

Monthly Indicators



February 2018

The three most prominent national market trends for residential real estate are the ongoing lack of abundant inventory, the steadily upward movement of home prices and year-over-year declines in home sales. Sales declines are a natural result of there being fewer homes for sale, but higher prices often indicate higher demand leading to competitive bidding. Markets are poised for increased supply, so there is hope that more sellers will take advantage of what appears to be a ready and willing buyer base.

New Listings were down 9.6 percent for single family homes and 18.2 percent for Condo/TIC/Coop properties. Pending Sales increased 15.6 percent for single family homes and 8.6 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 32.9 percent to \$1,715,000 for single family homes but decreased 6.8 percent to \$1,104,500 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 26.3 percent for single family units and 32.1 percent for Condo/TIC/Coop units.

In February, prevailing mortgage rates continued to rise. This has a notable impact on housing affordability and can leave consumers choosing between higher payments or lower-priced homes. According to the Mortgage Bankers Association, the average rate for 30-year fixed-rate mortgages with a 20 percent down payment that qualify for backing by Fannie Mae and Freddie Mac rose to its highest level since January 2014. A 4.5 or 4.6 percent rate might not seem high to those with extensive real estate experience, but it is newly high for many potential first-time home buyers. Upward rate pressure is likely to continue as long as the economy fares well.

Monthly Snapshot

+ 32.9% **- 6.8%** **+ 8.2%**

One-Year Change in Median Sales Price Single Family	One-Year Change in Median Sales Price Condo/TIC/Coop	One-Year Change in Median Sales Price All Property Types
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Residential real estate activity in San Francisco County (Districts 1-10), comprised of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Activity Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2017	2-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings		187	169	- 9.6%	364	337	- 7.4%
Pending Sales		135	156	+ 15.6%	228	243	+ 6.6%
Sold Listings		111	102	- 8.1%	217	196	- 9.7%
Median Sales Price		\$1,290,000	\$1,715,000	+ 32.9%	\$1,275,000	\$1,500,000	+ 17.6%
Avg. Sales Price		\$1,684,181	\$2,147,432	+ 27.5%	\$1,659,253	\$1,948,890	+ 17.5%
Days on Market		34	22	- 35.3%	38	28	- 26.3%
Active Listings		359	267	- 25.6%	--	--	--
% of Properties Sold Over List Price		78.4%	80.4%	+ 2.6%	70.5%	76.0%	+ 7.8%
% of List Price Received		113.8%	115.9%	+ 1.8%	110.8%	114.2%	+ 3.1%
Affordability Ratio		39	29	- 25.6%	39	33	- 15.4%
Months Supply		1.9	1.4	- 26.3%	--	--	--

Condo/TIC/Coop Activity Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2017	2-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings		330	270	- 18.2%	659	576	- 12.6%
Pending Sales		209	227	+ 8.6%	353	403	+ 14.2%
Sold Listings		157	196	+ 24.8%	307	342	+ 11.4%
Median Sales Price		\$1,185,000	\$1,104,500	- 6.8%	\$1,100,000	\$1,095,000	- 0.5%
Avg. Sales Price		\$1,358,682	\$1,270,194	- 6.5%	\$1,262,501	\$1,289,936	+ 2.2%
Days on Market		36	37	+ 2.8%	47	45	- 4.3%
Active Listings		638	474	- 25.7%	--	--	--
% of Properties Sold Over List Price		57.3%	59.2%	+ 3.3%	48.2%	48.5%	+ 0.6%
% of List Price Received		103.9%	105.2%	+ 1.3%	102.6%	103.7%	+ 1.1%
Affordability Ratio		49	52	+ 6.1%	53	52	- 1.9%
Months Supply		2.8	1.9	- 32.1%	--	--	--

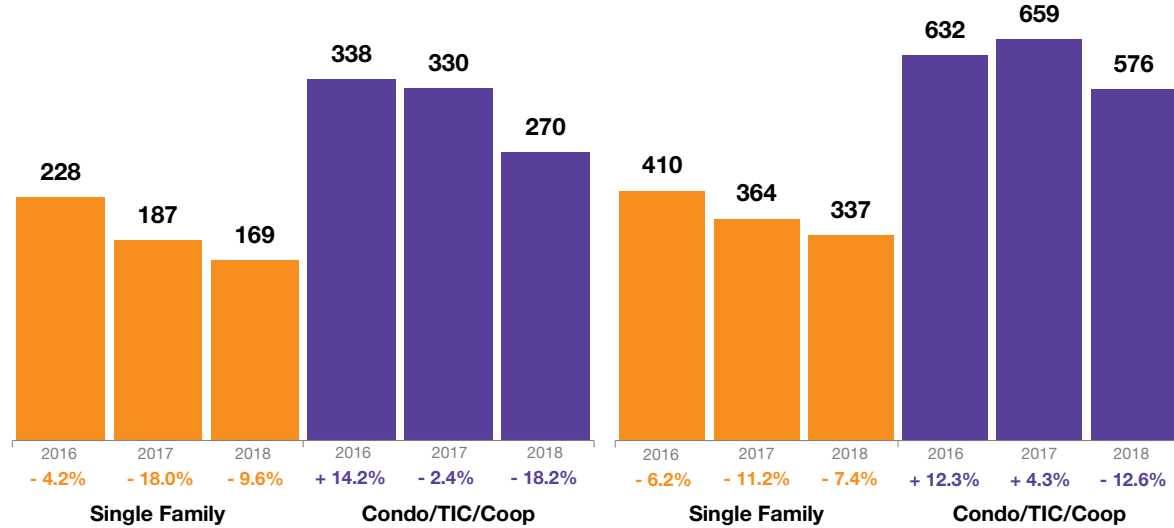
New Listings

A count of the properties that have been newly listed on the market in a given month.



