

What Costs How Much Where in San Francisco

Median Sales Prices & Average Dollar per Square Foot Values

by selected neighborhood & bedroom count

Sales reported to MLS, 2016 YTD [July 21, 2016]

The data tables follow the map.

San Francisco Neighborhood Map



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These statistics apply to home sales with at least 1 car parking: Homes without parking typically sell at a significant discount. Below Market Rate (BMR) condo sales were excluded. Average and median statistics typically conceal a huge range of values in the underlying individual sales.

If a price is followed by a “k” it references thousands of dollars; if followed by an “m”, it signifies millions of dollars. N/A signifies that there wasn’t enough reliable data to generate the statistic. Each table is in order of median sales price. Definitions can be found at the end of this report. Contact us for information on neighborhoods not listed.

San Francisco Neighborhood Home Values

4 & 5 Bedroom Houses w/Parking



Sales reported to MLS
Jan. 1 - July 21, 2016

Neighborhood	Number of Sales	Median Sales Price	Average** Home Size	Average Dollar/Sq.Ft.**
Pacific Heights/Marina Russian/Nob/Tel Hills*	31	\$6.02m	4233 sq.ft.	\$1542/sq.ft.
Sea Cliff, Lake Street Jordan Park, Laurel Hts*	11	\$3.78m	3668	\$1022
Noe/Eureka/Cole Valleys: SF District 5	41	\$3.3m	3131	\$1081
St. Francis Wood, Forest Hill, Monterey Heights, Sherwood Forest, West Portal	24	\$2.28m	2974	\$816
Central & Inner Richmond, Lone Mtn.	22	\$2.05m	2788	\$793
Bernal Heights	13	\$1.68m	2297	\$843
Sunset/Parkside/GG Hts: Realtor District 2	48	\$1.48m	2298	\$714
Bayview/Excelsior SF Realtor District 10	39	\$940k	1924	\$544

* Houses of this size in these highly prestigious northern neighborhoods are typically mansions.

** Homes in this segment in higher end areas often don’t report square footage, which make these figures very broad estimates. When identified, outlier sales that significantly distort the statistics were excluded.

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Remember: By definition, half the sales in a given neighborhood are *below* the median sales price, and half are above.

San Francisco Neighborhood Home Values

3 Bedroom Houses w/Parking



Sales reported to MLS

Jan. 1 - July 21, 2016

Neighborhood	Number of Sales	Median Sale Price	Average Sq.Ft. (Size)	Average Dollar per Square Foot
Pacific Heights/Marina SF Realtor District 7	23	\$3.15m	2581	\$1338/sq.ft.
Cole Valley, Ashbury & Clarendon Heights, Buena Vista Park	9	\$2.38m	2112	\$1182
Noe & Eureka Valleys	39	\$2.35m	2029	\$1087
Inner/Central Richmond, Lone Mountain	15	\$1.8m	2013	\$882
Golden Gate Heights & Inner Sunset	18	\$1.72m	1918	\$977
Forest Hill & W. Portal, St. Francis Wood	12	\$1.7m	1971	\$896
Glen Park	12	\$1.6m	1668	\$984
Outer Richmond	13	\$1.53m	1884	\$784
Bernal Heights	28	\$1.44m	1657	\$926
Miraloma Park & Sunnyside	18	\$1.29m	1650	\$845
Midtown Terrace	6	\$1.22m	1276	\$905
Outer & Central Sunset & Parkside	64	\$1.2m	1568	\$775
Portola & Excelsior	26	\$930k	1544	\$632
Ingleside Heights & Oceanview	11	\$878k	1330	\$669
Bayview & Visitacion Valley	23	\$750k	1325	\$568

Data from sources deemed reliable but may contain errors and subject to revision. When identified, outlier sales that significantly distort the statistics were excluded. All numbers approximate. © Paragon Real Estate Group

San Francisco Neighborhood Home Values 2 Bedroom Houses w/Parking



Sales reported to MLS
Jan. 1 - July 21, 2016

Neighborhood	Number of Sales	Median Sale Price	Average Sq.Ft. (Size)	Average Dollar per Square Foot
Noe & Eureka Valleys, Corona Heights	19	\$1.63m	1498	\$1163/sq.ft.
Glen Park	10	\$1.45m	1324	\$1080
Bernal Heights	31	\$1.25m	1170	\$1077
Outer Richmond	8	\$1.08m	1330	\$871
Sunnyside & Miraloma Park	23	\$1.08m	1136	\$940
Central & Outer Sunset & Parkside	62	\$1.04m	1251	\$855
Mission Terrace	9	\$950k	1250	\$765
Excelsior & Portola	25	\$815k	1138	\$747
Crocker Amazon & Visitacion Valley	13	\$700k	1048	\$690

All data from sources deemed reliable but subject to errors and revision.

