

Monthly Indicators



SAN FRANCISCO
ASSOCIATION of REALTORS®

March 2015

All expectations in 2015 are for a healthy and energetic selling season. National stories have been highlighting an increase in new construction sales and pending sales, but national stories are not always readily applied to the local scene. All the same, if ever there was a year to list or purchase a home, wider economic factors seem to indicate that this is the one.

New Listings were down 13.6 percent for single family homes and 8.9 percent for Condo/TIC/Coop properties. Pending Sales increased 6.0 percent for single family homes but decreased 0.7 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 27.6 percent to \$1,250,000 for single family homes and 14.0 percent to \$1,100,000 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 13.3 percent for single family units and 17.6 percent for Condo/TIC/Coop units.

On average, more people are employed and making more money than they were at this time last year. The jobs picture, as a whole, looks promising. Employment drives home-buying activity, so it is ever critical to watch labor statistics as a key indicator for the residential real estate market. Coupled with the mostly positive jobs picture, it is widely expected that mortgage rates will remain as they are for at least the first six months of the year.

Monthly Snapshot

+ 27.6% **+ 14.0%** **+ 17.1%**

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	3-2014	3-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
New Listings		236	204	- 13.6%	633	616	- 2.7%
Pending Sales		217	230	+ 6.0%	514	478	- 7.0%
Sold Listings		176	185	+ 5.1%	466	420	- 9.9%
Median Sales Price		\$980,000	\$1,250,000	+ 27.6%	\$971,500	\$1,115,000	+ 14.8%
Avg. Sales Price		\$1,394,913	\$1,763,281	+ 26.4%	\$1,373,127	\$1,574,644	+ 14.7%
Days on Market		31	24	- 22.6%	36	30	- 16.7%
Active Listings		324	260	- 19.8%	--	--	--
% of Properties Sold Over List Price		77.8%	77.3%	- 0.6%	73.6%	75.5%	+ 2.6%
% of List Price Received		111.9%	113.8%	+ 1.7%	110.1%	112.6%	+ 2.3%
Affordability Ratio		45	39	- 13.3%	46	44	- 4.3%
Months Supply		1.5	1.3	- 13.3%	--	--	--

Condo/TIC/Coop Activity Overview



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

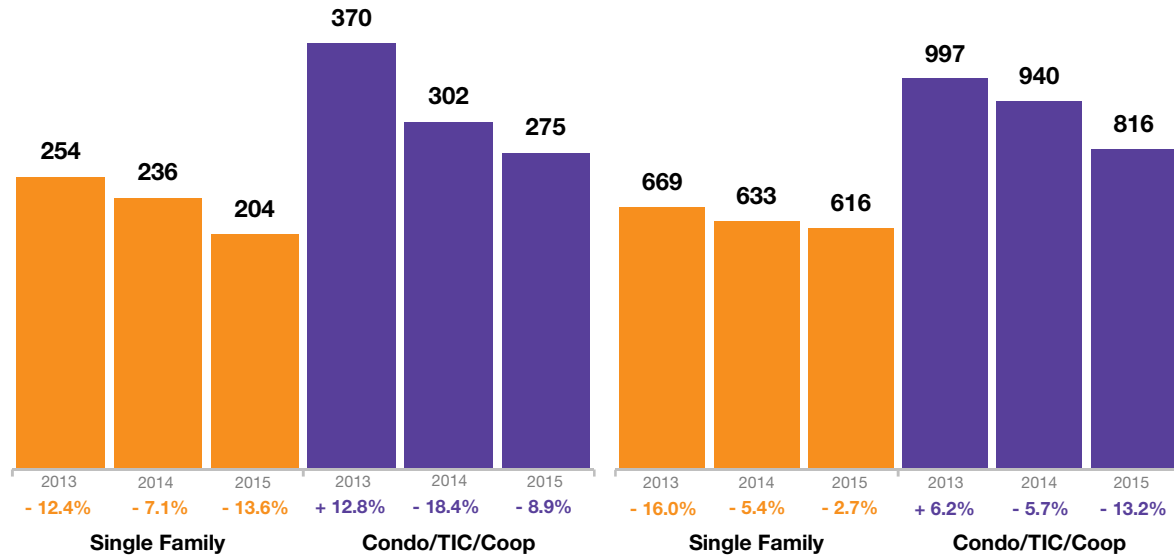
Key Metrics	Historical Sparkbars	3-2014	3-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
New Listings		302	275	- 8.9%	940	816	- 13.2%
Pending Sales		295	293	- 0.7%	729	658	- 9.7%
Sold Listings		268	255	- 4.9%	668	574	- 14.1%
Median Sales Price		\$965,000	\$1,100,000	+ 14.0%	\$950,000	\$1,050,000	+ 10.5%
Avg. Sales Price		\$1,059,955	\$1,307,290	+ 23.3%	\$1,050,955	\$1,219,883	+ 16.1%
Days on Market		31	29	- 6.5%	38	34	- 10.5%
Active Listings		467	348	- 25.5%	--	--	--
% of Properties Sold Over List Price		71.6%	68.6%	- 4.2%	63.4%	64.8%	+ 2.2%
% of List Price Received		108.3%	109.6%	+ 1.2%	106.2%	107.9%	+ 1.6%
Affordability Ratio		53	52	- 1.9%	54	54	0.0%
Months Supply		1.7	1.4	- 17.6%	--	--	--

New Listings

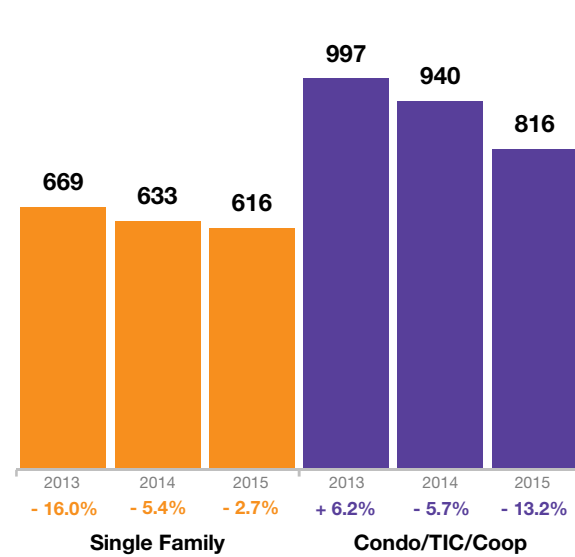
A count of the properties that have been newly listed on the market in a given month.



March

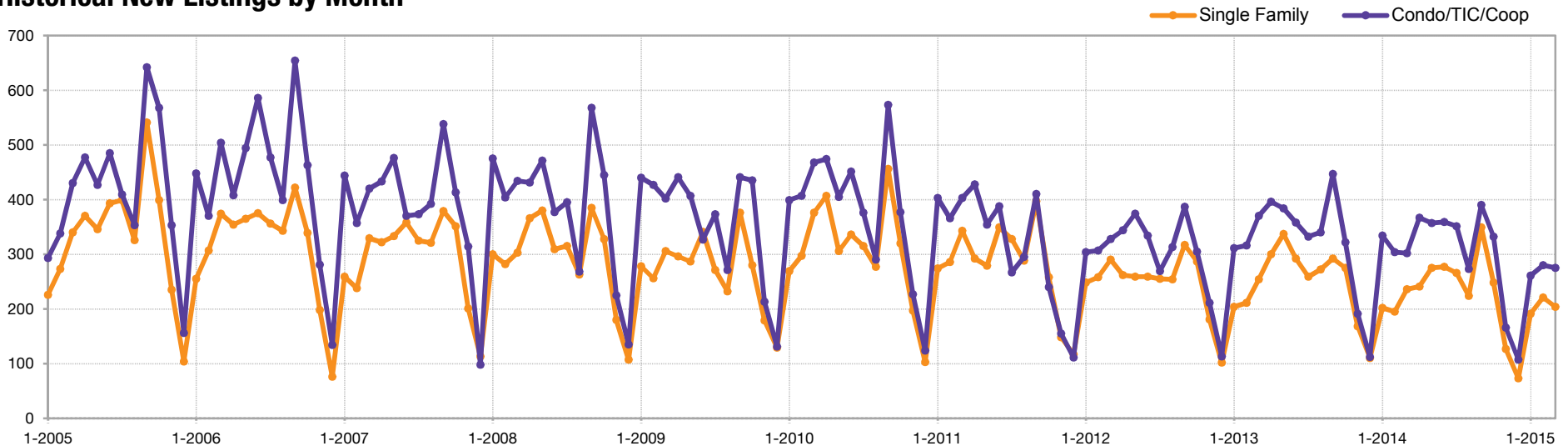


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Apr-2014	241	-19.7%	367	-7.3%
May-2014	275	-18.4%	357	-7.0%
Jun-2014	277	-5.1%	359	+0.3%
Jul-2014	266	+2.7%	351	+5.7%
Aug-2014	224	-17.6%	273	-19.7%
Sep-2014	349	+19.5%	390	-12.8%
Oct-2014	248	-9.8%	332	+3.1%
Nov-2014	127	-24.4%	166	-13.1%
Dec-2014	73	-33.6%	107	-4.5%
Jan-2015	191	-5.4%	261	-21.9%
Feb-2015	221	+13.3%	280	-7.9%
Mar-2015	204	-13.6%	275	-8.9%
12-Month Avg	225	-8.2%	293	-8.0%

