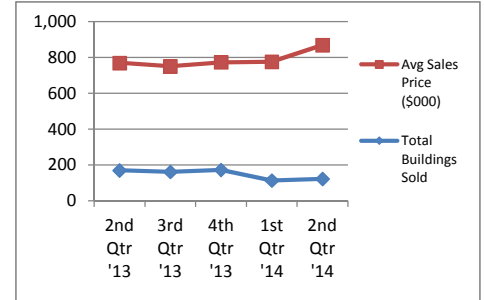


# San Francisco Market Analysis by Quarter

7/8/2014

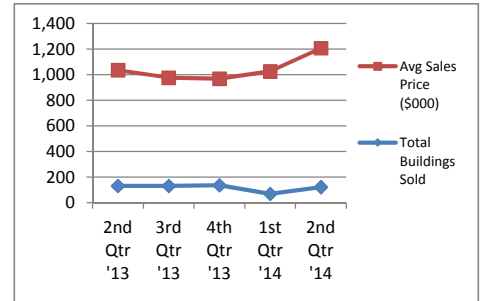
## Single Family, 2BR 1BA

	Total Buildings Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '13	170	\$769	\$279	\$1,900	\$720	30	114%
3rd Qtr '13	162	\$750	\$378	\$1,625	\$730	30	111%
4th Qtr '13	173	\$773	\$340	\$1,550	\$720	35	111%
1st Qtr '14	114	\$775	\$350	\$1,820	\$710	39	111%
2nd Qtr '14	123	\$869	\$331	\$1,745	\$850	28	117%



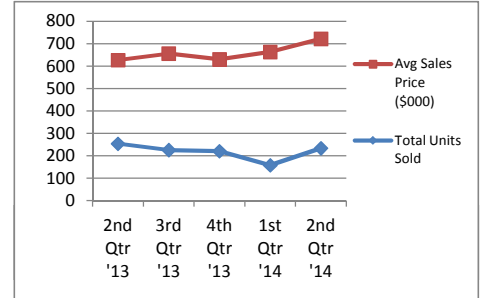
## Single Family, 3BR 2BA

	Total Buildings Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '13	132	\$1,036	\$300	\$2,750	\$933	30	112%
3rd Qtr '13	132	\$977	\$360	\$2,700	\$904	30	110%
4th Qtr '13	137	\$968	\$346	\$2,507	\$870	34	109%
1st Qtr '14	70	\$1,025	\$480	\$2,500	\$960	31	117%
2nd Qtr '14	123	\$1,207	\$499	\$3,253	\$1,050	25	119%



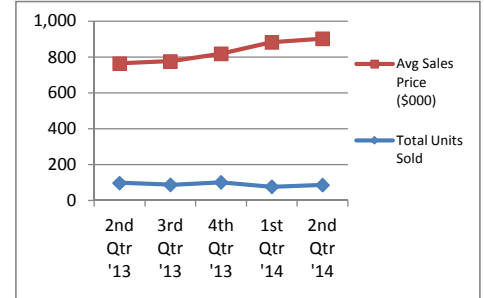
## Condo/TIC, 1BR 1BA

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '13	254	\$627	\$195	\$1,700	\$625	39	105%
3rd Qtr '13	226	\$656	\$104	\$1,350	\$650	33	105%
4th Qtr '13	221	\$630	\$140	\$1,495	\$629	42	103%
1st Qtr '14	158	\$663	\$88	\$1,595	\$658	50	105%
2nd Qtr '14	234	\$722	\$115	\$1,399	\$705	30	106%



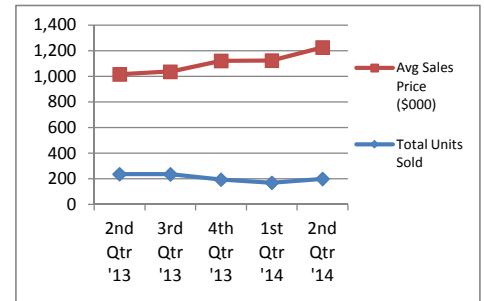
## Condo/TIC, 2BR 1BA

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '13	98	\$764	\$258	\$1,750	\$757	40	105%
3rd Qtr '13	88	\$776	\$270	\$1,360	\$787	43	108%
4th Qtr '13	102	\$818	\$146	\$1,560	\$792	35	110%
1st Qtr '14	77	\$883	\$370	\$1,600	\$921	27	112%
2nd Qtr '14	87	\$903	\$140	\$1,500	\$872	31	113%



## Condo/TIC, 2BR 2BA

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '13	237	\$1,016	\$245	\$2,900	\$951	35	105%
3rd Qtr '13	236	\$1,037	\$230	\$2,400	\$950	35	105%
4th Qtr '13	194	\$1,121	\$250	\$3,800	\$1,018	36	103%
1st Qtr '14	170	\$1,123	\$435	\$2,900	\$1,100	26	105%
2nd Qtr '14	200	\$1,225	\$312	\$3,000	\$1,143	28	109%



