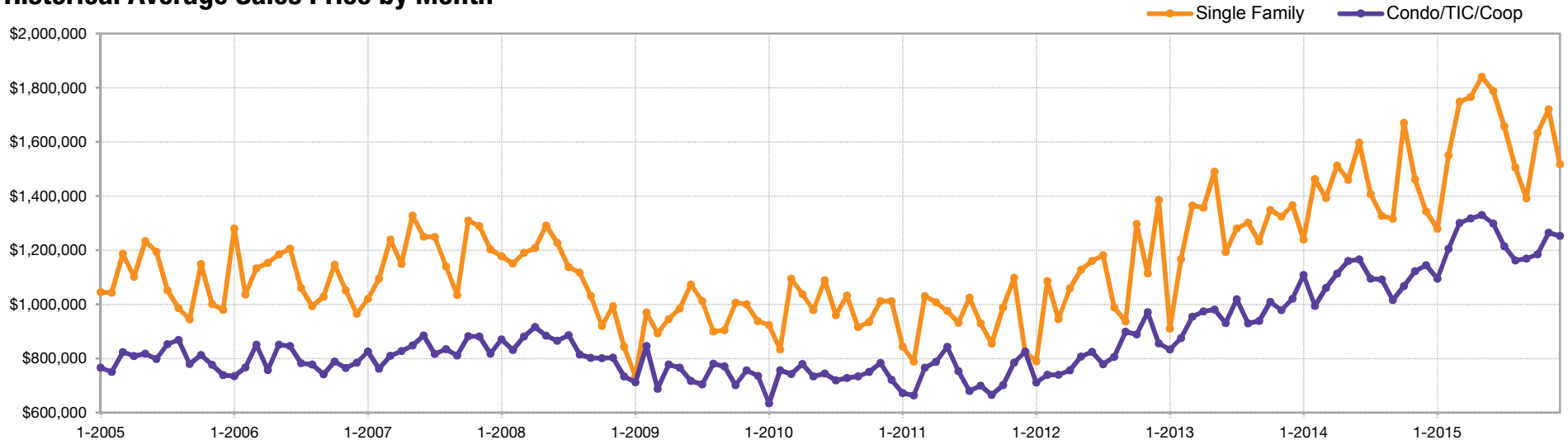
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2015	\$1,279,424	+3.3%	\$1,094,504	-1.3%
Feb-2015	\$1,550,286	+6.0%	\$1,204,301	+21.1%
Mar-2015	\$1,748,561	+25.6%	\$1,300,064	+22.7%
Apr-2015	\$1,765,744	+16.8%	\$1,317,148	+18.4%
May-2015	\$1,839,795	+26.1%	\$1,329,588	+14.6%
Jun-2015	\$1,788,117	+11.9%	\$1,298,673	+11.4%
Jul-2015	\$1,657,986	+17.9%	\$1,214,478	+11.0%
Aug-2015	\$1,505,629	+13.5%	\$1,161,445	+6.4%
Sep-2015	\$1,390,736	+5.6%	\$1,168,669	+15.1%
Oct-2015	\$1,632,146	-2.3%	\$1,184,400	+11.0%
Nov-2015	\$1,720,012	+17.7%	\$1,264,078	+12.7%
Dec-2015	\$1,516,568	+12.9%	\$1,252,661	+9.5%
12-Month Avg*	\$1,637,788	+13.4%	\$1,242,745	+13.4%

* Avg. Sales Price for all properties from January 2015 through December 2015. This is not the average of the individual figures above.