Historical New Listings by Month

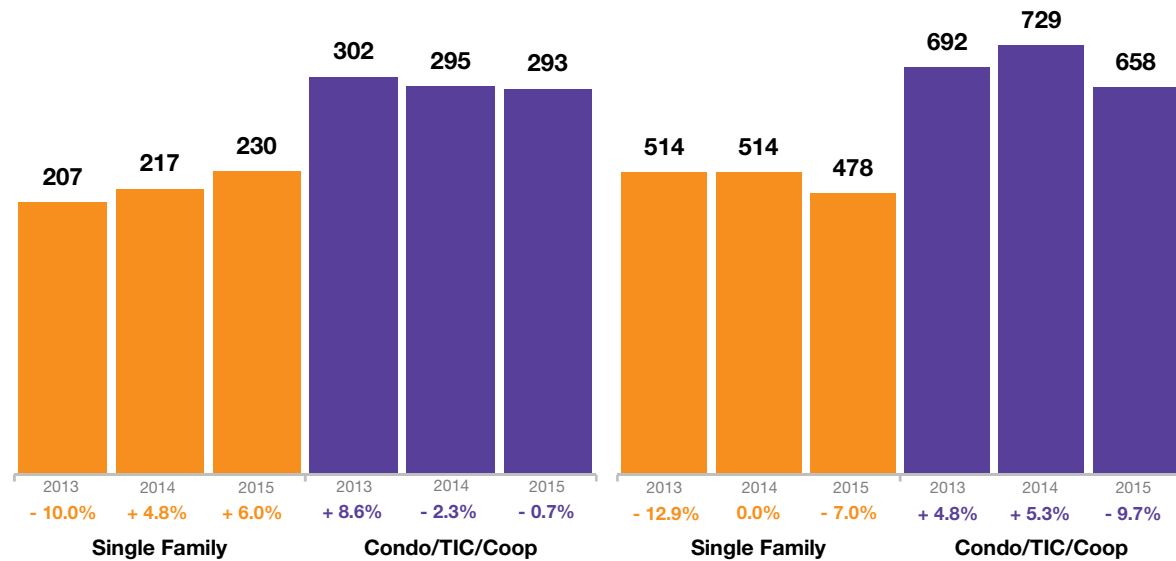


Pending Sales

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

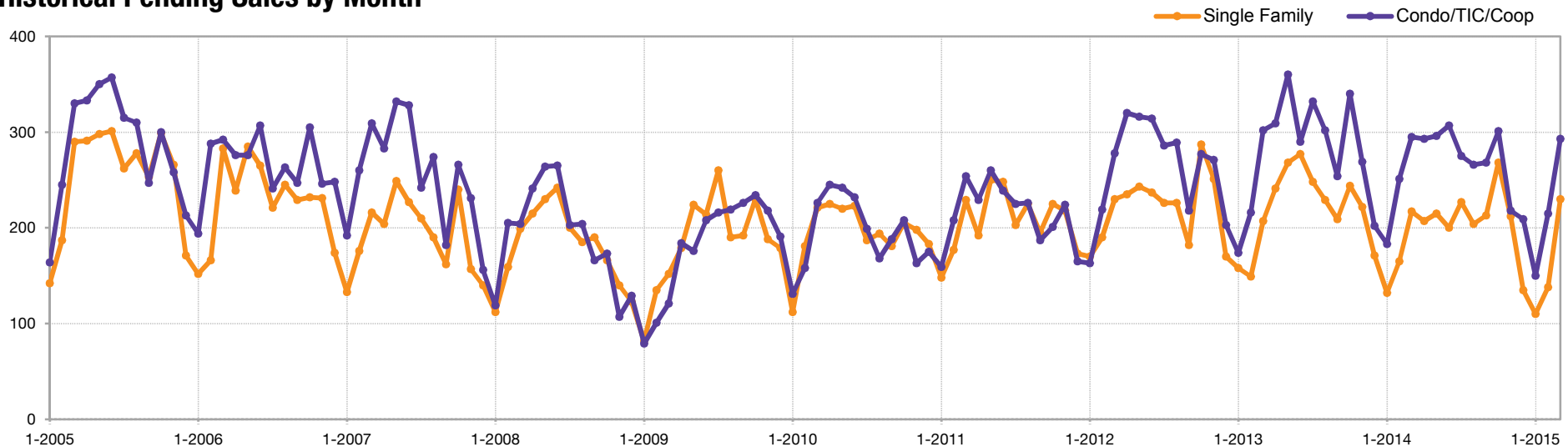


March



Pending Sales	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Apr-2014	207	-14.1%	293	-5.2%
May-2014	215	-19.8%	296	-17.8%
Jun-2014	200	-27.8%	307	+5.9%
Jul-2014	227	-8.5%	275	-17.2%
Aug-2014	204	-10.9%	266	-11.9%
Sep-2014	213	+1.9%	268	+5.5%
Oct-2014	268	+9.8%	301	-11.5%
Nov-2014	212	-4.5%	218	-19.0%
Dec-2014	135	-21.1%	209	+3.5%
Jan-2015	110	-16.7%	150	-18.0%
Feb-2015	138	-16.4%	215	-14.3%
Mar-2015	230	+6.0%	293	-0.7%
12-Month Avg	197	-10.1%	258	-8.7%

Historical Pending Sales by Month

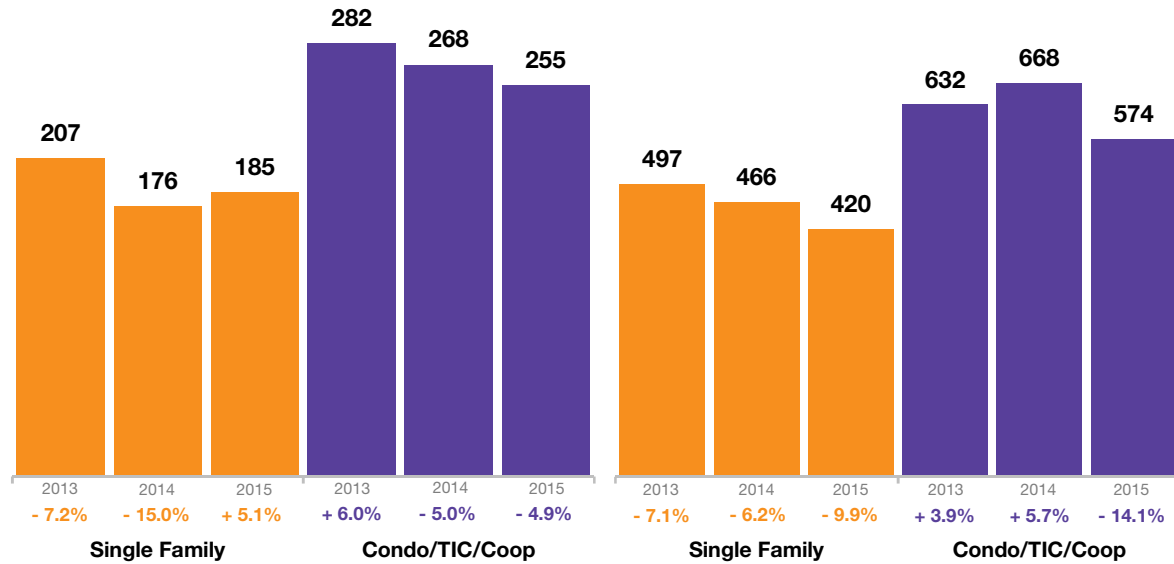


Sold Listings

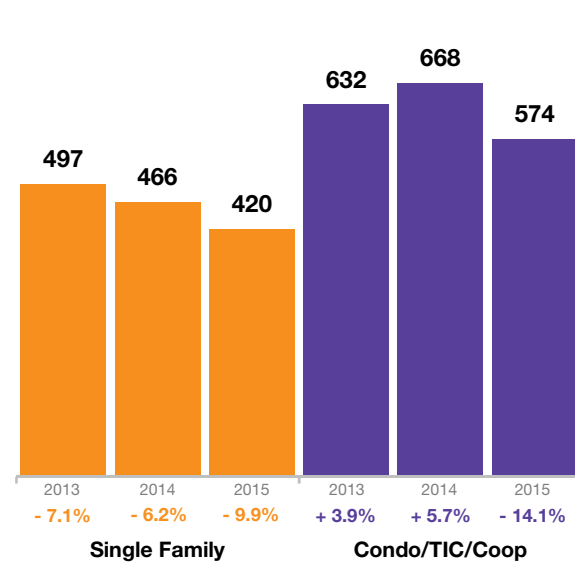
A count of the actual sales that closed in a given month.