Home sizes, even properties of the same bedroom count, vary widely within and between neighborhoods. Besides affluence, the era and style of construction often play a large role in these size disparities. Some neighborhoods (such as in the Sunset district) are well known for having “bonus” bedrooms and baths built without permit (often behind the garage). Such additions usually add value, but being unpermitted are not reflected in square footage and \$/sq.ft. figures.

If you'd like information on a neighborhood not included in this analysis, please let us know. Neighborhoods were chosen typically because they had enough sales for their statistics to be considered meaningful. With 70-odd neighborhoods in the city, many only have a relative handful of sales in a given period.

Many aspects of value cannot be adequately reflected in general statistics: curb appeal, age, condition, views, amenities, outdoor space, “bonus” rooms, additional parking, quality of location *within* the neighborhood, and so forth. Thus, how these statistics apply to any particular home is unknown without a specific comparative market analysis.

3 Bedroom Condos w/Parking



Sales reported to MLS
Jan. 1 - July 21, 2016

Neighborhood	Number of Sales	Median Sale Price	Average Sq.Ft. (Size)	Average Dollar per Sq.Ft.
South Beach, Yerba Buena, Mission Bay*	16	\$2.15m	1735 sq.ft.	\$1542/sq.ft.
Pacific Heights/Marina, Russian, Nob, Tel Hills	24	\$2.03m	1734	\$1182
NoPa, Alamo Square, & Hayes Valley	14	\$1.69m	1748	\$952
Noe/Eureka/Cole Valleys SF Realtor District 5	50	\$1.5m	1594	\$982
Potrero Hill	9	\$1.44m	1613	\$922
Inner Mission	13	\$1.37m	1715	\$943

* Units of this size in South Beach and Yerba Buena tend to be upper level units in high-rises with spectacular views.

“Pacific Heights/Marina” signifies Realtor District 7, which also includes Presidio Heights and Cow Hollow.

When identified, outlier sales that distort the statistics were excluded.

Medians and averages can fluctuate without great meaningfulness. Data from sources deemed reliable but subject to error and revision. © Paragon Real Estate Group

Note: Newly constructed condos have been selling at a premium, so a neighborhood’s condo values can surge if large new projects come on the market during the period – and their sales are reported to MLS (which many new-condo sales are not). The districts seeing the most new construction are SoMa/South Beach/Mission Bay, Hayes Valley/Van Ness & Market Street Corridors, and Potrero Hill/Inner Mission/Dogpatch.

In the table below, we broke the greater South Beach/Mission Bay/SoMa district into segments of above and below \$1,500,000. This is because the high-rise dynamic found there creates a very distinct difference between the “regular” and the luxury condo markets.

San Francisco Neighborhood Home Values

2 Bedroom Condos w/Parking



Sales reported to MLS
Jan. 1 - July 21, 2016

Neighborhood	Number of Sales	Median Sale Price	Average Sq.Ft. (Size)	Average Dollar per Sq.Ft.
So. Beach, Mission Bay, Y. Buena, SoMa: \$1.5m+	63	\$1.79m	1403 sq.ft.	\$1366/sq.ft.
Pacific & Presidio Hghts, Cow Hollow & Marina	48	\$1.48m	1308	\$1187
Noe & Eureka Valleys, Mission Dolores, Duboce Triangle, Corona Heights	54	\$1.4m	1241	\$1064
Hayes Valley, NoPa, Alamo Square	35	\$1.34m	1211	\$1162
Russian & Nob Hills	31	\$1.3m	1179	\$1156
South Beach, Y. Buena, Mission Bay: under \$1.5m	62	\$1.3m	1197	\$1090
Inner Richmond & Lake Street	8	\$1.27m	1311	\$983
Potrero Hill, Dogpatch:	30	\$1.17m	1240	\$979
Inner Mission	23	\$1.15m	1170	\$999
South of Market (SoMa): under \$1.5m	30	\$1.04m	1258	\$919
Crocker Amazon, Candlestick & Hunter's Points	17	\$630k	1045	\$622

Averages and medians are general statistics that may fluctuate due to a number of factors. When identified, outlier sales that significantly distort the statistics were excluded. Data from sources deemed reliable but subject to errors and revision. © Paragon Real Estate Group

