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## San Francisco Median CONDO & CO-OP Sales Prices by Neighborhood & Bedroom Count

12 Months Sales\*

Many neighborhoods have relatively few condo and co-op sales: A blank field indicates insufficient data. The sizes of units of identical bedroom counts can vary enormously. Many factors affect sales prices besides neighborhood and bedroom count: quality of location *within* the neighborhood, size and quality of the building, the floor the unit is on, condition, views, amenities, parking, outdoor space, and so on. Below market rate (BMR) sales were deleted from the analysis. All prices should be considered approximate. \* Sales reported to MLS 8/22/18 – 8/21/19. Many new-project sales are *not* reported. A San Francisco district/neighborhood map is attached.

Neighborhood	1-Bedroom Condo/Co-op	2-Bedrooms 850-1250 sqft	2-Bedrooms 1251-1650 sqft	3 & 4 Bedroom Condo/Co-op
<b>Realtor District 1, Northwest</b>				
Lake Street		\$1,140,000	\$1,472,000	\$1,810,000
Jordan Park/Laurel Heights		\$1,100,000		\$2,562,500
Inner Richmond		\$1,050,000		\$1,505,000
Central Richmond	\$1,020,000	\$1,198,600	\$1,457,500	\$1,760,000
Outer Richmond	\$640,000	\$930,000		\$1,212,500
Lone Mountain				\$1,637,500
Neighborhoods have been deleted from districts if there were not enough sales for reliable analysis.				
<b>Realtor District 2, West</b>				
Inner Sunset		\$1,250,000	\$1,280,000	\$1,637,500
Central Sunset				\$1,305,000
A blank field indicates no or too few sales for analysis. How these prices apply to any particular property is unknown without a specific comparative market analysis.				
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Neighborhood	1-Bedroom Condo/Co-op	2-Bedrooms 850-1250 sqft	2-Bedrooms 1251-1650 sqft	3 & 4 Bedroom Condo/Co-op
<b>Realtor District 3, Southwest</b>				
Ingleside				\$1,300,000
Ingleside Heights	\$632,500	\$832,500		
Stonestown				\$1,325,000
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<b>Realtor District 4, Central South</b>				
Diamond Heights	\$660,000	\$1,035,000		\$1,362,500
Sunnyside				\$1,186,000
<p>Median sales price is that price at which half the sales occurred for more and half for less. It typically disguises a wide range of prices in the underlying individual sales.</p>				
<b>Realtor District 5, Central</b>				
This is the 3rd biggest district, by unit sales, for condo sales in the city.				
Glen Park		\$1,370,000		
Haight Ashbury	\$805,000		\$1,450,000	\$1,775,000
Noe Valley	\$947,500	\$1,352,500	\$1,660,000	\$1,675,000
Cole Valley/Parnassus Heights	\$880,000	\$1,330,000	\$1,625,000	\$1,870,000
Ashbury Heights/ Buena Vista Park	\$895,000		\$1,667,500	\$2,100,000
Corona Heights		\$1,447,500	\$1,885,000	\$1,800,000
Duboce Triangle	\$1,100,000	\$1,455,000		\$1,735,000
Twin Peaks		\$1,315,000	\$1,211,500	
Eureka (Castro) Valley/ Dolores Heights	\$1,125,000	\$1,535,000	\$1,778,500	\$2,000,000
Mission Dolores	\$875,000	\$1,350,000	\$1,637,500	\$1,715,000
<p>The analysis of 2-bedroom condo and co-op sales was broken down by unit square footage and does not include sales that did not specify square footage in MLS.</p>				
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Neighborhood	1-Bedroom Condo/Co-op	2-Bedrooms 850-1250 sqft	2-Bedrooms 1251-1650 sqft	3 & 4 Bedroom Condo/Co-op
<b>Realtor District 6, Central North</b>				
Anza Vista	\$975,000	\$1,185,000	\$1,237,500	
Hayes Valley	\$773,500	\$1,422,500	\$1,705,000	\$1,625,000
North of Panhandle (NoPa)	\$870,000	\$1,325,000	\$1,322,500	\$1,582,000
Alamo Square	\$910,000	\$1,397,500		\$1,880,000
Lower Pacific Heights	\$661,000	\$1,310,000	\$1,506,000	\$1,940,000
Western Addition	\$805,000	\$987,500	\$1,072,500	\$1,185,500
How median prices apply to any particular property is unknown without a specific comparative market analysis.				
<b>Realtor District 7, North</b>				
Marina	\$1,025,000	\$1,407,500	\$1,805,000	\$2,450,000
Pacific Heights	\$971,000	\$1,325,000	\$1,617,500	\$2,662,500
Presidio Heights			\$1,540,000	\$2,510,000
Cow Hollow	\$1,130,000	\$1,506,000	\$1,658,000	\$2,005,000
Neighborhood	1-Bedroom Condo/Co-op	2-Bedrooms 850-1250 sqft	2-Bedrooms 1251-1650 sqft	3 & 4 Bedroom Condo/Co-op
<b>Realtor District 8, Northeast</b>				
Russian Hill	\$992,500	\$1,352,500	\$1,987,500	\$2,134,000
Nob Hill	\$975,000	\$1,325,000	\$1,361,000	\$2,437,500
North Beach	\$820,500	\$1,256,000		
Telegraph Hill	Too few sales in any particular unit size for analysis			
Financial District/Barbary Coast	\$950,000		\$1,799,000	
North Waterfront	\$715,000		\$1,325,000	
Van Ness/ Civic Center	\$790,000	\$1,200,000	\$1,183,000	
Downtown	\$715,000	\$916,000		
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The analysis of 2-bedroom condo & co-op sales was broken down by unit square footage and does not include sales that did not specify square footage in MLS.				
Units on upper floors with excellent views typically command large premiums in price.				