Historical Average Sales Price by Month

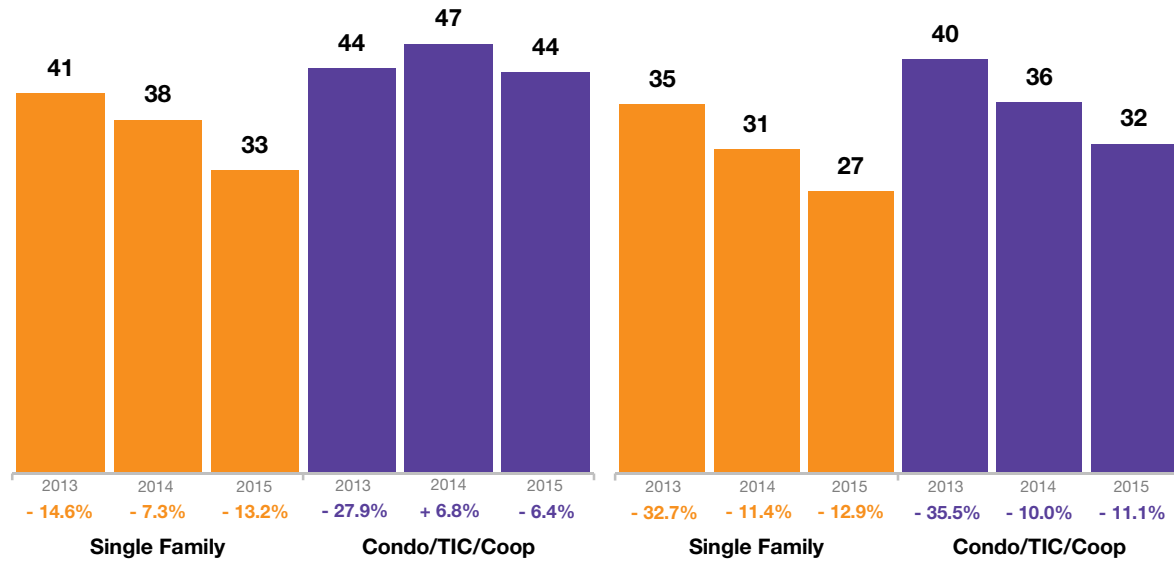


Days on Market Until Sale

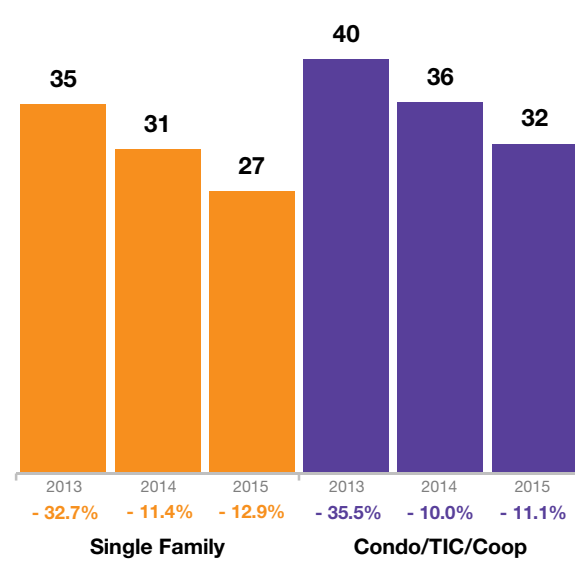
Average number of days between when a property is listed and when an offer is accepted in a given month.



December



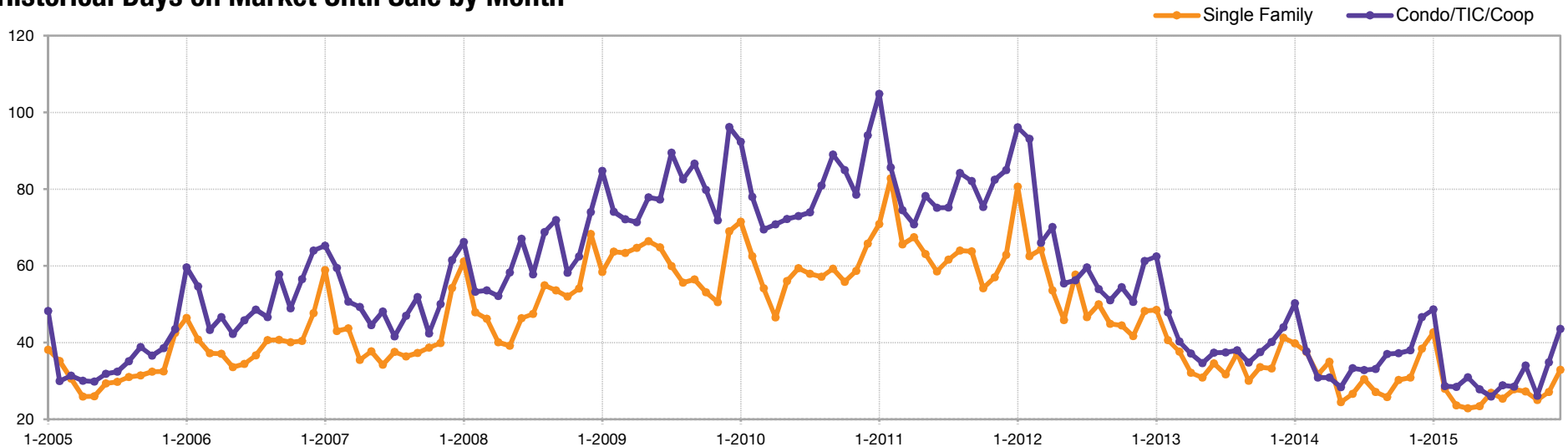
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2015	43	+7.5%	49	-2.0%
Feb-2015	28	-26.3%	29	-23.7%
Mar-2015	24	-25.0%	28	-9.7%
Apr-2015	23	-34.3%	31	0.0%
May-2015	23	-4.2%	28	0.0%
Jun-2015	27	0.0%	26	-21.2%
Jul-2015	25	-16.7%	29	-12.1%
Aug-2015	28	+3.7%	29	-12.1%
Sep-2015	27	+3.8%	34	-8.1%
Oct-2015	25	-16.7%	26	-29.7%
Nov-2015	27	-12.9%	35	-7.9%
Dec-2015	33	-13.2%	44	-6.4%
12-Month Avg*	27	-12.8%	32	-11.3%

* Days on Market for all properties from January 2015 through December 2015. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