San Francisco Neighborhood Home Values

1 Bedroom Condos w/Parking



Sales reported to MLS

Jan. 1 - July 21, 2016

Neighborhood	Number of Sales	Median Sale Price	Average Sq.Ft. (Size)	Average Dollar per Sq.Ft.
Pacific Heights/Marina SF Realtor District 7	29	\$950k	860 sq.ft.	\$1167/sq.ft.
South Beach/Y. Buena Mission Bay	107	\$930k	886	\$1098
Russian/Nob/Telegraph Hills; North Beach	18	\$916k	851	\$1132
Inner Mission, Dogpatch & Potrero Hill	49	\$879k	946	\$996
South of Market (SoMa)	32	\$840k	951	\$930
Noe/Eureka/Cole Valleys: SF District 5	20	\$830k	791	\$1108
Van Ness/Civic Center, Downtown	27	\$695k	760	\$925

2 Unit Buildings w/ Parking



Sales reported to MLS

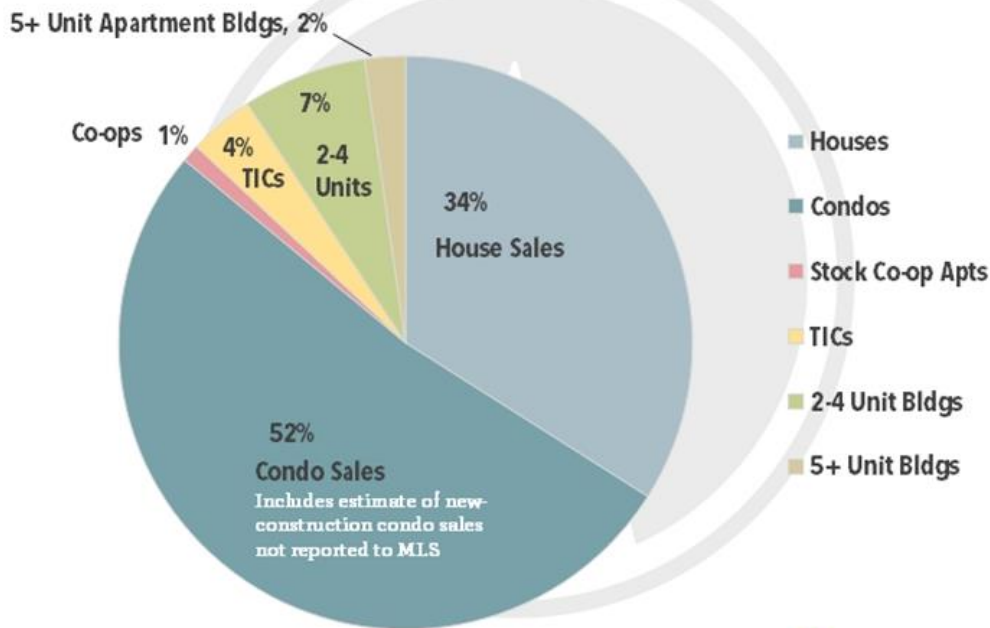
Jan. 1 - July 21, 2016

Neighborhood	Number of Sales	Median Sale Price	Average Sq.Ft. (Size)	Average Dollar per Sq.Ft.
Pacific Heights/Marina SF Realtor District 7	16	\$2.93m	3534 sq.ft.	\$852/sq.ft.
Russian, Nob & Tel. Hills, North Beach	6	\$2.32m	2968	\$861
Noe/Eureka/Cole Valleys: SF District 5	26	\$2.22m	2817	\$840
Lake St., Richmond District, Lone Mtn.	19	\$1.85m	3239	\$617
Sunset/Parkside	22	\$1.34m	2531	\$554

All data from sources deemed reliable but subject to errors and revision. © Paragon Real Estate Group

San Francisco Home Sales by Property Type

Percentage of Total Sales, 1st Half 2016



These percentages are estimates based upon data sources deemed reliable, but may contain errors and is subject to revision. All numbers should be considered approximate.



The Median Sales Price is that price at which half the properties sold for more and half for less. It may be affected by “unusual” events or by changes in inventory and buying trends, as well as by changes in fair market value. The median sales price for an area will often conceal a wide variety of sales prices in the underlying individual sales. All numbers should be considered approximations.

Dollar per Square Foot is based upon the home’s interior living space and does not include garages, storage, unfinished attics and basements; rooms and apartments built without permit; decks, patios or yards. These figures are typically derived from appraisals or tax records, but can be unreliable, measured in different ways, or *unreported* altogether: thus consider square footage and \$/sq.ft. figures to be very general approximations. Size and \$/sq.ft. could only be calculated on listings that *provided* square footage figures. All things being equal, a house will have a higher dollar per square foot than a condo (because of land value), a condo’s will be higher than a TIC (quality of title), and a TIC’s higher than a multi-unit building’s (quality of use). All things being equal, a smaller home will have a higher \$/sq.ft. than a larger one. (However, all things are rarely equal.)

Sales unreported to MLS are not included in this analysis, and where abnormal “outliers” were identified that significantly distorted the statistics, these were deleted as well.