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# San Francisco Market Analysis

by Quarter  
by District

7/8/2014

(Number of Bldgs - Avg Price)

## Single Family, 2BR 1BA

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '13	7 - 846	37 - 774	17 - 629	13 - 816	21 - 1,168	-	1 - 1,400	1 - 1,900	24 - 844	49 - 546
3rd Qtr '13	9 - 881	40 - 777	22 - 617	11 - 800	13 - 1,143	1 - 1,625	-	1 - 925	16 - 913	49 - 573
4th Qtr '13	6 - 932	49 - 765	16 - 634	17 - 824	16 - 1,165	1 - 1,103	2 - 1,300	-	14 - 972	52 - 588
1st Qtr '14	6 - 1,039	25 - 778	12 - 636	13 - 833	10 - 1,198	1 - 1,327	-	-	7 - 1,018	40 - 593
2nd Qtr '14	7 - 971	29 - 895	15 - 776	12 - 972	10 - 1,308	1 - 1,400	-	-	12 - 1,091	37 - 628

## Single Family, 3BR 2BA

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '13	10 - 1,214	30 - 870	14 - 855	22 - 1,020	17 - 1,449	1 - 749	4 - 2,153	1 - 2,750	12 - 1,170	21 - 632
3rd Qtr '13	10 - 1,055	40 - 937	13 - 750	10 - 1,126	16 - 1,661	1 - 835	1 - 1,873	-	13 - 1,006	28 - 627
4th Qtr '13	9 - 1,179	35 - 849	13 - 909	16 - 976	17 - 1,465	1 - 810	3 - 2,002	-	14 - 1,090	29 - 616
1st Qtr '14	1 - 1,219	18 - 1,023	9 - 767	13 - 1,149	5 - 1,584	-	-	1 - 2,500	6 - 1,286	17 - 714
2nd Qtr '14	9 - 1,618	27 - 1,124	5 - 1,025	16 - 1,105	20 - 1,756	2 - 2,031	3 - 1,712	-	12 - 1,310	29 - 713

## Condo/TIC, 1BR 1BA

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '13	3 - 555	5 - 453	3 - 299	8 - 439	33 - 604	27 - 580	28 - 716	52 - 646	88 - 674	7 - 733
3rd Qtr '13	3 - 544	1 - 441	-	5 - 456	28 - 635	24 - 659	27 - 740	37 - 647	98 - 667	3 - 375
4th Qtr '13	6 - 580	4 - 462	1 - 410	4 - 355	23 - 623	43 - 627	16 - 706	43 - 625	79 - 660	2 - 269
1st Qtr '14	2 - 550	1 - 580	5 - 401	1 - 425	20 - 698	15 - 505	9 - 627	38 - 697	64 - 719	3 - 307
2nd Qtr '14	9 - 531	2 - 751	2 - 398	8 - 519	28 - 700	14 - 624	22 - 815	48 - 694	100 - 778	1 - 248

## Condo/TIC, 2BR 1BA

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '13	15 - 760	2 - 550	-	1 - 450	31 - 858	12 - 760	5 - 789	12 - 847	20 - 604	-
3rd Qtr '13	10 - 717	5 - 829	-	3 - 689	20 - 936	11 - 616	4 - 1,051	12 - 745	22 - 725	1 - 275
4th Qtr '13	6 - 730	9 - 691	-	-	25 - 961	17 - 754	9 - 959	11 - 837	24 - 751	1 - 146
1st Qtr '14	2 - 890	-	-	2 - 551	22 - 1,040	17 - 807	9 - 976	9 - 740	16 - 818	-
2nd Qtr '14	8 - 857	3 - 856	-	1 - 600	28 - 933	11 - 901	7 - 1,236	6 - 924	21 - 840	2 - 350

## Condo/TIC, 2BR 2BA

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '13	5 - 793	2 - 740	4 - 434	1 - 720	24 - 1,014	24 - 940	30 - 1,220	39 - 1,089	95 - 1,066	13 - 446
3rd Qtr '13	13 - 849	1 - 600	5 - 437	2 - 671	23 - 1,060	28 - 899	29 - 1,301	33 - 1,205	93 - 1,065	9 - 388
4th Qtr '13	9 - 945	2 - 758	5 - 481	6 - 597	23 - 1,129	16 - 815	27 - 1,186	29 - 1,400	74 - 1,197	3 - 450
1st Qtr '14	2 - 1,090	2 - 931	1 - 475	5 - 656	31 - 1,110	14 - 995	10 - 1,275	28 - 1,179	73 - 1,193	4 - 445
2nd Qtr '14	6 - 972	2 - 793	4 - 528	4 - 725	20 - 1,259	17 - 1,164	20 - 1,545	38 - 1,313	86 - 1,224	3 - 542

