



COMPASS

San Francisco Median HOUSE Sales Prices by Neighborhood & Bedroom Count

12 Months Sales Reported to MLS*

Many SF neighborhoods have few sales, especially in a specific home size: A blank field indicates insufficient data. A house with more bedrooms is not necessarily larger than one with less, and the size and quality of homes of identical bedroom counts vary enormously. Many factors affect sales prices besides neighborhood/ bedroom count: quality of location *within* the neighborhood, condition, size, architecture, views, amenities, parking, outdoor space, etc. “Fixer-uppers” were deleted from analysis. *Sales reported to MLS, 8/22/18 - 8/21/19. Not all home sales are reported to MLS. Data from sources deemed reliable, but may contain errors and subject to revision.

Neighborhood	2-Bedroom House	3-Bedroom House	4-Bedroom House	5+ Bedroom House
Realtor District 1, Northwest				
Sea Cliff			\$3,675,000	\$6,250,000
Lake Street		\$2,487,500	\$3,800,000	
Jordan Park/Laurel Heights		\$2,486,000	\$3,950,000	\$4,162,500
Inner Richmond		\$2,427,500	\$2,387,500	\$3,050,000
Central Richmond	\$1,455,000	\$1,892,500	\$2,400,000	\$2,300,000
Outer Richmond	\$1,384,000	\$1,440,000	\$2,062,500	\$1,800,000
Lone Mountain		\$2,387,500	\$2,362,500	
Realtor District 2, West				
This is the 2 nd largest district for house sales in the city.				
Inner Sunset	\$1,465,000	\$1,675,000	\$2,250,000	\$2,500,000
Central Sunset	\$1,404,000	\$1,380,000	\$1,900,000	\$1,700,000
Outer Sunset	\$1,200,000	\$1,325,000	\$1,750,000	
Golden Gate Heights		\$1,722,500	\$1,950,000	\$2,492,500
Inner Parkside	\$1,560,000	\$1,597,500	\$2,375,000	
(Central) Parkside	\$1,247,500	\$1,500,000	\$1,742,500	\$1,875,000
Outer Parkside	\$1,155,000	\$1,380,000	\$1,756,000	\$1,625,000

Neighborhood	2-Bedroom House	3-Bedroom House	4-Bedroom House	5+ Bedroom House
Realtor District 3, Southwest				
Lake Shore		\$1,490,000	\$1,585,000	
Lakeside		\$1,825,000	\$1,915,000	\$2,122,000
Merced Manor		\$1,655,000		\$2,100,000
Merced Heights	\$1,000,000	\$1,300,000	\$1,502,500	
Ingleside	\$933,000	\$1,150,000		\$1,475,500
Ingleside Heights	\$1,010,000	\$1,200,000		
Oceanview	\$865,000	\$1,087,000	\$1,210,000	
Realtor District 4, Central South				
Neighborhood	2-Bedroom House	3-Bedroom House	4-Bedroom House	5+ Bedroom House
Miraloma Park	\$1,400,000	\$1,520,000	\$1,800,000	
Midtown Terrace	\$1,250,000	\$1,525,000	\$1,700,000	
Sunnyside	\$1,204,000	\$1,450,000	\$1,740,000	
Forest Knolls		\$1,675,000	\$1,800,000	
Westwood Highlands	\$1,425,000	\$1,650,000	\$2,250,000	
Westwood Park	\$1,375,000	\$1,800,000		
Mt. Davidson Manor		\$1,650,000	\$2,107,500	
Diamond Heights		\$1,495,000		
St. Francis Wood		\$2,730,000	\$3,200,000	
Forest Hill		\$2,250,000	\$2,375,000	\$2,450,000
Forest Hill Extension		\$1,600,000		\$2,305,000
Sherwood Forest		\$1,795,000	\$2,032,500	\$3,175,000
Monterey Heights		\$2,200,000	\$3,211,000	\$2,680,000
West Portal		\$1,910,500	\$2,250,000	
Balboa Terrace		\$1,850,000	\$2,400,000	
Ingleside Terrace		\$1,882,500	\$2,200,000	\$2,450,000

How these median prices apply to any particular property is unknown without a specific analysis.