March

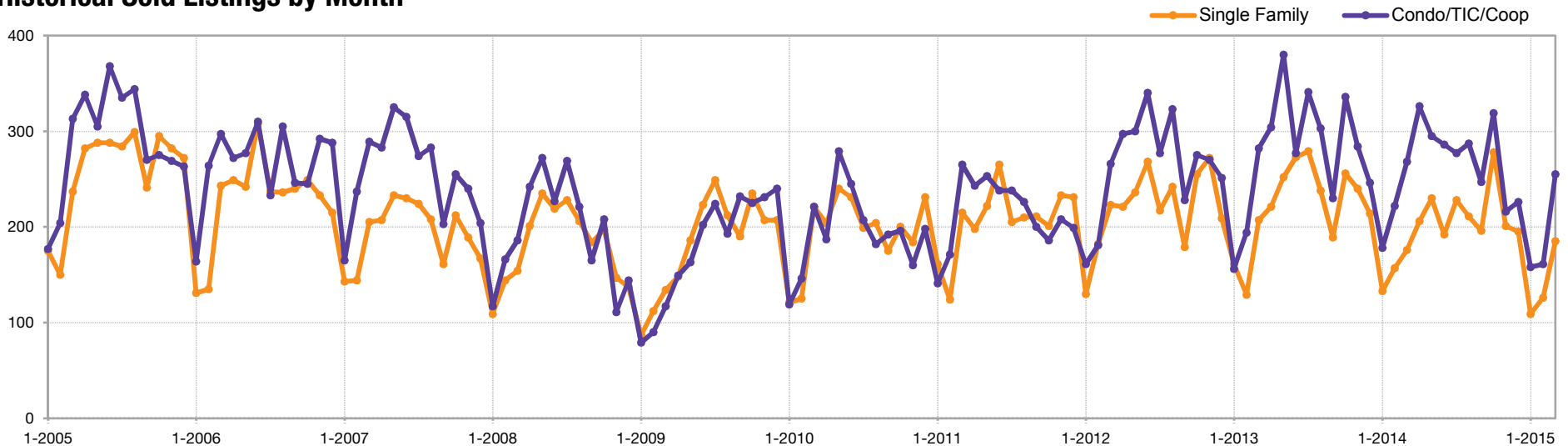


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Apr-2014	206	-6.8%	326	+7.2%
May-2014	230	-8.7%	295	-22.4%
Jun-2014	192	-29.7%	286	+3.2%
Jul-2014	228	-18.3%	277	-18.8%
Aug-2014	211	-11.3%	287	-5.3%
Sep-2014	196	+3.7%	247	+7.4%
Oct-2014	278	+8.6%	319	-5.1%
Nov-2014	201	-16.3%	216	-23.9%
Dec-2014	195	-8.9%	226	-8.1%
Jan-2015	109	-18.0%	158	-11.2%
Feb-2015	126	-19.7%	161	-27.5%
Mar-2015	185	+5.1%	255	-4.9%
12-Month Avg	196	-10.3%	254	-9.4%

Historical Sold Listings by Month

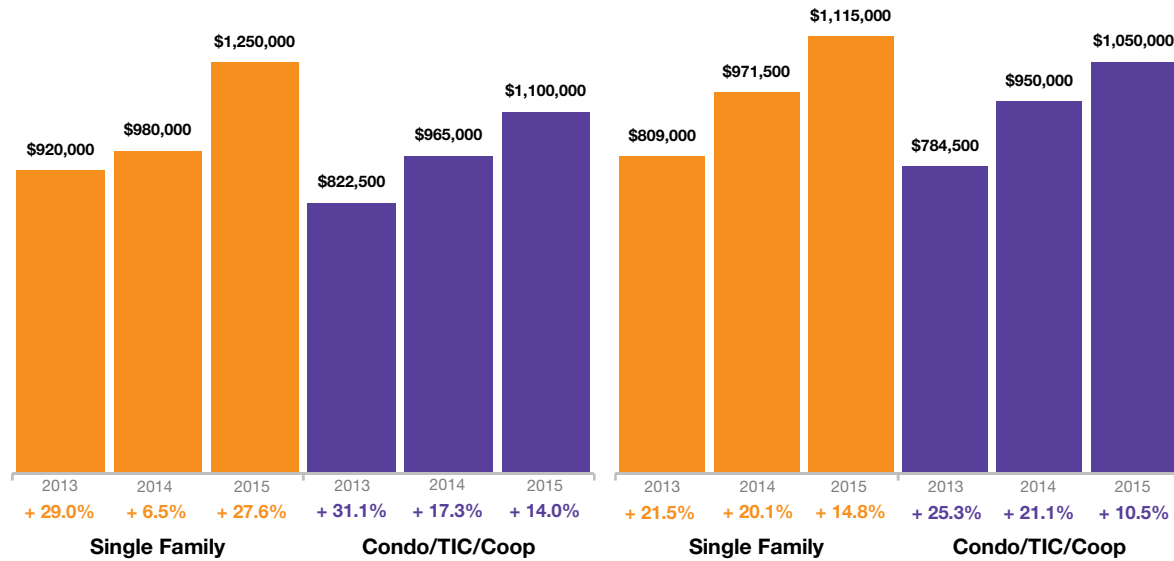


Median Sales Price

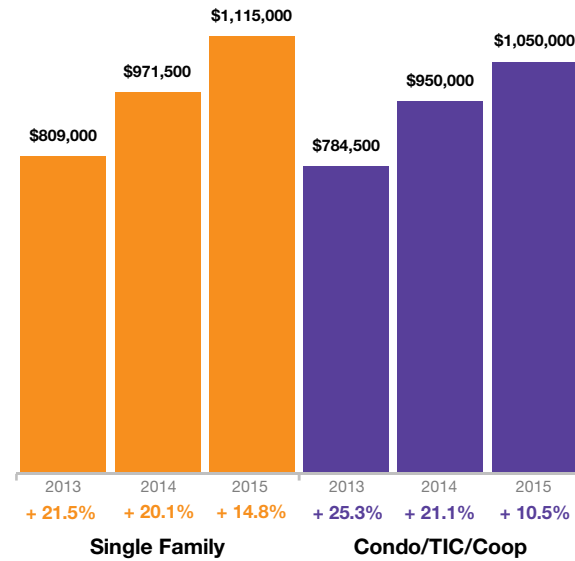


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

March



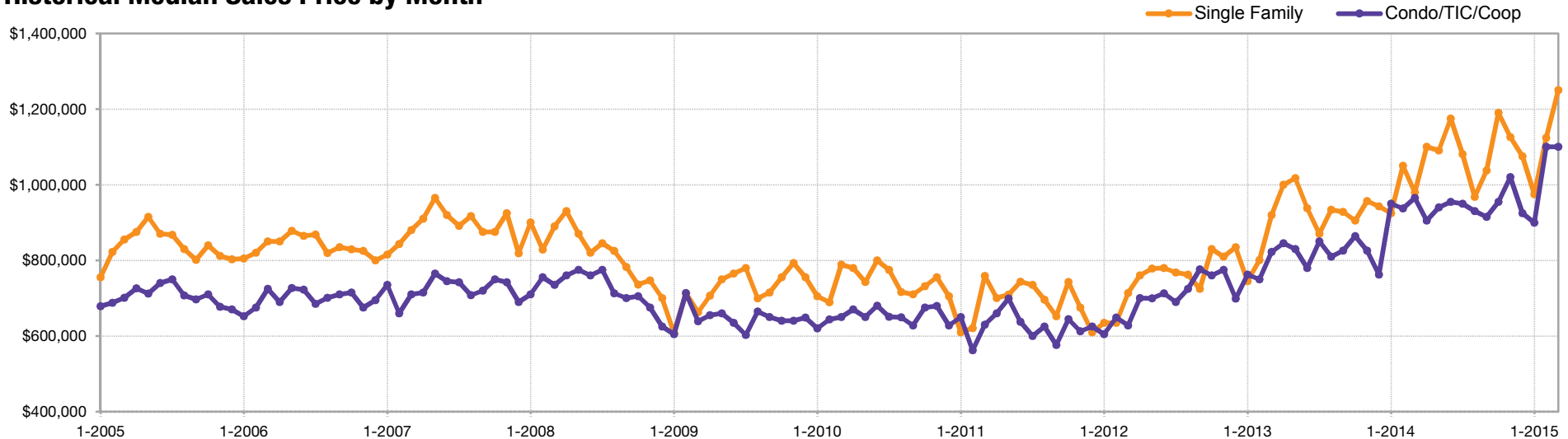
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Apr-2014	\$1,100,000	+10.0%	\$905,000	+7.1%
May-2014	\$1,090,500	+7.2%	\$940,000	+13.3%
Jun-2014	\$1,175,000	+25.3%	\$955,000	+22.4%
Jul-2014	\$1,081,000	+24.3%	\$950,000	+11.8%
Aug-2014	\$968,000	+3.6%	\$930,000	+14.8%
Sep-2014	\$1,037,500	+11.8%	\$915,000	+10.8%
Oct-2014	\$1,190,000	+31.5%	\$955,000	+10.5%
Nov-2014	\$1,126,000	+17.7%	\$1,020,000	+23.5%
Dec-2014	\$1,075,000	+14.1%	\$925,000	+21.3%
Jan-2015	\$975,000	+5.4%	\$899,500	-5.3%
Feb-2015	\$1,124,000	+7.0%	\$1,100,000	+17.4%
Mar-2015	\$1,250,000	+27.6%	\$1,100,000	+14.0%
12-Month Avg*	\$1,100,000	+17.0%	\$960,000	+13.6%

* Median Sales Price for all properties from April 2014 through March 2015. This is not the average of the individual figures above.

