

**San Francisco Market Analysis**  
by Quarter

1/8/2018

**Single Family, 2BR 1BA**

	Total Buildings Sold	Average	Low	High	Median	Average Days on Market	Premium
4th Qtr, 16	118	\$1,021	\$480	\$2,068	\$960	34	113%
1st Qtr, 17	89	\$1,035	\$491	\$2,513	\$975	35	115%
2nd Qtr, 17	105	\$1,091	\$560	\$2,100	\$1,055	32	119%
3rd Qtr, 17	132	\$1,107	\$407	\$2,400	\$1,012	24	117%
4th Qtr, 17	123	\$1,156	\$525	\$2,025	\$1,150	25	120%

**Single Family, 3BR 2BA**

	Total Buildings Sold	Average	Low	High	Median	Average Days on Market	Premium
4th Qtr, 16	113	\$1,361	\$600	\$2,600	\$1,300	27	113%
1st Qtr, 17	62	\$1,387	\$650	\$3,200	\$1,300	32	113%
2nd Qtr, 17	129	\$1,477	\$680	\$3,700	\$1,375	19	115%
3rd Qtr, 17	108	\$1,405	\$758	\$2,525	\$1,330	18	120%
4th Qtr, 17	108	\$1,489	\$680	\$3,375	\$1,420	19	118%

**Condo/TIC, 1BR 1BA**

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
4th Qtr, 16	179	\$783	\$186	\$1,415	\$780	39	102%
1st Qtr, 17	156	\$795	\$229	\$1,560	\$775	42	102%
2nd Qtr, 17	192	\$786	\$158	\$1,925	\$793	34	104%
3rd Qtr, 17	149	\$818	\$199	\$1,920	\$799	39	104%
4th Qtr, 17	185	\$835	\$290	\$1,500	\$850	34	105%

**Condo/TIC, 2BR 1BA**

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
4th Qtr, 16	86	\$1,009	\$349	\$1,726	\$970	36	106%
1st Qtr, 17	57	\$1,022	\$357	\$1,825	\$1,000	37	108%
2nd Qtr, 17	97	\$1,122	\$342	\$1,925	\$1,125	25	112%
3rd Qtr, 17	73	\$1,082	\$335	\$1,600	\$1,050	35	111%
4th Qtr, 17	78	\$1,090	\$430	\$1,655	\$1,068	33	109%

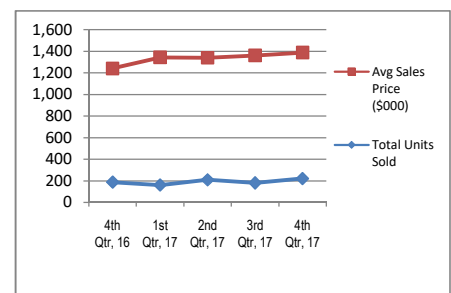
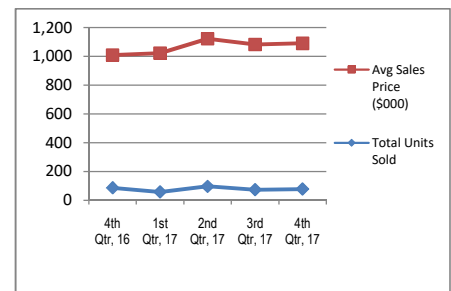
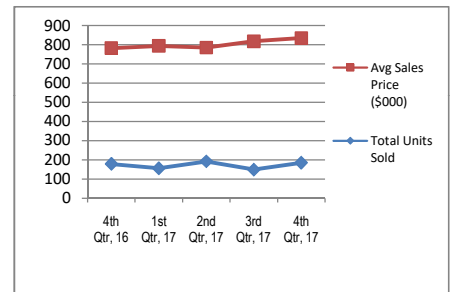
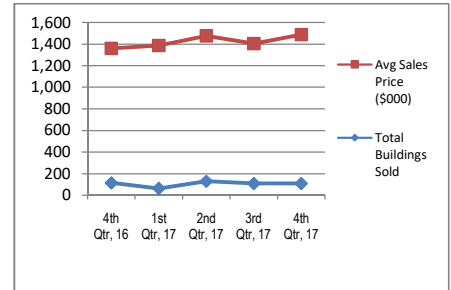
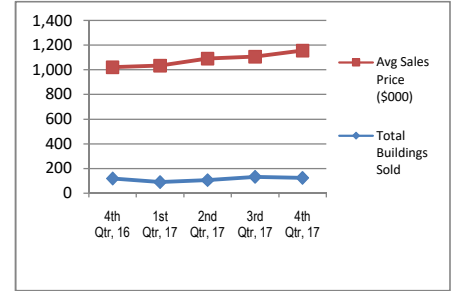
**Condo/TIC, 2BR 2BA**