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Neighborhood	2-Bedroom House	3-Bedroom House	4-Bedroom House	5+ Bedroom House
Realtor District 5, Central This is the 3 rd largest and 2 nd most expensive district in the city for house sales.				
Glen Park	\$1,630,000	\$1,721,000	\$2,160,600	\$3,380,000
Haight Ashbury				\$3,375,000
Noe Valley	\$1,702,500	\$2,375,000	\$3,360,000	\$4,600,000
Cole Valley/Parnassus Heights	\$1,800,000	\$2,600,000	\$3,600,000	\$3,235,000
Ashbury Heights/ Buena Vista Park		\$2,600,000	\$3,050,000	\$4,100,000
Twin Peaks		\$1,500,000	\$1,903,000	
Corona Heights		\$2,650,000		
Duboce Triangle	Too few sales in any one home size for reliable analysis.			
Clarendon Heights		\$2,300,000	\$3,537,500	
Eureka (Castro) Valley/ Dolores Heights	\$2,017,500	\$2,700,000	\$3,500,000	\$6,212,500
Realtor District 6, Central North Very few house sales. This is a big district for condo sales.				
Hayes Valley		\$2,550,000		\$3,225,000
North of Panhandle		\$2,507,500	\$3,425,000	
Lower Pacific Heights		\$3,377,500	\$2,625,000	\$4,500,000
Realtor District 7, North This is the most expensive house district in San Francisco.				
Marina		\$2,795,000	\$4,500,000	\$4,920,000
Pacific Heights		\$2,720,000	\$5,200,000	\$6,575,000
Presidio Heights		\$4,925,000	\$7,200,000	\$7,750,000
Cow Hollow		\$3,600,000	\$6,160,500	\$5,937,500
In more expensive areas, there is a greater percentage of house sales unreported to MLS. The prices of some small homes may reflect plans to expand or rebuild.				
Realtor District 8, Northeast Very few house sales. This is a big district for condo and co-op sales.				
Russian, Nob & Telegraph Hills	\$2,225,000	\$3,390,000	\$3,850,000	
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Realtor District 9, East Bernal Heights has by far the most house sales in this district.				
Bernal Heights	\$1,400,000	\$1,600,000	\$2,250,000	
Inner Mission	\$1,250,000	\$2,700,000	\$1,700,000	
Potrero Hill	\$1,534,000	\$2,000,000	\$2,939,000	
Realtor District 10, South This district has the most house sales in the city, and is also the most affordable.				
Bayview	\$870,000	\$1,000,000	\$1,290,000	\$1,096,000
Bayview Heights		\$840,000	\$1,095,000	
Silver Terrace	\$900,000	\$955,000	\$1,262,000	\$1,126,500
Excelsior	\$999,000	\$1,160,000	\$1,275,000	\$1,725,000
Portola	\$1,100,000	\$1,230,000	\$1,504,000	\$1,587,500
Visitacion Valley	\$888,000	\$963,500	\$1,049,500	\$1,166,000
Crocker Amazon	\$1,015,000	\$1,237,500	\$1,258,000	\$1,255,000
Outer Mission	\$949,000	\$1,041,000	\$977,500	
Mission Terrace	\$1,228,000	\$1,330,000	\$1,515,000	\$1,450,000
Little Hollywood		\$1,025,000		
ALL SAN FRANCISCO: Median Sales Prices	\$1,250,000	\$1,600,000	\$2,200,000	\$2,562,500

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. 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.