Historical Median Sales Price by Month

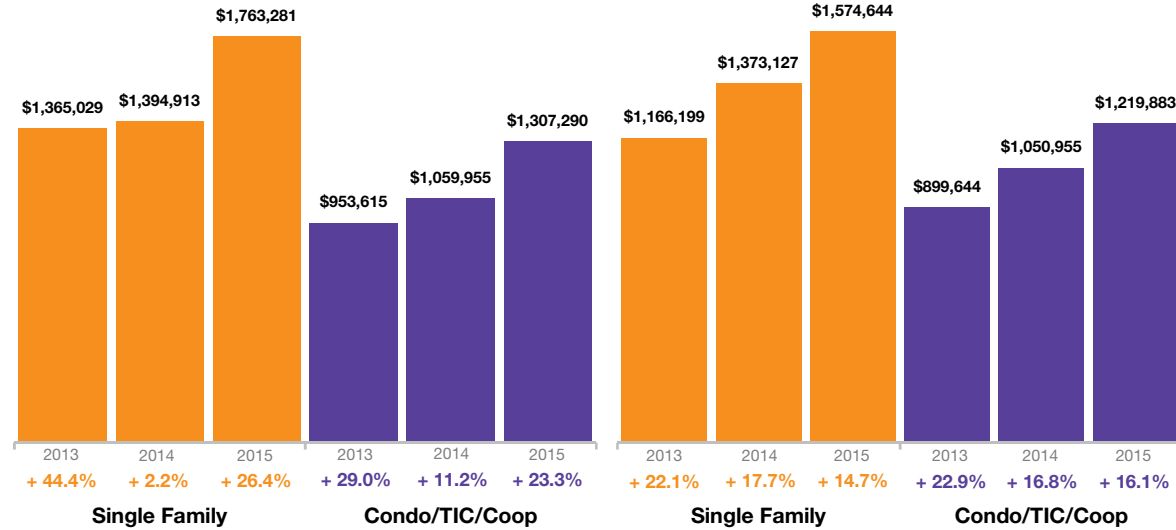


Average Sales Price

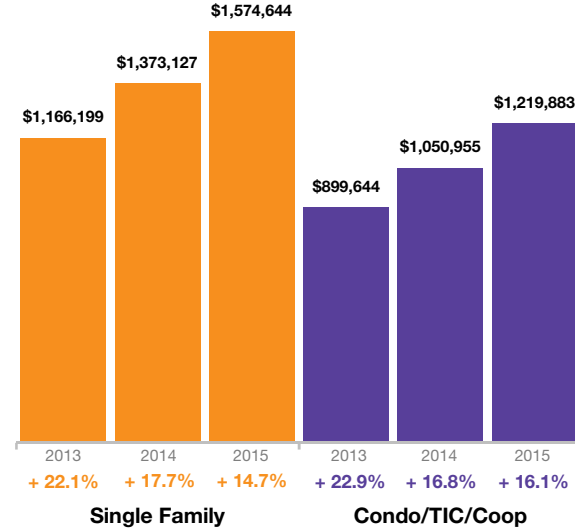
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



March



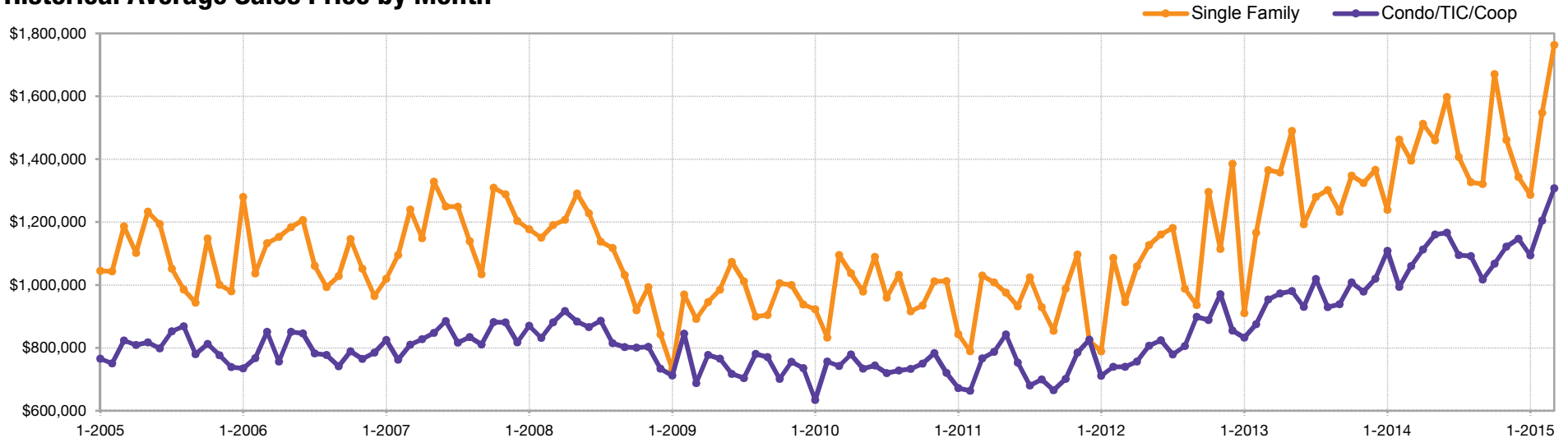
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Apr-2014	\$1,512,204	+11.4%	\$1,112,733	+14.3%
May-2014	\$1,459,316	-2.1%	\$1,160,115	+18.4%
Jun-2014	\$1,597,260	+33.9%	\$1,165,888	+25.3%
Jul-2014	\$1,406,722	+9.9%	\$1,094,604	+7.5%
Aug-2014	\$1,326,578	+1.9%	\$1,092,040	+17.5%
Sep-2014	\$1,321,054	+7.2%	\$1,017,337	+8.4%
Oct-2014	\$1,670,076	+23.9%	\$1,067,327	+5.9%
Nov-2014	\$1,460,978	+10.3%	\$1,122,146	+14.7%
Dec-2014	\$1,343,423	-1.6%	\$1,147,065	+12.4%
Jan-2015	\$1,286,208	+3.8%	\$1,094,504	-1.3%
Feb-2015	\$1,547,197	+5.8%	\$1,204,487	+21.2%
Mar-2015	\$1,763,281	+26.4%	\$1,307,290	+23.3%
12-Month Avg*	\$1,482,679	+11.5%	\$1,129,591	+13.9%

* Avg. Sales Price for all properties from April 2014 through March 2015. This is not the average of the individual figures above.

Historical Average Sales Price by Month

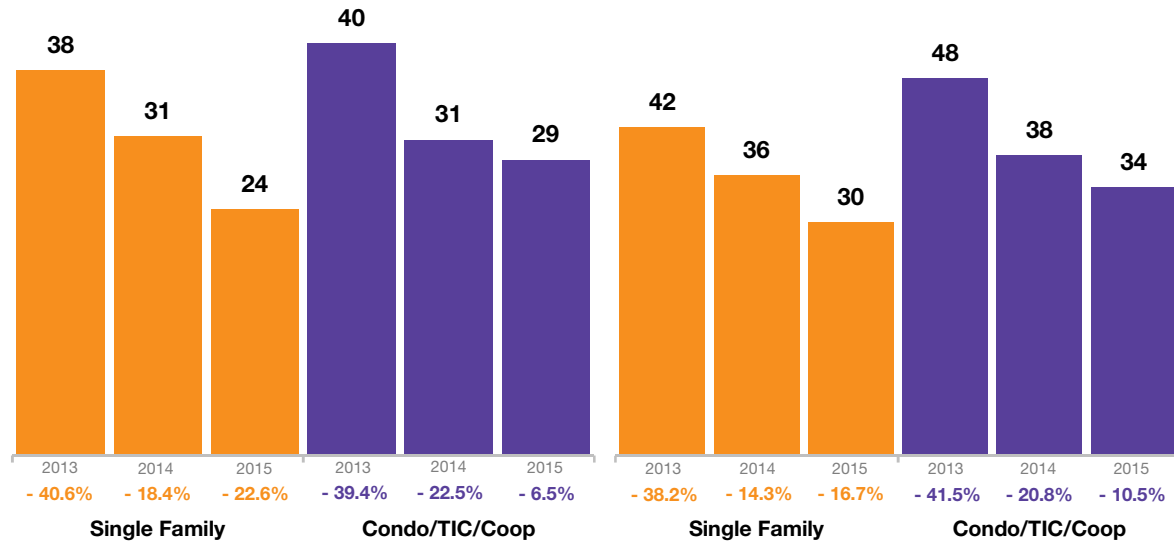


Days on Market Until Sale

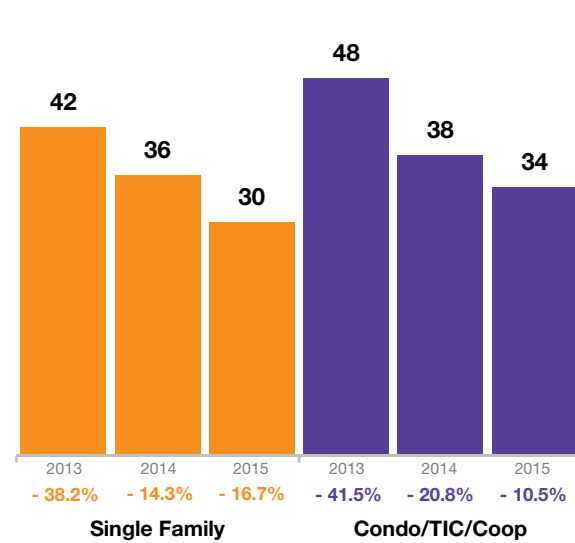


Average number of days between when a property is listed and when an offer is accepted in a given month.