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
4th Qtr, 16	187	\$1,241	\$368	\$3,450	\$1,200	43	103%
1st Qtr, 17	160	\$1,345	\$650	\$3,055	\$1,275	41	103%
2nd Qtr, 17	209	\$1,340	\$250	\$3,050	\$1,280	34	104%
3rd Qtr, 17	180	\$1,363	\$368	\$3,300	\$1,295	40	103%
4th Qtr, 17	221	\$1,389	\$650	\$3,550	\$1,302	35	102%

All prices in '000sed from data available from the San Francisco MLS as of the date of this report.

  = lower than a year ago      = higher than a year ago

Monthly updates available [WWW.BOLDSF.COM](http://WWW.BOLDSF.COM)



**San Francisco Market Analysis**  
by Quarter  
by District

1/8/2018

(Number of Bldgs - Avg Price)

**Single Family, 2BR 1BA**

District	1	2	3	4	5	6	7	8	9	10
4th Qtr, 16	5 - 1,250	23 - 1,071	12 - 939	16 - 1,058	15 - 1,402	-	-	1 - 1,609	10 - 1,031	36 - 782
1st Qtr, 17	2 - 1,223	24 - 1,117	8 - 801	12 - 1,190	6 - 1,770	-	-	-	10 - 1,015	27 - 792
2nd Qtr, 17	6 - 1,289	21 - 1,194	11 - 923	11 - 1,066	8 - 1,422	-	-	1 - 2,100	10 - 1,416	37 - 870
3rd Qtr, 17	2 - 1,183	26 - 1,152	10 - 988	13 - 1,253	10 - 1,589	1 - 1,635	-	-	21 - 1,350	49 - 853
4th Qtr, 17	6 - 1,286	25 - 1,185	8 - 889	12 - 1,218	16 - 1,534	-	1 - 2,025	1 - 1,270	17 - 1,391	37 - 855

**Single Family, 3BR 2BA**

District	1	2	3	4	5	6	7	8	9	10
4th Qtr, 16	9 - 1,660	20 - 1,221	10 - 1,134	18 - 1,400	18 - 1,872	2 - 1,475	-	-	17 - 1,354	19 - 924
1st Qtr, 17	5 - 1,746	7 - 1,194	3 - 1,007	11 - 1,535	8 - 1,824	1 - 1,200	1 - 3,200	-	9 - 1,602	17 - 917
2nd Qtr, 17	4 - 1,638	35 - 1,424	10 - 1,118	21 - 1,420	13 - 2,092	1 - 1,260	5 - 3,053	-	17 - 1,686	23 - 903
3rd Qtr, 17	5 - 1,967	30 - 1,345	11 - 1,218	16 - 1,397	14 - 2,036	-	-	-	8 - 1,626	24 - 1,015
4th Qtr, 17	6 - 1,761	19 - 1,469	7 - 1,204	21 - 1,499	13 - 1,991	1 - 1,250	3 - 2,592	1 - 2,633	11 - 1,580	26 - 1,059