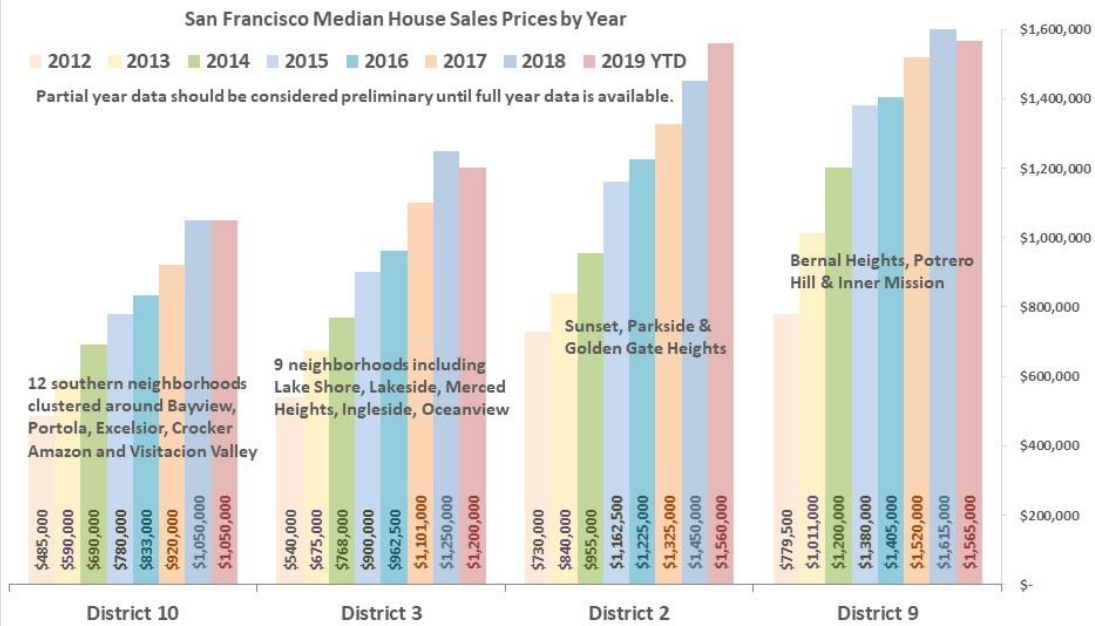
Does not include all sales. Some anomalies, when identified, were adjusted for. Compass is a real estate broker licensed by the State of California, DRE 01527235. Equal Housing Opportunity. This report has been prepared solely for information purposes. The information herein is based on or derived from 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.

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Median HOUSE Sales Price Trends since 2012

San Francisco Median Sales Prices in Selected Realtor Districts

Sales reported to
MLS by 8/30/19



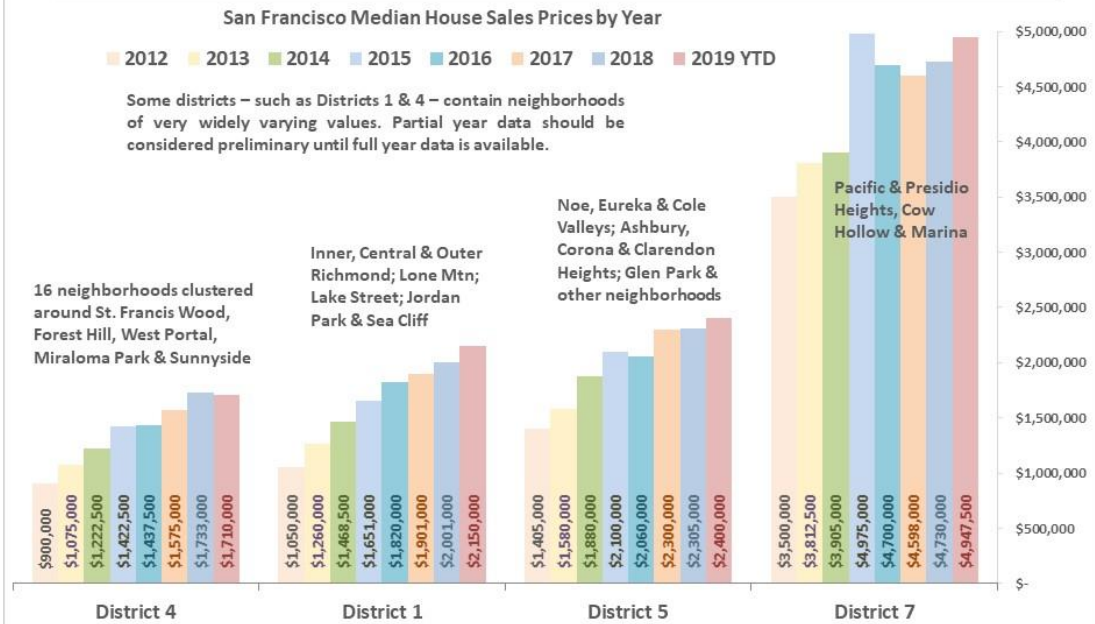
Sales reported to MLS by August 30, 2019. Not all sales are reported. Median Sales Price is that price at which half the sales occurred for more and half for less. It is a general statistic that may be affected by other factors besides changes in fair market value. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate.

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San Francisco Realtor District & Neighborhood Map



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

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