March



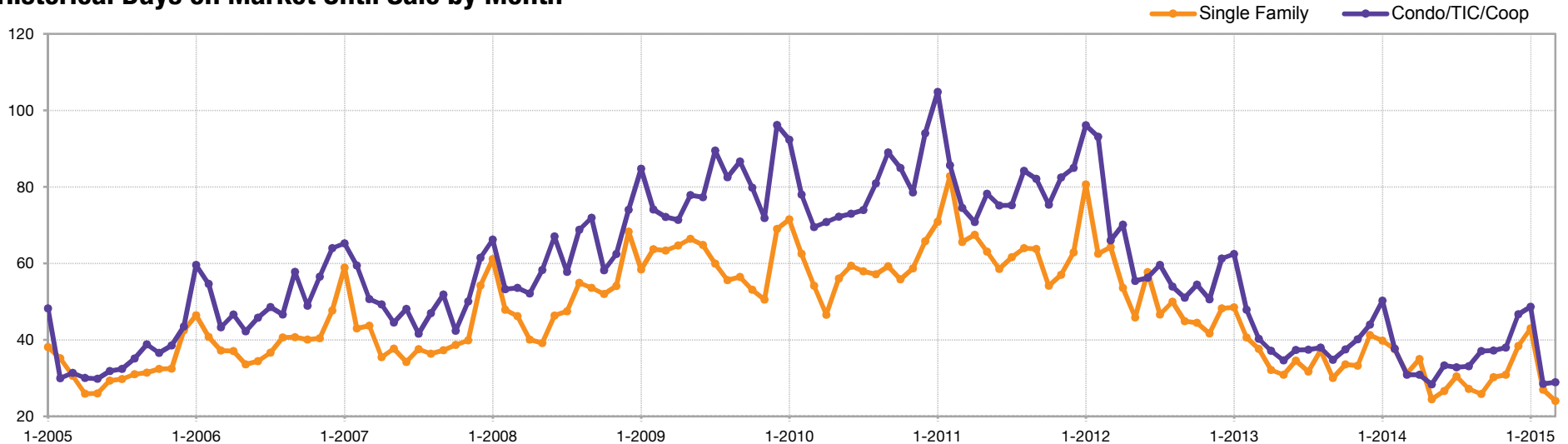
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Apr-2014	35	+9.4%	31	-16.2%
May-2014	24	-22.6%	28	-20.0%
Jun-2014	27	-22.9%	33	-10.8%
Jul-2014	30	-6.3%	33	-10.8%
Aug-2014	27	-27.0%	33	-13.2%
Sep-2014	26	-13.3%	37	+5.7%
Oct-2014	30	-11.8%	37	0.0%
Nov-2014	31	-6.1%	38	-5.0%
Dec-2014	38	-7.3%	47	+6.8%
Jan-2015	43	+7.5%	49	-2.0%
Feb-2015	27	-28.9%	28	-26.3%
Mar-2015	24	-22.6%	29	-6.5%
12-Month Avg*	30	-12.7%	35	-8.2%

* Days on Market for all properties from April 2014 through March 2015. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

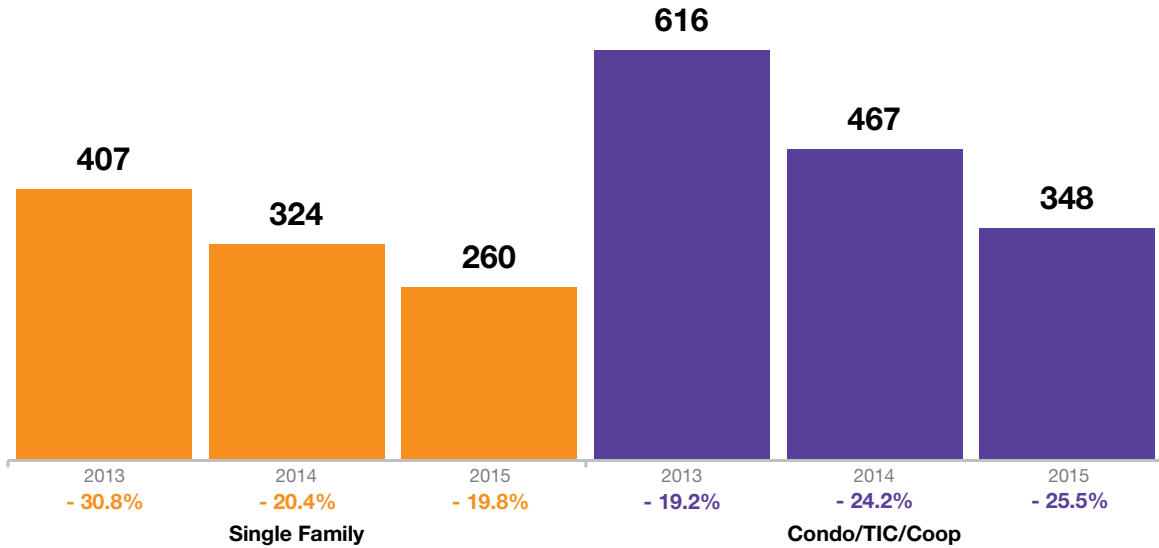


Inventory of Active Listings

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



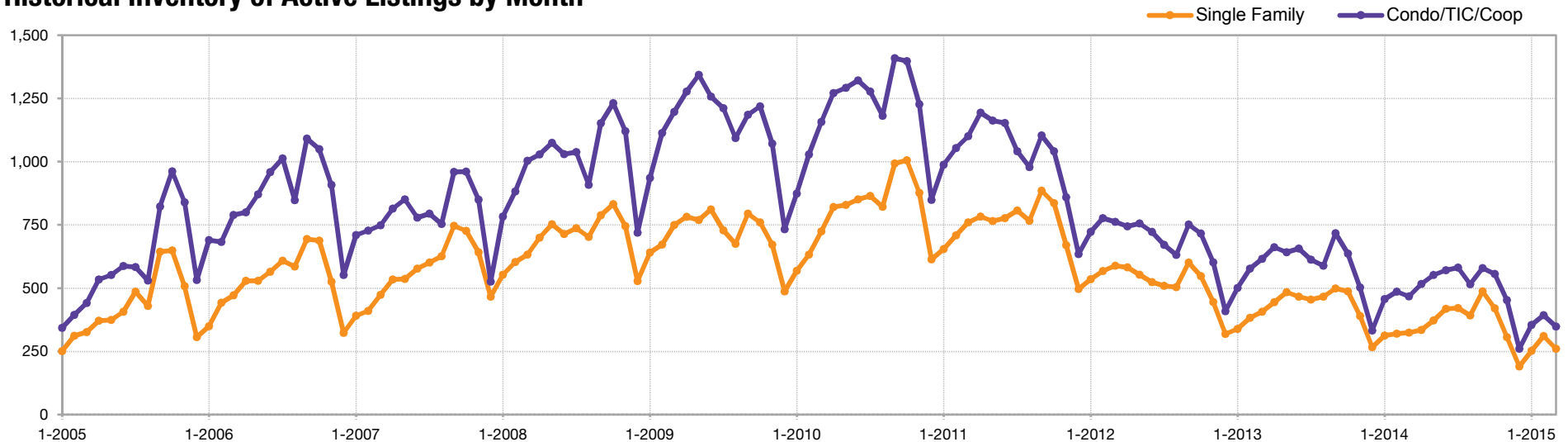
March



Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Apr-2014	334	-24.8%	516	-22.1%
May-2014	372	-23.1%	552	-14.0%
Jun-2014	418	-10.3%	571	-13.0%
Jul-2014	421	-7.5%	581	-5.1%
Aug-2014	392	-15.9%	515	-12.4%
Sep-2014	487	-2.4%	579	-19.2%
Oct-2014	420	-13.8%	556	-12.7%
Nov-2014	306	-21.5%	452	-10.1%
Dec-2014	190	-28.6%	260	-21.7%
Jan-2015	252	-19.2%	354	-22.5%
Feb-2015	310	-3.1%	393	-19.1%
Mar-2015	260	-19.8%	348	-25.5%
12-Month Avg*	347	-15.3%	473	-16.0%