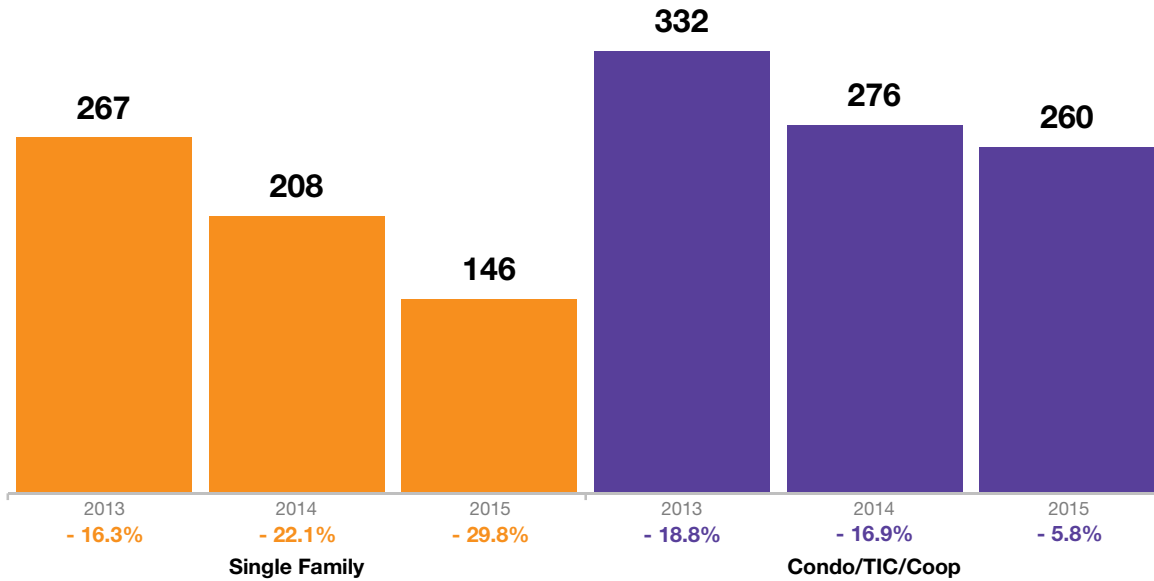


Inventory of Active Listings

The number of properties available for sale in active status at the end of a given month.



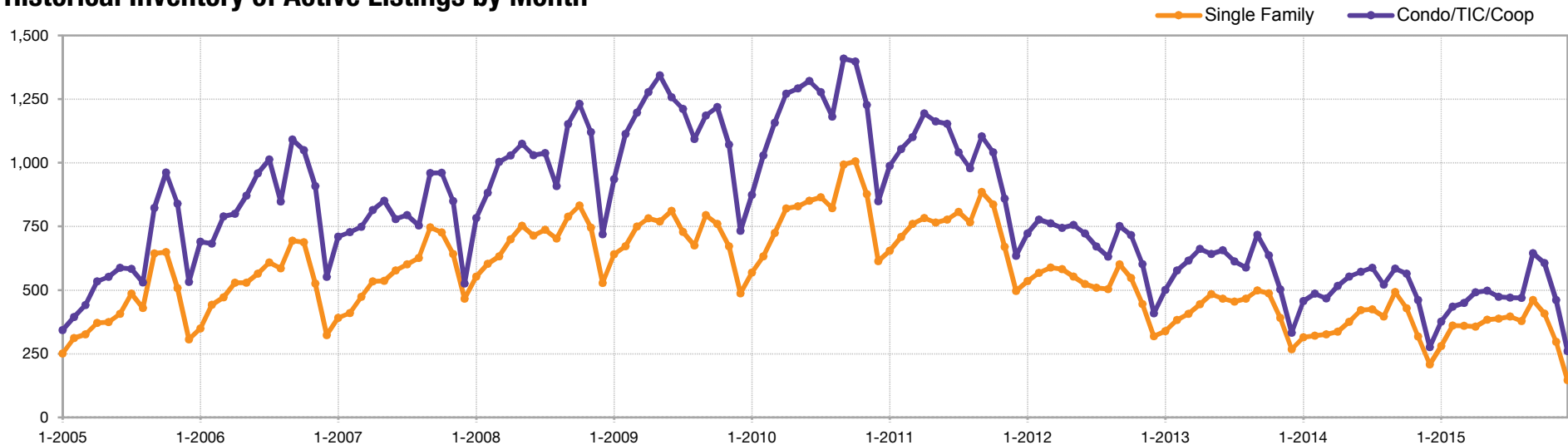
December



Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2015	280	-10.8%	376	-17.7%
Feb-2015	360	+12.1%	435	-10.5%
Mar-2015	359	+10.1%	449	-3.9%
Apr-2015	356	+6.0%	491	-4.8%
May-2015	384	+2.4%	497	-10.1%
Jun-2015	388	-7.8%	473	-17.3%
Jul-2015	396	-6.6%	470	-19.9%
Aug-2015	378	-4.5%	469	-10.0%
Sep-2015	461	-6.3%	645	+10.4%
Oct-2015	408	-4.7%	606	+7.4%
Nov-2015	297	-6.6%	461	0.0%
Dec-2015	146	-29.8%	260	-5.8%
12-Month Avg*	351	-3.3%	469	-6.8%

* Active Listings for all properties from January 2015 through December 2015. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

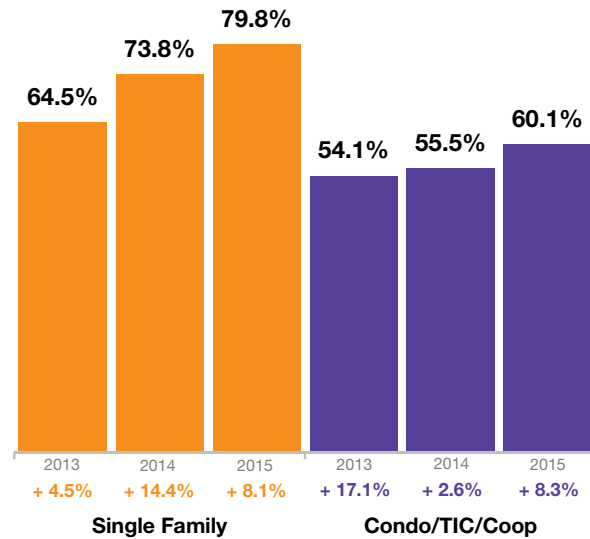


% of Properties Sold Over List Price

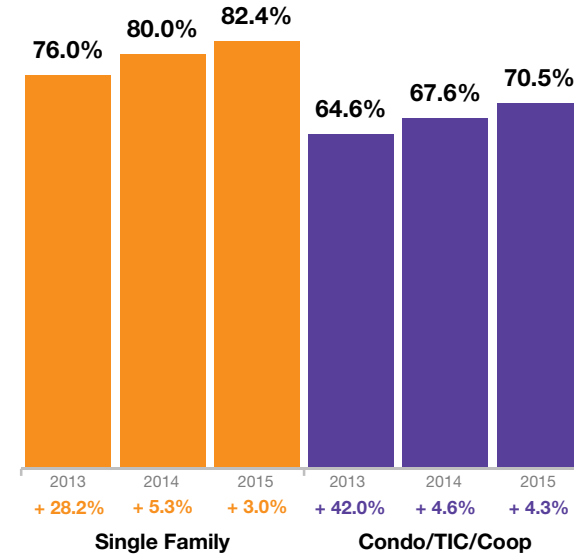


Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.