**Condo/TIC, 1BR 1BA**

District	1	2	3	4	5	6	7	8	9	10
4th Qtr, 16	4 - 579	2 - 613	1 - 520	3 - 642	18 - 787	22 - 683	17 - 899	47 - 818	63 - 795	2 - 548
1st Qtr, 17	4 - 636	1 - 522	3 - 555	3 - 664	15 - 777	16 - 831	14 - 981	30 - 812	65 - 797	5 - 505
2nd Qtr, 17	2 - 705	-	3 - 573	3 - 547	27 - 781	20 - 727	24 - 964	43 - 782	64 - 796	6 - 457
3rd Qtr, 17	2 - 688	2 - 705	3 - 536	1 - 700	13 - 838	11 - 782	11 - 1,014	31 - 864	68 - 826	7 - 453
4th Qtr, 17	7 - 909	1 - 750	1 - 540	4 - 648	20 - 809	12 - 756	20 - 938	34 - 810	84 - 855	2 - 360

**Condo/TIC, 2BR 1BA**

District	1	2	3	4	5	6	7	8	9	10
4th Qtr, 16	10 - 1,067	4 - 823	-	-	18 - 1,138	20 - 928	8 - 1,187	12 - 1,035	14 - 848	-
1st Qtr, 17	2 - 1,194	1 - 848	-	-	15 - 1,122	9 - 928	10 - 1,197	3 - 1,078	16 - 884	1 - 490
2nd Qtr, 17	4 - 1,016	1 - 870	-	1 - 342	32 - 1,159	13 - 1,067	17 - 1,326	6 - 1,092	21 - 1,077	2 - 458
3rd Qtr, 17	8 - 1,276	2 - 859	-	1 - 342	21 - 1,173	5 - 1,075	6 - 1,205	6 - 1,141	23 - 953	1 - 430
4th Qtr, 17	9 - 1,004	2 - 1,175	-	-	27 - 1,201	8 - 969	7 - 1,211	10 - 1,119	14 - 947	1 - 495

**Condo/TIC, 2BR 2BA**

District	1	2	3	4	5	6	7	8	9	10
4th Qtr, 16	7 - 977	1 - 810	5 - 667	1 - 815	25 - 1,352	25 - 1,292	16 - 1,572	30 - 1,361	68 - 1,219	9 - 681
1st Qtr, 17	2 - 1,303	3 - 858	2 - 668	2 - 828	15 - 1,411	21 - 1,321	16 - 1,634	31 - 1,594	63 - 1,258	5 - 732
2nd Qtr, 17	8 - 1,228	1 - 830	4 - 688	5 - 864	21 - 1,338	26 - 1,316	16 - 1,857	35 - 1,560	84 - 1,305	9 - 681
3rd Qtr, 17	3 - 1,059	1 - 765	3 - 745	2 - 838	12 - 1,371	12 - 1,145	13 - 1,775	35 - 1,502	93 - 1,375	6 - 638
4th Qtr, 17	7 - 1,131	2 - 1,090	2 - 1,162	3 - 822	19 - 1,445	17 - 1,281	16 - 1,844	44 - 1,445	104 - 1,382	7 - 851

All prices in '000s

Prepared from data available from the San Francisco MLS as of the date of this report.

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## San Francisco Market Analysis by Quarter

1/8/2018

### 2 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
4th Qtr, 16	77	\$1,940	\$695	\$4,938	\$1,814	50	103%
1st Qtr, 17	55	\$1,949	\$738	\$6,980	\$1,650	59	103%
2nd Qtr, 17	78	\$2,053	\$703	\$4,700	\$1,987	44	106%
3rd Qtr, 17	83	\$1,866	\$750	\$4,700	\$1,799	46	104%
4th Qtr, 17	85	\$2,123	\$730	\$6,595	\$1,820	32	108%