* Active Listings for all properties from April 2014 through March 2015. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

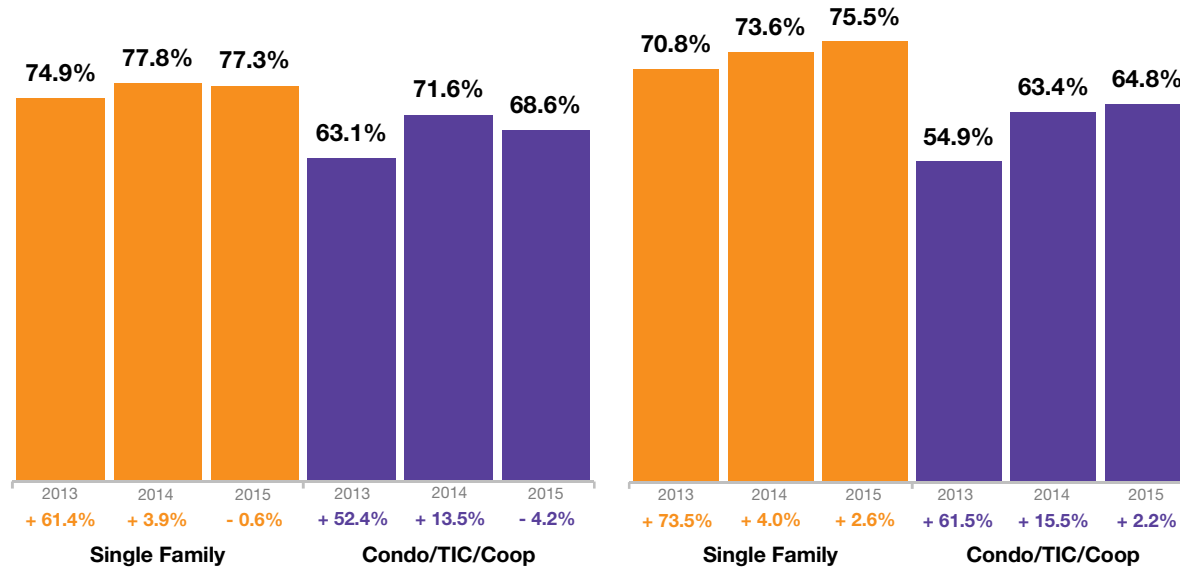


% of Properties Sold Over List Price

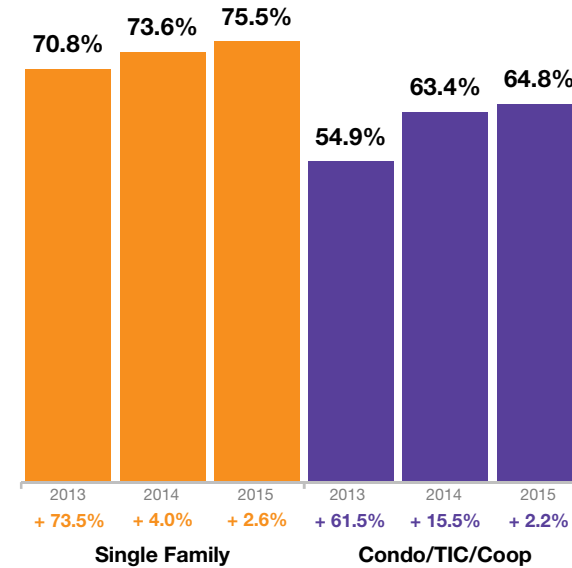


Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.

March



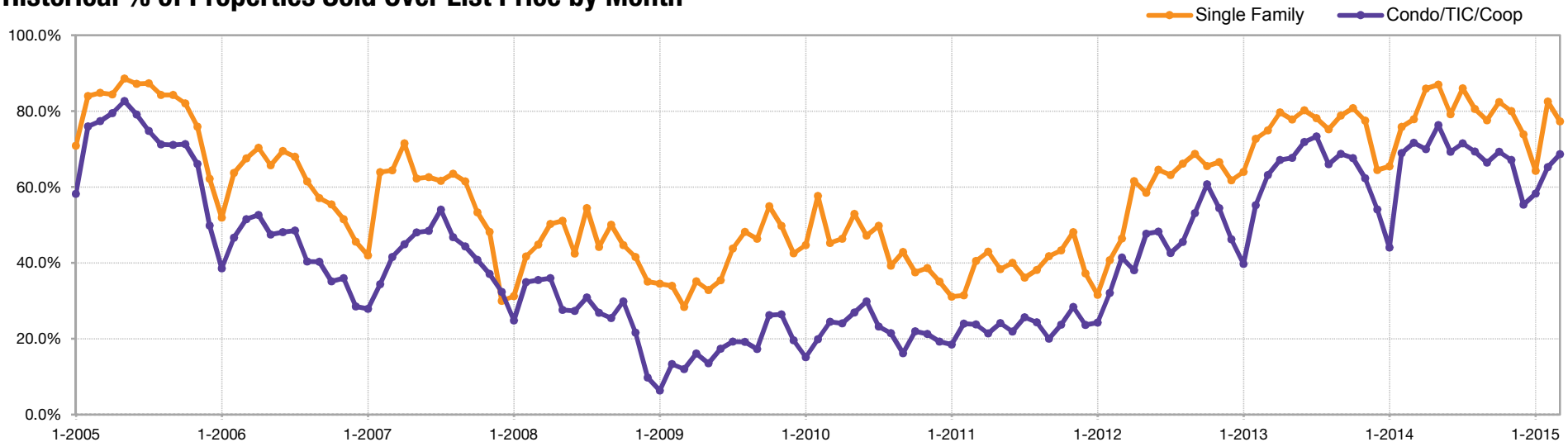
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Apr-2014	85.9%	+7.9%	69.9%	+4.2%
May-2014	87.0%	+11.8%	76.3%	+12.9%
Jun-2014	79.2%	-1.2%	69.2%	-3.6%
Jul-2014	86.0%	+10.1%	71.5%	-2.5%
Aug-2014	80.6%	+7.2%	69.3%	+5.0%
Sep-2014	77.6%	-1.5%	66.4%	-3.3%
Oct-2014	82.4%	+2.0%	69.3%	+2.5%
Nov-2014	80.0%	+3.2%	67.1%	+7.7%
Dec-2014	73.8%	+14.4%	55.3%	+2.2%
Jan-2015	64.2%	-1.8%	58.2%	+32.0%
Feb-2015	82.5%	+8.8%	65.2%	-5.4%
Mar-2015	77.3%	-0.6%	68.6%	-4.2%
12-Month Avg	80.5%	+5.2%	68.0%	+2.7%

* % of Properties Sold Over List Price for all properties from April 2014 through March 2015. This is not the average of the individual figures above.

Historical % of Properties Sold Over List Price by Month

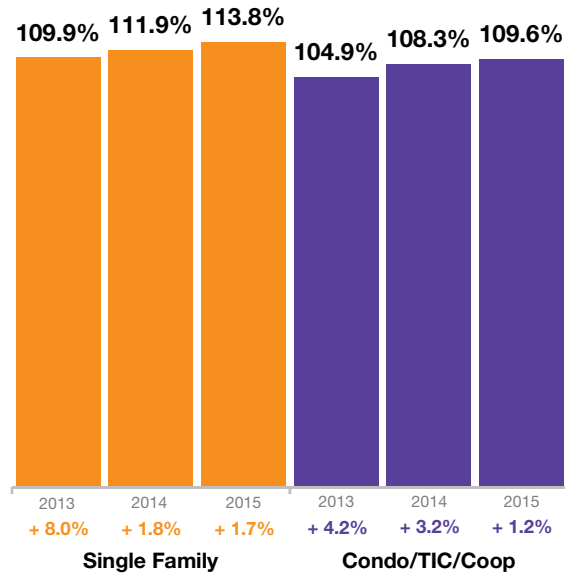


% of List Price Received



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.