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## San Francisco Market Analysis by Quarter

### 7/8/2014

### 2 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '13	96	\$1,552	\$328	\$6,750	\$1,350	50	107%
3rd Qtr '13	98	\$1,404	\$471	\$4,400	\$1,323	46	107%
4th Qtr '13	97	\$1,481	\$453	\$3,900	\$1,365	35	108%
1st Qtr '14	74	\$1,540	\$515	\$6,500	\$1,382	49	106%
2nd Qtr '14	103	\$1,643	\$490	\$4,500	\$1,480	47	107%

### 3 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '13	30	\$1,459	\$830	\$2,200	\$1,378	58	106%
3rd Qtr '13	30	\$1,640	\$563	\$2,800	\$1,600	48	106%
4th Qtr '13	25	\$1,697	\$625	\$3,800	\$1,608	43	108%
1st Qtr '14	27	\$1,751	\$900	\$7,300	\$1,515	65	102%
2nd Qtr '14	34	\$1,865	\$790	\$4,000	\$1,750	43	110%

### 4 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '13	18	\$1,471	\$610	\$2,550	\$1,476	38	105%
3rd Qtr '13	17	\$1,389	\$600	\$2,450	\$1,420	48	105%
4th Qtr '13	17	\$1,631	\$800	\$4,400	\$1,450	29	104%
1st Qtr '14	24	\$1,788	\$710	\$3,800	\$1,660	90	104%
2nd Qtr '14	21	\$1,717	\$893	\$3,000	\$1,675	51	108%

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# San Francisco Market Analysis

by Quarter  
by District

7/8/2014

## 2 Flat

(Number of Bldgs - Avg. Price)

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '13	13 - 1,292	11 - 1,087	1 - 830	3 - 1,063	26 - 1,593	8 - 1,611	11 - 2,489	4 - 3,809	11 - 1,349	8 - 560
3rd Qtr '13	18 - 1,296	15 - 1,251	2 - 719	2 - 805	15 - 1,467	5 - 1,650	9 - 2,700	9 - 1,781	16 - 1,082	7 - 667
4th Qtr '13	18 - 1,361	11 - 1,055	1 - 634	1 - 1,200	24 - 1,710	10 - 1,774	4 - 2,473	4 - 1,686	18 - 1,459	6 - 665
1st Qtr '14	14 - 1,481	9 - 1,278	-	-	12 - 1,609	6 - 1,438	4 - 2,385	5 - 3,090	17 - 1,376	7 - 744
2nd Qtr '14	21 - 1,599	17 - 1,122	2 - 925	1 - 950	20 - 2,012	10 - 1,589	8 - 3,085	4 - 1,425	14 - 1,716	6 - 547

## 3 Flat

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '13	7 - 1,432	3 - 1,150	-	1 - 1,225	5 - 1,726	5 - 1,466	1 - 1,397	4 - 1,803	4 - 1,123	-
3rd Qtr '13	2 - 1,998	1 - 780	2 - 627	-	7 - 1,630	3 - 1,138	3 - 2,601	6 - 2,014	4 - 1,585	2 - 1,056
4th Qtr '13	4 - 1,376	1 - 1,600	-	-	5 - 1,666	5 - 1,988	3 - 2,744	2 - 1,298	5 - 1,273	-
1st Qtr '14	4 - 1,653	2 - 1,402	-	1 - 1,198	4 - 1,450	1 - 1,300	1 - 7,300	4 - 2,254	10 - 1,326	-
2nd Qtr '14	1 - 1,300	1 - 900	1 - 790	-	8 - 1,557	2 - 1,853	7 - 2,946	5 - 1,741	8 - 1,768	1 - 790

## 4 Flat

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '13	-	3 - 1,445	-	-	7 - 1,566	2 - 1,769	-	2 - 1,098	3 - 1,537	1 - 840
3rd Qtr '13	6 - 1,467	-	-	-	3 - 1,277	1 - 2,000	1 - 2,450	1 - 1,700	4 - 948	1 - 1,035
4th Qtr '13	2 - 1,400	4 - 1,452	-	-	4 - 1,761	1 - 1,650	1 - 2,020	1 - 4,400	2 - 1,108	2 - 895
1st Qtr '14	5 - 1,806	1 - 1,095	-	-	6 - 2,005	-	4 - 2,789	3 - 1,467	2 - 1,305	3 - 866
2nd Qtr '14	5 - 1,431	-	-	-	3 - 2,100	5 - 2,005	1 - 2,625	3 - 1,699	3 - 1,322	1 - 893

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