December



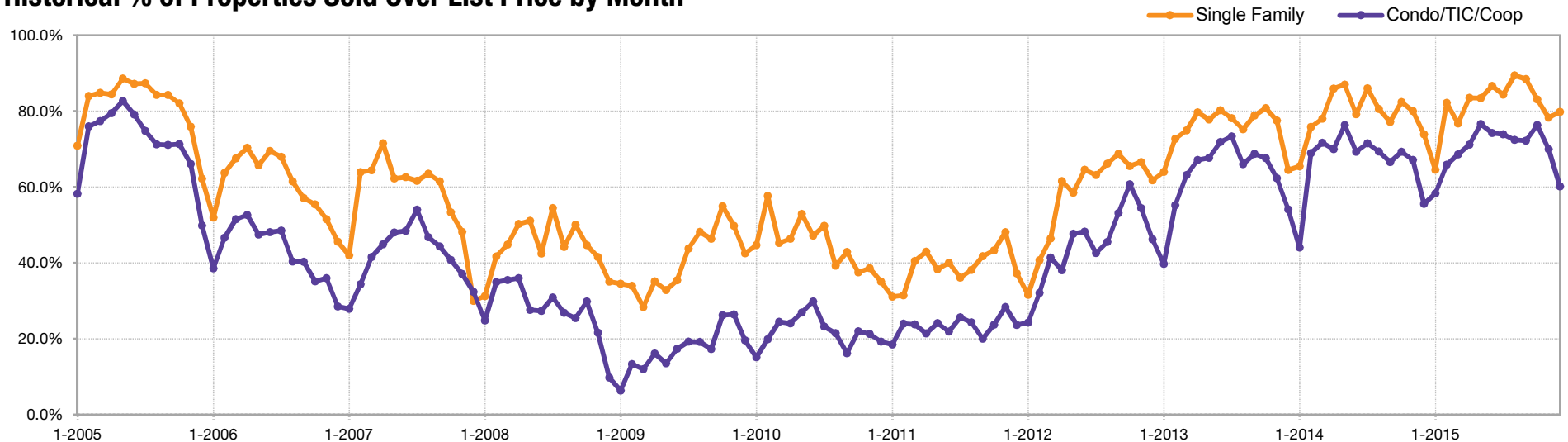
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2015	64.5%	-1.4%	58.2%	+32.0%
Feb-2015	82.2%	+8.4%	65.8%	-4.5%
Mar-2015	76.7%	-1.7%	68.6%	-4.2%
Apr-2015	83.5%	-2.8%	71.2%	+1.9%
May-2015	83.4%	-4.1%	76.6%	+0.4%
Jun-2015	86.6%	+9.3%	74.2%	+7.2%
Jul-2015	84.3%	-2.0%	73.9%	+3.4%
Aug-2015	89.4%	+10.9%	72.4%	+4.5%
Sep-2015	88.4%	+14.5%	72.2%	+8.6%
Oct-2015	83.1%	+0.8%	76.3%	+10.1%
Nov-2015	78.3%	-2.1%	70.0%	+4.3%
Dec-2015	79.8%	+8.1%	60.1%	+8.3%
12-Month Avg	82.4%	+3.0%	70.5%	+4.3%

* % of Properties Sold Over List Price for all properties from January 2015 through December 2015. This is not the average of the individual figures above.