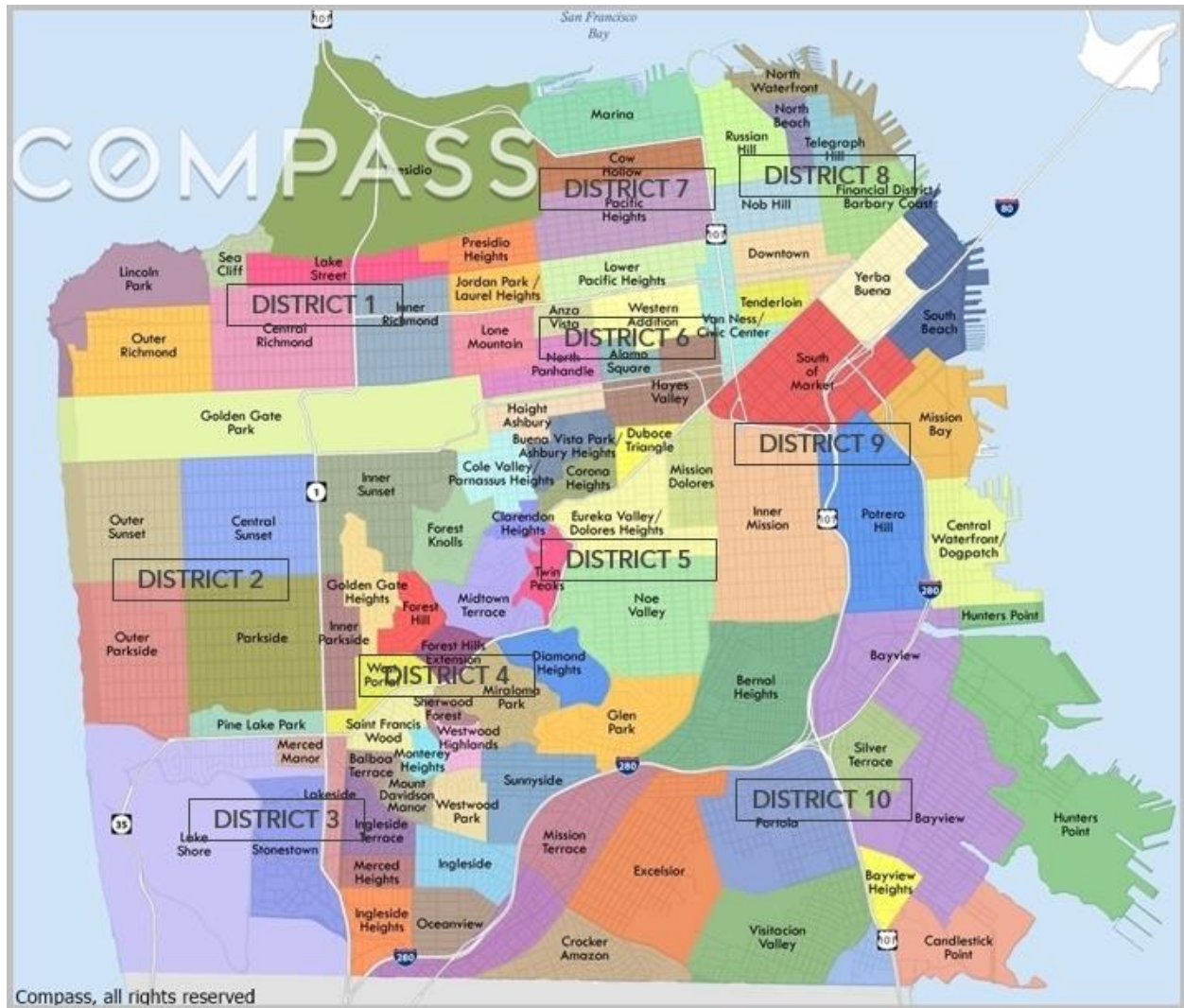
Neighborhood	1-Bedroom Condo	2-Bedrooms 850-1250 sqft	2-Bedrooms 1251-1650 sqft	3 & 4 Bedroom Condo
<b>Realtor District 9, East</b> - This district has by far the most condo sales of any district in the city, both re-sale condos and new construction.				
South Beach	\$992,500	\$1,338,000	\$1,877,500	\$3,392,500
Yerba Buena	\$930,000	\$1,270,000	\$1,310,000	
Mission Bay	\$930,000	\$1,400,000	\$1,560,000	\$2,250,000
South of Market (SoMa)	\$865,000	\$1,250,000	\$1,250,000	\$1,750,000
Bernal Heights		\$1,180,000		\$1,316,000
Inner Mission	\$876,500	\$1,262,500	\$1,483,500	\$1,840,000
Potrero Hill	\$885,000	\$1,200,000	\$1,895,000	\$1,837,500
Dogpatch/Central Waterfront	\$995,000	\$1,392,500	\$1,242,500	\$1,580,000
Units on upper floors with excellent views typically command large premiums in price.				
<b>Realtor District 10, South</b>				
Bayview	\$700,000	\$815,000		
Bayview Heights				\$829,000
Hunter's Point	\$650,000	\$805,000	\$849,000	
Candlestick Point	\$635,000	\$800,000		\$970,000
<b>ALL SAN FRANCISCO:</b> Median Sales Prices	\$885,000	\$1,275,000	\$1,600,000	\$1,780,000
Column prices include both condo and co-op sales. Median sales price is that price at which half the sales occurred for more and half for less. It is a very general statistic, which typically disguises a wide range of prices in the underlying individual sales. This analysis does not include every sale. Below Market Rate (BMR) sales were excluded from analysis. Anomalies and significant fluctuations in median sales prices unrelated to changes in fair market value are not uncommon in San Francisco neighborhoods, many of which have relatively few sales. Analysis may contain errors and is subject to revision.				

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*Does not include all sales. Some anomalies, when identified, were adjusted for. Compass is a real estate broker licensed by the State of California, DRE 01527235. Equal Housing Opportunity. This report has been prepared solely for information purposes. The information herein is based on or derived from information generally available to the public and/or from sources believed to be reliable. No representation or warranty can be given with respect to the accuracy or completeness of the information. Compass disclaims any and all liability relating to this report, including without limitation any express or implied representations or warranties for statements contained in, and omissions from, the report. Nothing contained herein is intended to be or should be read as any regulatory, legal, tax, accounting or other advice and Compass does not provide such advice. All opinions are subject to change without notice. Compass makes no representation regarding the accuracy of any statements regarding any references to the laws, statutes or regulations of any state are those of the author(s). Past performance is no guarantee of future results.*



# San Francisco Realtor District & Neighborhood Map



Some San Francisco districts contain neighborhoods of widely differing home values.

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