### 3 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
4th Qtr, 16	15	\$2,383	\$1,200	\$4,938	\$2,050	38	101%
1st Qtr, 17	15	\$2,313	\$1,627	\$3,215	\$2,400	86	99%
2nd Qtr, 17	22	\$2,040	\$925	\$3,600	\$2,035	34	104%
3rd Qtr, 17	33	\$2,138	\$900	\$3,700	\$2,150	45	100%
4th Qtr, 17	32	\$2,250	\$625	\$5,580	\$1,918	39	103%

### 4 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
4th Qtr, 16	20	\$2,020	\$935	\$4,350	\$1,880	65	102%
1st Qtr, 17	14	\$2,150	\$1,070	\$4,020	\$1,925	92	99%
2nd Qtr, 17	15	\$2,144	\$1,225	\$3,100	\$2,050	39	99%
3rd Qtr, 17	14	\$2,211	\$1,300	\$4,800	\$2,160	59	102%
4th Qtr, 17	13	\$2,389	\$1,310	\$3,650	\$2,425	39	104%

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**San Francisco Market Analysis**  
by Quarter  
by District

**1/8/2018**

**2 Flat**

(Number of Bldgs - Avg. Price)

District	1	2	3	4	5	6	7	8	9	10
4th Qtr, 16	15 - 1,984	14 - 1,613	-	1 - 2,350	16 - 1,793	7 - 2,126	6 - 2,772	6 - 3,266	9 - 1,388	3 - 803
1st Qtr, 17	9 - 1,758	7 - 1,381	3 - 1,087	1 - 738	5 - 3,176	9 - 1,899	7 - 3,274	-	11 - 1,719	3 - 964
2nd Qtr, 17	13 - 1,870	7 - 2,201	2 - 760	-	21 - 2,311	5 - 2,092	3 - 2,275	6 - 2,737	19 - 1,828	2 - 956
3rd Qtr, 17	11 - 1,779	10 - 1,469	1 - 1,300	-	19 - 2,167	9 - 1,749	5 - 3,374	9 - 1,950	12 - 1,698	7 - 1,094
4th Qtr, 17	18 - 2,095	11 - 1,626	1 - 1,175	1 - 2,365	15 - 2,004	9 - 2,483	6 - 4,588	6 - 2,459	11 - 1,393	7 - 1,142

**3 Flat**

District	1	2	3	4	5	6	7	8	9	10
4th Qtr, 16	1 - 1,973	-	-	-	3 - 2,187	3 - 2,617	2 - 2,213	1 - 4,938	5 - 1,981	-
1st Qtr, 17	4 - 2,093	-	-	-	4 - 2,552	3 - 2,158	-	4 - 2,412	-	-
2nd Qtr, 17	4 - 1,845	1 - 1,200	-	-	4 - 1,978	3 - 2,903	-	4 - 2,531	4 - 1,848	2 - 1,080
3rd Qtr, 17	6 - 1,888	1 - 1,100	-	-	9 - 2,070	1 - 3,193	4 - 3,167	7 - 1,997	5 - 1,935	-
4th Qtr, 17	2 - 1,765	1 - 1,550	3 - 1,028	-	6 - 2,112	7 - 3,117	2 - 4,225	4 - 2,190	6 - 1,914	1 - 665

**4 Flat**

District	1	2	3	4	5	6	7	8	9	10
4th Qtr, 16	6 - 1,746	1 - 1,500	-	-	3 - 2,970	3 - 2,025	1 - 1,340	2 - 2,463	2 - 2,473	2 - 1,113
1st Qtr, 17	2 - 2,370	2 - 1,690	-	-	2 - 2,376	1 - 2,928	3 - 3,073	-	2 - 1,408	2 - 1,135
2nd Qtr, 17	2 - 1,840	-	-	-	6 - 2,263	1 - 2,501	-	1 - 2,579	5 - 1,964	-
3rd Qtr, 17	1 - 2,020	-	-	-	2 - 2,459	4 - 2,976	-	1 - 2,525	6 - 1,597	-
4th Qtr, 17	-	1 - 1,434	-	-	4 - 2,464	-	2 - 3,075	2 - 2,763	4 - 2,024	-

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