Historical % of Properties Sold Over List Price by Month

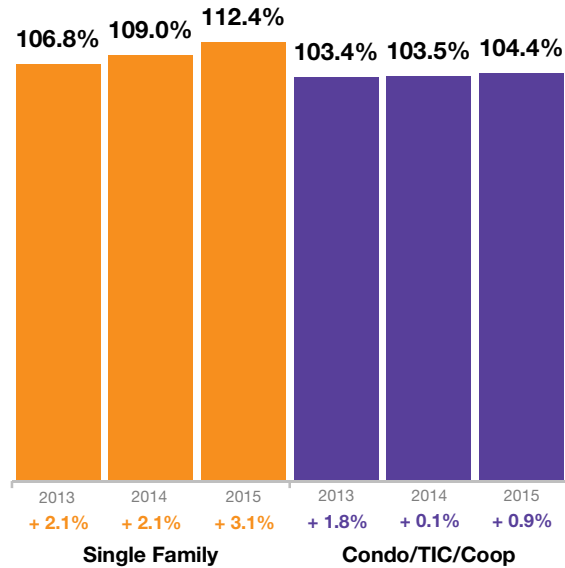


% of List Price Received

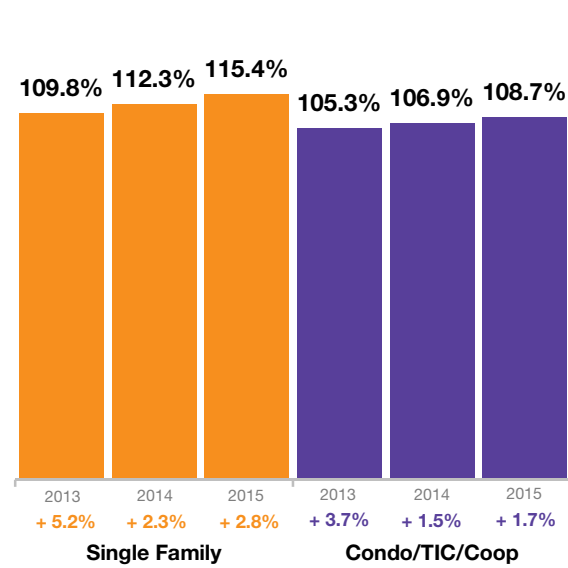


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

December



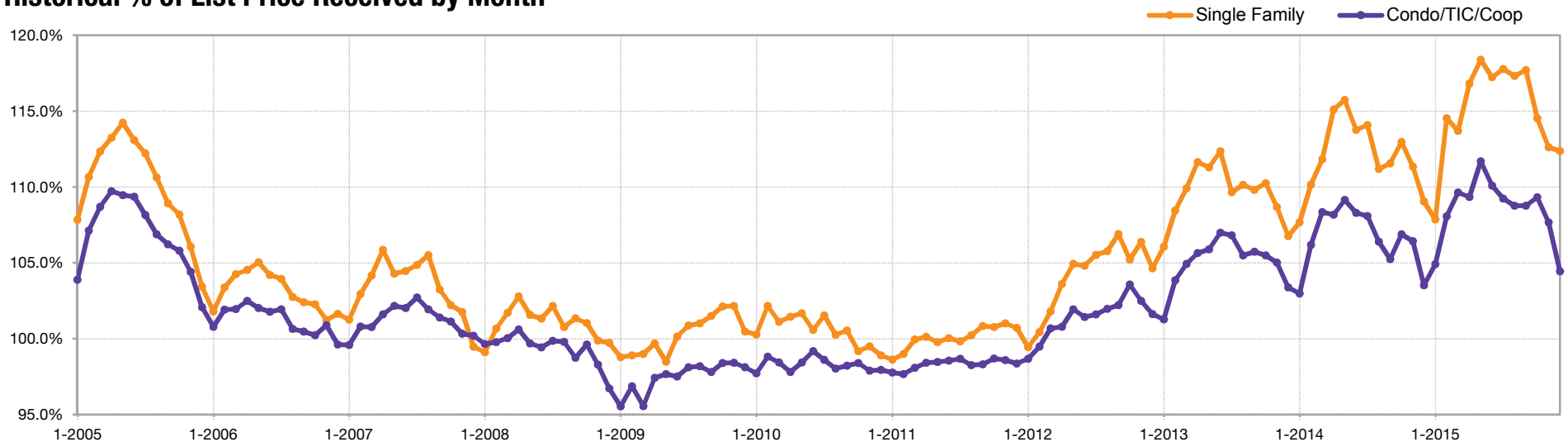
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2015	107.9%	+0.2%	104.9%	+1.8%
Feb-2015	114.5%	+3.9%	108.1%	+1.8%
Mar-2015	113.7%	+1.7%	109.6%	+1.2%
Apr-2015	116.8%	+1.5%	109.3%	+1.0%
May-2015	118.4%	+2.3%	111.7%	+2.4%
Jun-2015	117.2%	+3.0%	110.1%	+1.7%
Jul-2015	117.8%	+3.2%	109.2%	+1.0%
Aug-2015	117.3%	+5.5%	108.8%	+2.3%
Sep-2015	117.7%	+5.5%	108.8%	+3.4%
Oct-2015	114.5%	+1.3%	109.3%	+2.2%
Nov-2015	112.6%	+1.2%	107.7%	+1.2%
Dec-2015	112.4%	+3.1%	104.4%	+0.9%
12-Month Avg*	115.4%	+2.8%	108.7%	+1.7%

* % of List Price Received for all properties from January 2015 through December 2015. This is not the average of the individual figures above.

Historical % of List Price Received by Month

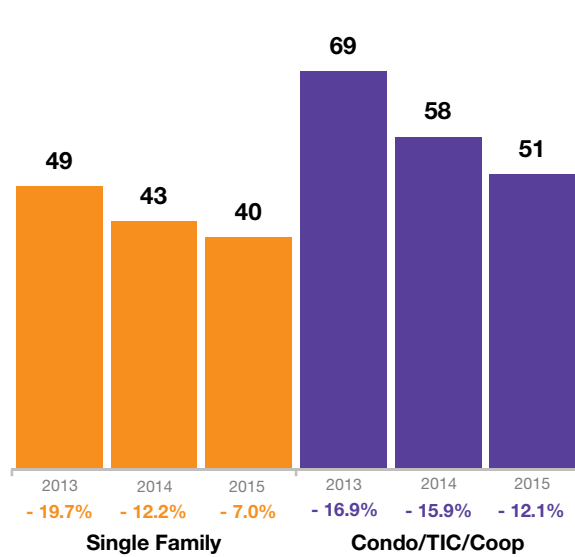


Housing Affordability Ratio

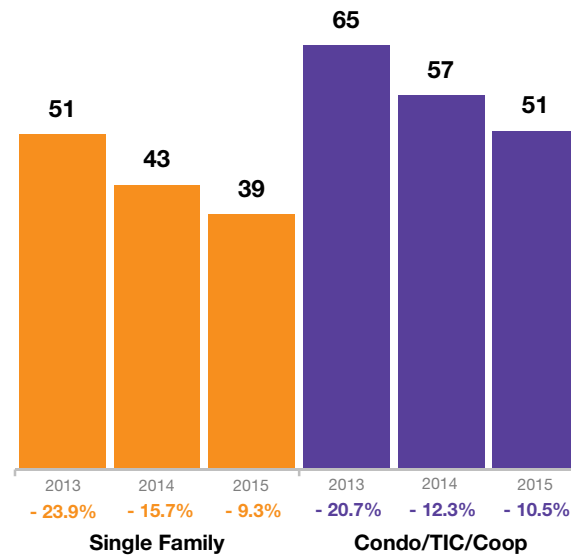


This index measures housing affordability for the region. An index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