March



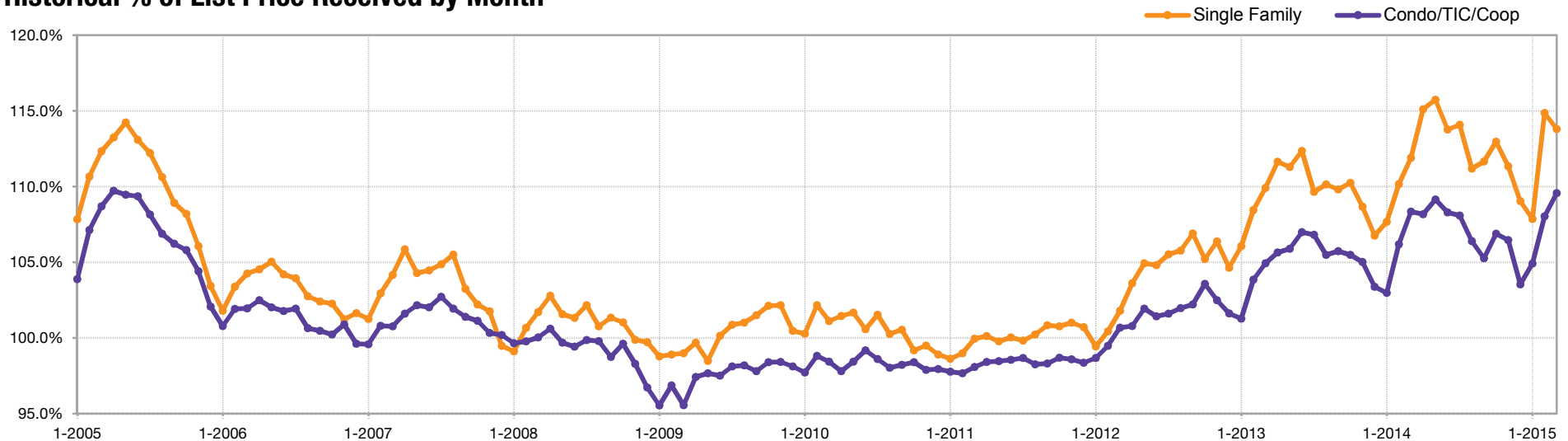
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Apr-2014	115.1%	+3.1%	108.2%	+2.5%
May-2014	115.7%	+4.0%	109.1%	+3.0%
Jun-2014	113.8%	+1.2%	108.3%	+1.2%
Jul-2014	114.1%	+4.1%	108.1%	+1.2%
Aug-2014	111.2%	+1.0%	106.4%	+0.9%
Sep-2014	111.7%	+1.7%	105.3%	-0.4%
Oct-2014	113.0%	+2.5%	106.9%	+1.3%
Nov-2014	111.3%	+2.4%	106.5%	+1.4%
Dec-2014	109.0%	+2.1%	103.5%	+0.1%
Jan-2015	107.8%	+0.1%	104.9%	+1.8%
Feb-2015	114.9%	+4.3%	108.0%	+1.7%
Mar-2015	113.8%	+1.7%	109.6%	+1.2%
12-Month Avg*	112.8%	+2.4%	107.2%	+1.4%

* % of List Price Received for all properties from April 2014 through March 2015. This is not the average of the individual figures above.

Historical % of List Price Received by Month

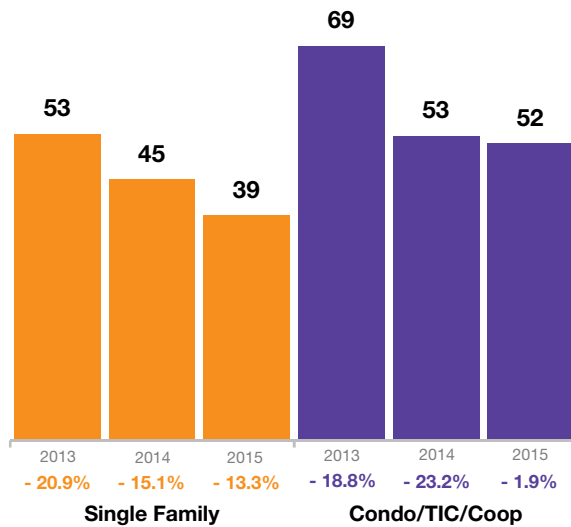


Housing Affordability Ratio

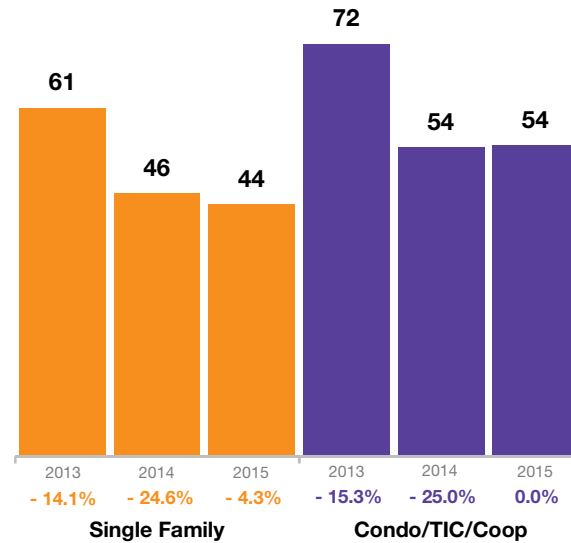


This index measures housing affordability for the region. An index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

March



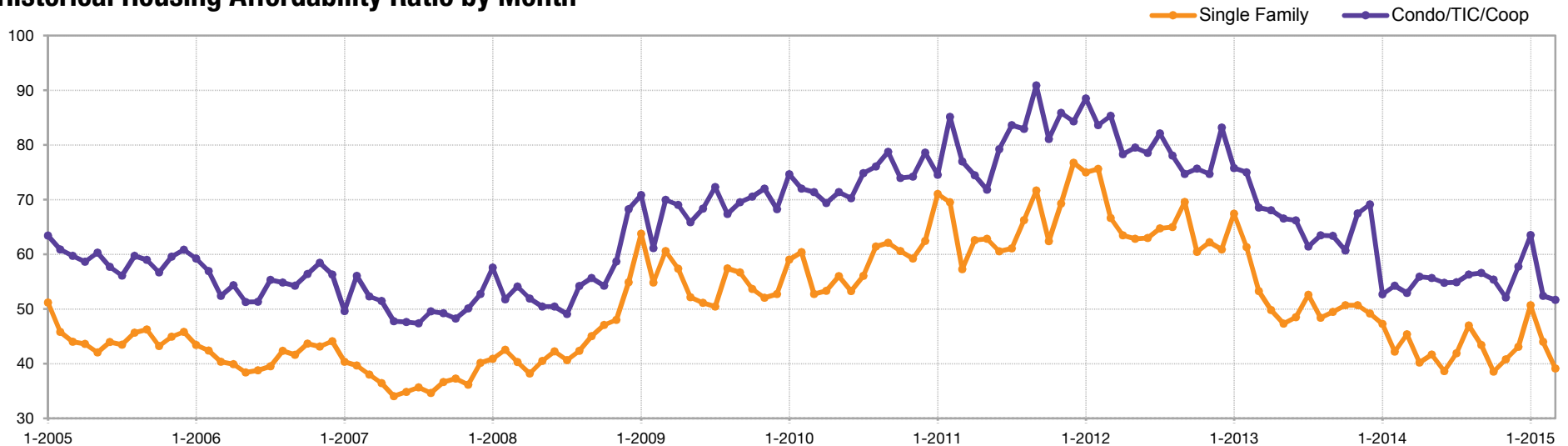
Year to Date



Affordability Ratio	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Apr-2014	40	-20.0%	56	-17.6%
May-2014	42	-10.6%	56	-16.4%
Jun-2014	39	-18.8%	55	-16.7%
Jul-2014	42	-20.8%	55	-9.8%
Aug-2014	47	-2.1%	56	-11.1%
Sep-2014	43	-12.2%	57	-9.5%
Oct-2014	39	-23.5%	55	-9.8%
Nov-2014	41	-19.6%	52	-22.4%
Dec-2014	43	-12.2%	58	-15.9%
Jan-2015	51	+8.5%	63	+18.9%
Feb-2015	44	+4.8%	52	-3.7%
Mar-2015	39	-13.3%	52	-1.9%
12-Month Avg*	42	-19.5%	48	-16.4%

* Affordability Ratio for all properties from April 2014 through March 2015. This is not the average of the individual figures above.

Historical Housing Affordability Ratio by Month

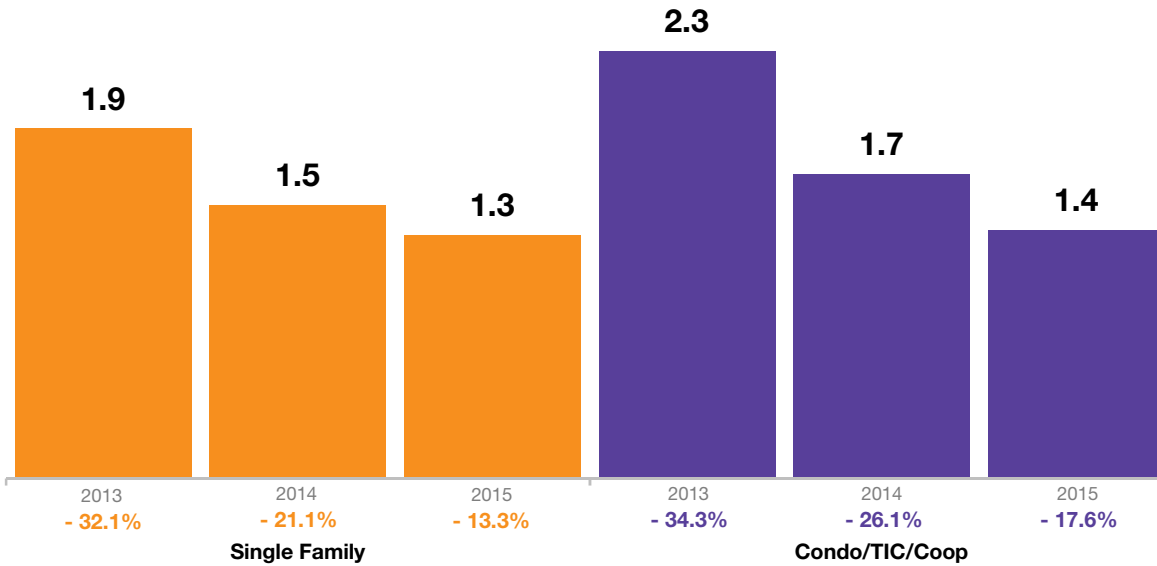


Months Supply of Inventory



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.