December



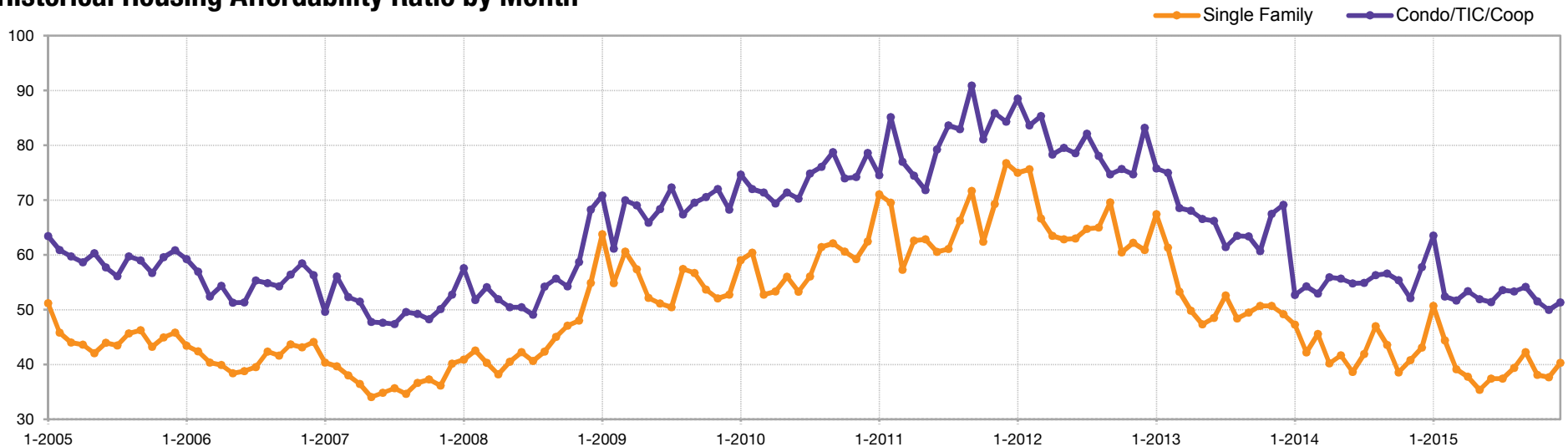
Year to Date



Affordability Ratio	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2015	51	+8.5%	63	+18.9%
Feb-2015	44	+4.8%	52	-3.7%
Mar-2015	39	-15.2%	52	-1.9%
Apr-2015	38	-5.0%	53	-5.4%
May-2015	35	-16.7%	52	-7.1%
Jun-2015	37	-5.1%	51	-7.3%
Jul-2015	37	-11.9%	54	-1.8%
Aug-2015	39	-17.0%	53	-5.4%
Sep-2015	42	-4.5%	54	-5.3%
Oct-2015	38	-2.6%	51	-7.3%
Nov-2015	38	-7.3%	50	-3.8%
Dec-2015	40	-7.0%	51	-12.1%
12-Month Avg*	40	-5.9%	43	-7.1%

* Affordability Ratio for all properties from January 2015 through December 2015. This is not the average of the individual figures above.