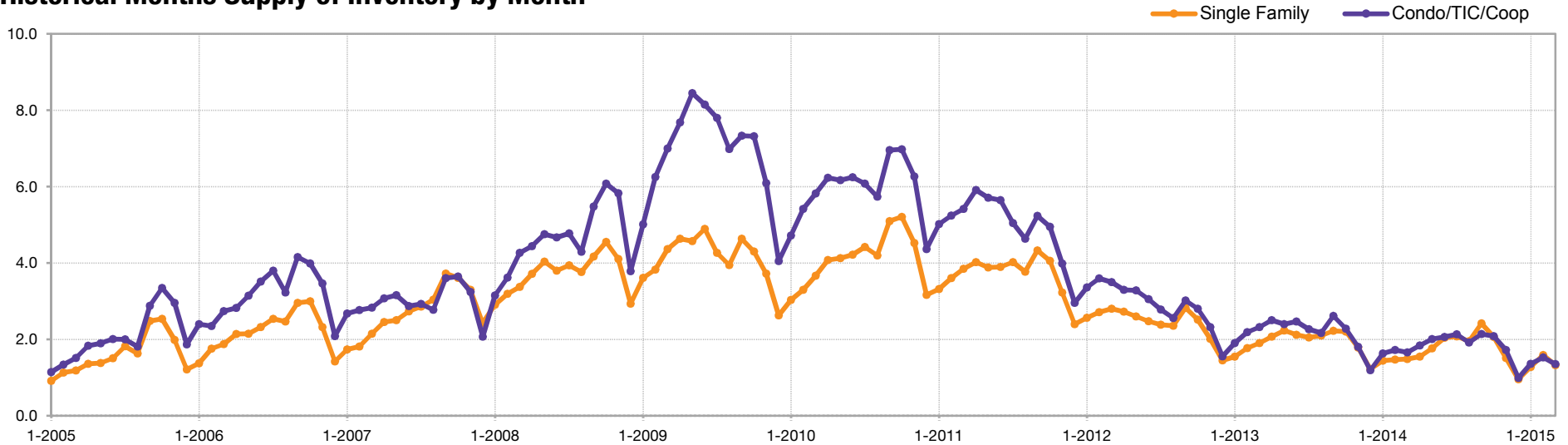
March



Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Apr-2014	1.5	-28.6%	1.8	-28.0%
May-2014	1.8	-18.2%	2.0	-16.7%
Jun-2014	2.0	-4.8%	2.1	-16.0%
Jul-2014	2.1	+5.0%	2.1	-8.7%
Aug-2014	1.9	-9.5%	1.9	-13.6%
Sep-2014	2.4	+9.1%	2.1	-19.2%
Oct-2014	2.1	-4.5%	2.1	-8.7%
Nov-2014	1.5	-16.7%	1.7	-5.6%
Dec-2014	1.0	-16.7%	1.0	-16.7%
Jan-2015	1.3	-7.1%	1.4	-12.5%
Feb-2015	1.6	+6.7%	1.5	-11.8%
Mar-2015	1.3	-13.3%	1.4	-17.6%
12-Month Avg*	1.7	-8.4%	1.8	-14.5%

* Months Supply for all properties from April 2014 through March 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.

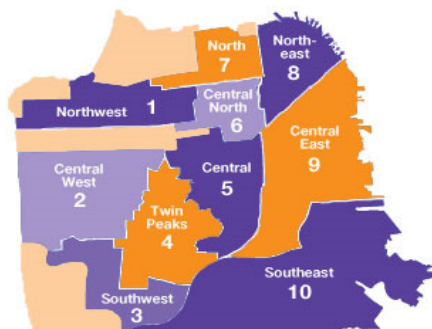
Key Metrics	Historical Sparkbars	3-2014	3-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
New Listings		538	479	- 11.0%	1,573	1,432	- 9.0%
Pending Sales		512	523	+ 2.1%	1,243	1,136	- 8.6%
Sold Listings		444	440	- 0.9%	1,134	994	- 12.3%
Median Sales Price		\$971,500	\$1,137,500	+ 17.1%	\$955,250	\$1,096,500	+ 14.8%
Avg. Sales Price		\$1,192,731	\$1,499,013	+ 25.7%	\$1,183,463	\$1,369,782	+ 15.7%
Days on Market		31	27	- 12.9%	37	32	- 13.5%
Active Listings		791	608	- 23.1%	--	--	--
% of Properties Sold Over List Price		74.1%	72.3%	- 2.4%	67.6%	69.3%	+ 2.5%
% of List Price Received		109.7%	111.3%	+ 1.5%	107.8%	109.8%	+ 1.9%
Affordability Ratio		43	38	- 11.2%	43	42	- 3.8%
Months Supply		1.6	1.3	- 18.8%	--	--	--

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		
	3-2014	3-2015	+ / -	3-2014	3-2015	+ / -	3-2014	3-2015	+ / -	3-2014	3-2015	+ / -	3-2014	3-2015	+ / -
Single Family															
1 SF District 1	28	16	-42.9%	13	18	+38.5%	\$1,226,000	\$2,075,000	+69.2%	50	18	-64.0%	1.5	0.9	-40.0%
2 SF District 2	45	39	-13.3%	38	32	-15.8%	\$945,000	\$1,124,013	+18.9%	34	18	-47.1%	1.1	1.1	0.0%
3 SF District 3	26	21	-19.2%	12	7	-41.7%	\$679,000	\$905,000	+33.3%	43	50	+16.3%	1.6	1.5	-6.3%
4 SF District 4	30	26	-13.3%	26	17	-34.6%	\$1,355,000	\$1,150,000	-15.1%	27	26	-3.7%	1.1	1.0	-9.1%
5 SF District 5	38	28	-26.3%	25	35	+40.0%	\$2,505,000	\$2,205,000	-12.0%	16	16	0.0%	1.2	1.1	-8.3%
6 SF District 6	5	7	+40.0%	1	0	-100.0%	\$1,900,000	\$0	-100.0%	22	0	-100.0%	1.2	2.4	+100.0%
7 SF District 7	21	15	-28.6%	7	12	+71.4%	\$4,500,000	\$5,087,500	+13.1%	14	19	+35.7%	1.8	1.5	-16.7%
8 SF District 8	7	5	-28.6%	0	2	--	\$0	\$1,655,000	--	0	33	--	3.5	2.3	-34.3%
9 SF District 9	30	21	-30.0%	11	21	+90.9%	\$1,240,000	\$1,425,000	+14.9%	24	21	-12.5%	1.3	1.0	-23.1%
10 SF District 10	94	82	-12.8%	43	41	-4.7%	\$645,000	\$736,000	+14.1%	35	35	0.0%	2.2	1.9	-13.6%
Condo/TIC/Coop															
1 SF District 1	23	15	-34.8%	9	8	-11.1%	\$1,100,000	\$1,225,000	+11.4%	32	14	-56.3%	1.9	1.1	-42.1%
2 SF District 2	8	2	-75.0%	3	2	-33.3%	\$1,011,000	\$840,000	-16.9%	20	130	+550.0%	1.7	0.5	-70.6%
3 SF District 3	2	5	+150.0%	3	2	-33.3%	\$475,000	\$545,000	+14.7%	48	14	-70.8%	0.7	1.3	+85.7%
4 SF District 4	13	10	-23.1%	4	1	-75.0%	\$620,000	\$600,000	-3.2%	25	13	-48.0%	2.3	2.4	+4.3%
5 SF District 5	64	49	-23.4%	52	50	-3.8%	\$1,054,500	\$1,065,000	+1.0%	28	24	-14.3%	1.5	1.3	-13.3%
6 SF District 6	37	21	-43.2%	29	29	0.0%	\$921,000	\$1,000,000	+8.6%	29	26	-10.3%	1.2	0.8	-33.3%
7 SF District 7	39	23	-41.0%	22	24	+9.1%	\$1,172,500	\$1,626,500	+38.7%	23	14	-39.1%	1.3	0.9	-30.8%
8 SF District 8	88	68	-22.7%	58	30	-48.3%	\$897,500	\$1,354,167	+50.9%	41	35	-14.6%	1.8	1.7	-5.6%
9 SF District 9	175	143	-18.3%	82	103	+25.6%	\$962,500	\$1,099,000	+14.2%	28	34	+21.4%	1.7	1.5	-11.8%
10 SF District 10	18	12	-33.3%	6	6	0.0%	\$484,500	\$825,000	+70.3%	44	23	-47.7%	3.0	2.5	-16.7%