Historical Housing Affordability Ratio by Month

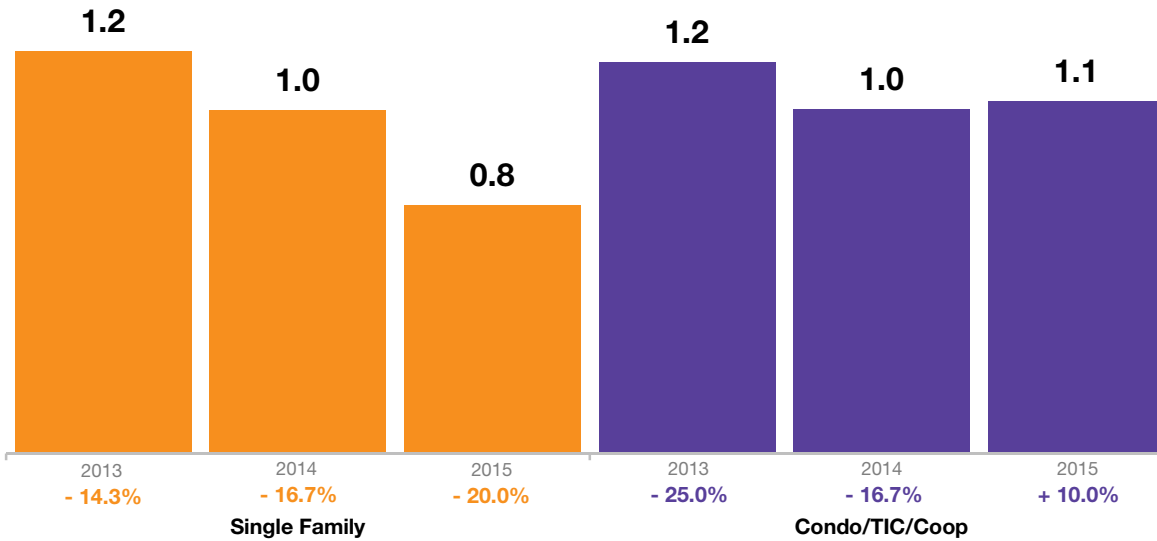


Months Supply of Inventory



The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

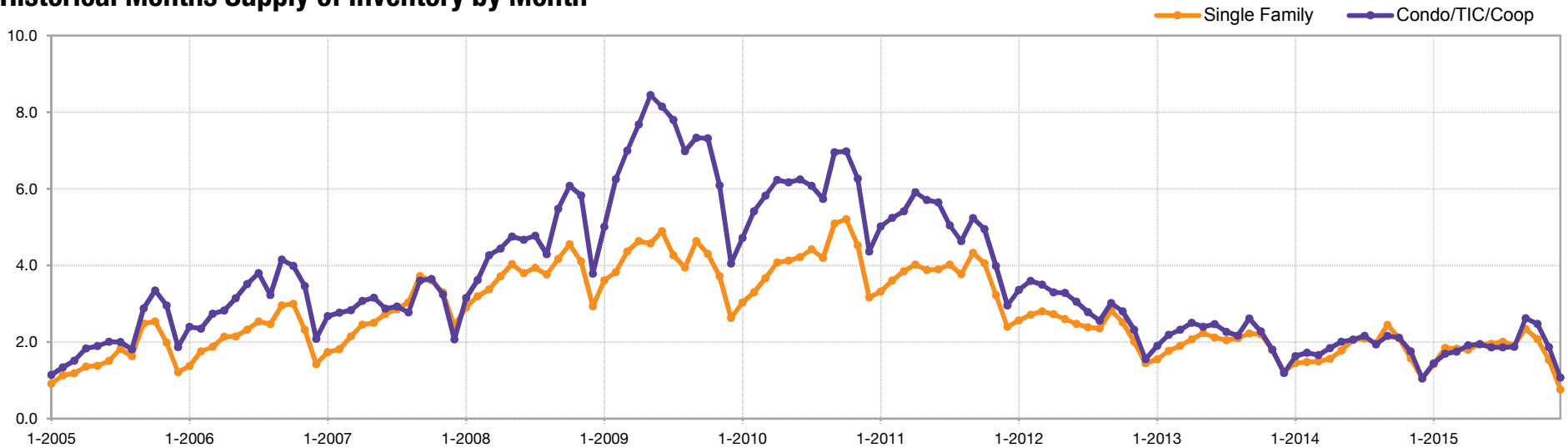
December



Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2015	1.4	-6.7%	1.4	-12.5%
Feb-2015	1.8	+20.0%	1.7	0.0%
Mar-2015	1.8	+20.0%	1.7	0.0%
Apr-2015	1.8	+12.5%	1.9	+5.6%
May-2015	1.9	+5.6%	1.9	-5.0%
Jun-2015	1.9	-9.5%	1.9	-9.5%
Jul-2015	2.0	-4.8%	1.9	-13.6%
Aug-2015	1.9	-5.0%	1.9	0.0%
Sep-2015	2.3	-4.2%	2.6	+18.2%
Oct-2015	2.1	0.0%	2.5	+19.0%
Nov-2015	1.5	-6.3%	1.9	+5.6%
Dec-2015	0.8	-20.0%	1.1	+10.0%
12-Month Avg*	1.8	+1.7%	1.9	+1.3%

* Months Supply for all properties from January 2015 through December 2015. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Activity Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

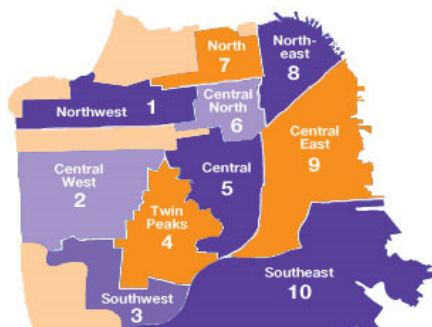
Key Metrics	Historical Sparkbars	12-2014	12-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
New Listings		188	137	- 27.1%	6,376	6,143	- 3.7%
Pending Sales		344	289	- 16.0%	5,553	5,232	- 5.8%
Sold Listings		422	469	+ 11.1%	5,554	5,158	- 7.1%
Median Sales Price		\$973,750	\$1,135,000	+ 16.6%	\$994,000	\$1,150,000	+ 15.7%
Avg. Sales Price		\$1,236,406	\$1,364,076	+ 10.3%	\$1,247,015	\$1,418,133	+ 13.7%
Days on Market		43	39	- 9.3%	34	30	- 11.8%
Active Listings		484	406	- 16.1%	--	--	--
% of Properties Sold Over List Price		64.0%	68.4%	+ 6.9%	73.0%	75.8%	+ 3.8%
% of List Price Received		106.1%	107.8%	+ 1.6%	109.2%	111.7%	+ 2.3%
Affordability Ratio		44	42	- 4.5%	43	40	- 7.0%
Months Supply		1.0	0.9	- 10.0%	--	--	--

Activity by District

Key metrics by report month for the districts of San Francisco.



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- SF District 1: Northwest (Sea Cliff, Lake, Jordan Park / Laurel Heights, Outer Richmond, Central Richmond, Inner Richmond, Lone Mountain)
- SF District 2: Central West (Outer Sunset, Central Sunset, Inner Sunset, Outer Parkside, Parkside, Inner Parkside, Golden Gate Heights)
- SF District 3: Southwest (Pine Lake Park, Lake Shore, Merced Manor, Stonestown, Lakeside, Merced Heights, Ingleside, Ingleside Heights, Oceanview)
- SF District 4: Twin Peaks W (Forest Hill (& Ext), W Portal, St Francis Wd, Balboa Terr, Mt Dav Manor, Ingleside Terr, Monterey Hts, Wstwd Pk & H'Inds, Shrwrd Fst, Miraloma Pk, Dmnd Hts, Mdtwn Terr)
- SF District 5: Central (Haight Ashbury, Cole Vly / Prnssus Hts, Clarndn Hts, Corona Hts, Twin Pks, Glen Pk, Noe Vly, Eureka Vly / Dolores Hts, Mission Dolores, Duboce Trngl, Buena Vista / Ashbury Hts)
- SF District 6: Central North (Lower Pacific Heights, Anza Vista, Western Addition, North Panhandle, Alamo Square, Hayes Valley)
- SF District 7: North (Marina, Cow Hollow, Presidio Heights, Pacific Heights)
- SF District 8: Northeast (North Waterfront, North Beach, Russian Hill, Telegraph Hill, Nob Hill, Financial District / Barbary Coast, Downtown, Van Ness / Civic Center, Tenderloin)
- SF District 9: Central East (Yerba Buena, South Beach, South of Market, Mission Bay, Inner Mission, Potrero Hill, Central Waterfront / Dogpatch, Bernal Heights)
- SF District 10: Southeast (Outer Mission, Mission Terr, Excelsior, Portola, Bayview, Silver Terr, Hunters Pt, Candlestick Pt, Bayview Hts, Little Hollywood, Visitation Vly, Crocker Amazon)

	Active Listings			Sold Listings			Median Sales Price			Days on Market			Months Supply		
	12-2014	12-2015	+ / -	12-2014	12-2015	+ / -	12-2014	12-2015	+ / -	12-2014	12-2015	+ / -	12-2014	12-2015	+ / -
Single Family															
1 SF District 1	13	10	-23.1%	12	10	-16.7%	\$1,479,000	\$1,355,000	-8.4%	51	34	-33.3%	0.7	0.6	-14.3%
2 SF District 2	19	21	+10.5%	44	42	-4.5%	\$916,500	\$1,165,000	+27.1%	38	31	-18.4%	0.5	0.6	+20.0%
3 SF District 3	15	10	-33.3%	13	19	+46.2%	\$730,000	\$1,055,000	+44.5%	54	33	-38.9%	1.0	0.7	-30.0%
4 SF District 4	30	14	-53.3%	30	30	0.0%	\$1,250,000	\$1,332,500	+6.6%	28	29	+3.6%	1.2	0.5	-58.3%
5 SF District 5	16	6	-62.5%	24	24	0.0%	\$1,660,000	\$1,900,000	+14.5%	40	36	-10.0%	0.6	0.2	-66.7%
6 SF District 6	4	2	-50.0%	6	0	-100.0%	\$3,275,000	\$0	-100.0%	37	0	-100.0%	1.1	0.6	-45.5%
7 SF District 7	15	14	-6.7%	8	7	-12.5%	\$3,487,500	\$3,800,000	+9.0%	68	50	-26.5%	1.6	1.8	+12.5%
8 SF District 8	3	5	+66.7%	2	2	0.0%	\$1,840,000	\$6,268,000	+240.7%	66	36	-45.5%	1.4	2.2	+57.1%
9 SF District 9	25	11	-56.0%	12	25	+108.3%	\$1,215,000	\$1,317,500	+8.4%	28	26	-7.1%	1.3	0.5	-61.5%
10 SF District 10	68	53	-22.1%	44	39	-11.4%	\$690,000	\$860,000	+24.6%	33	37	+12.1%	1.5	1.3	-13.3%
Condo/TIC/Coop															
1 SF District 1	13	17	+30.8%	10	20	+100.0%	\$712,500	\$1,002,500	+40.7%	39	53	+35.9%	1.0	1.3	+30.0%
2 SF District 2	4	10	+150.0%	0	5	--	\$0	\$1,000,000	--	0	73	--	0.9	2.4	+166.7%
3 SF District 3	4	5	+25.0%	4	4	0.0%	\$560,000	\$1,155,087	+106.3%	23	87	+278.3%	1.3	1.0	-23.1%
4 SF District 4	3	4	+33.3%	4	4	0.0%	\$515,000	\$680,269	+32.1%	66	39	-40.9%	0.6	1.0	+66.7%
5 SF District 5	37	21	-43.2%	25	47	+88.0%	\$1,010,000	\$1,265,555	+25.3%	48	37	-22.9%	1.0	0.5	-50.0%
6 SF District 6	29	30	+3.4%	31	28	-9.7%	\$915,000	\$1,095,000	+19.7%	43	48	+11.6%	1.1	1.2	+9.1%
7 SF District 7	26	11	-57.7%	26	20	-23.1%	\$1,374,500	\$1,225,000	-10.9%	42	30	-28.6%	1.0	0.5	-50.0%
8 SF District 8	47	43	-8.5%	49	47	-4.1%	\$870,000	\$978,000	+12.4%	56	41	-26.8%	1.1	1.1	0.0%
9 SF District 9	98	105	+7.1%	75	91	+21.3%	\$895,000	\$1,100,000	+22.9%	41	42	+2.4%	1.0	1.2	+20.0%
10 SF District 10	15	14	-6.7%	3	5	+66.7%	\$513,000	\$541,000	+5.5%	129	78	-39.5%	3.2	2.2	-31.3%