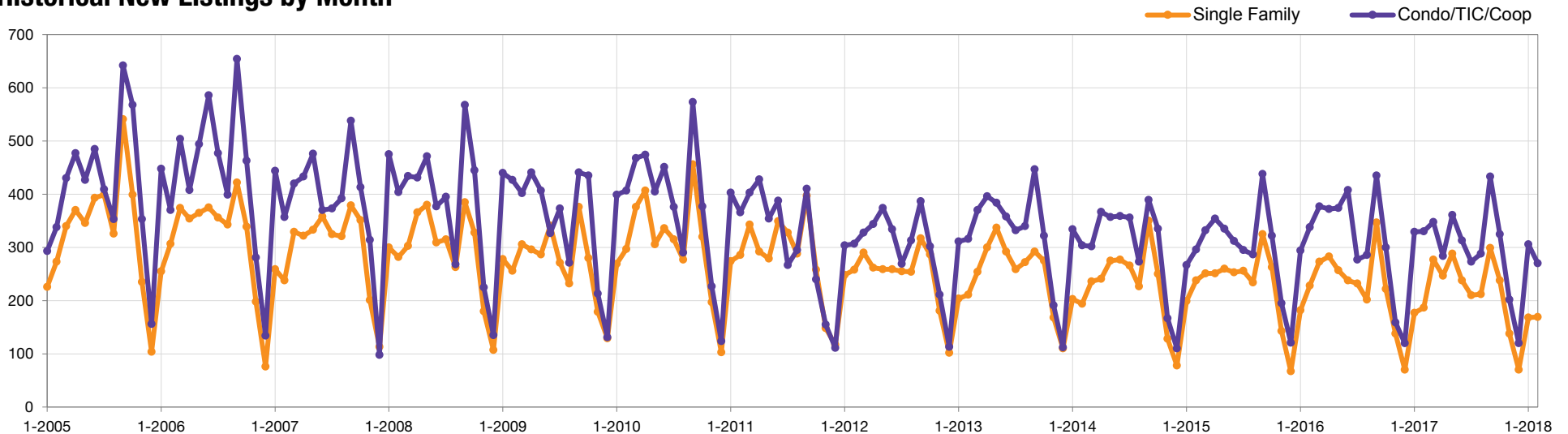
February

Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2017	277	+1.5%	348	-7.7%
Apr-2017	247	-12.7%	284	-23.7%
May-2017	288	+12.1%	361	-3.5%
Jun-2017	238	0.0%	313	-23.3%
Jul-2017	210	-9.5%	273	-1.4%
Aug-2017	212	+5.0%	288	+0.7%
Sep-2017	299	-13.8%	433	-0.5%
Oct-2017	238	+7.2%	325	+8.3%
Nov-2017	138	0.0%	202	+27.0%
Dec-2017	70	0.0%	120	0.0%
Jan-2018	168	-5.1%	306	-7.0%
Feb-2018	169	-9.6%	270	-18.2%
12-Month Avg	213	-2.7%	294	-6.5%

Historical New Listings by Month

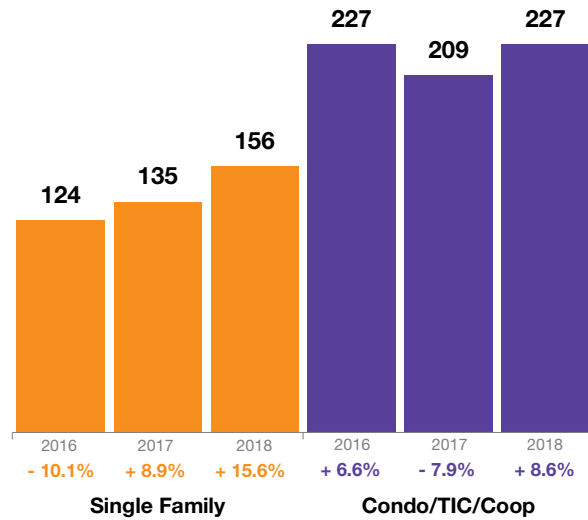


Pending Sales

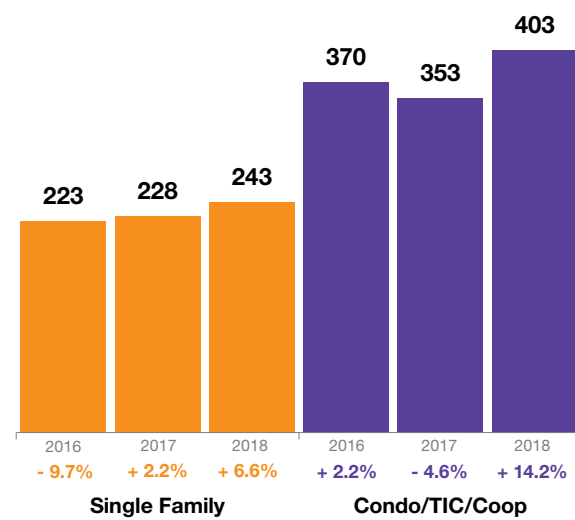
A count of the properties on which offers have been accepted in a given month.



February

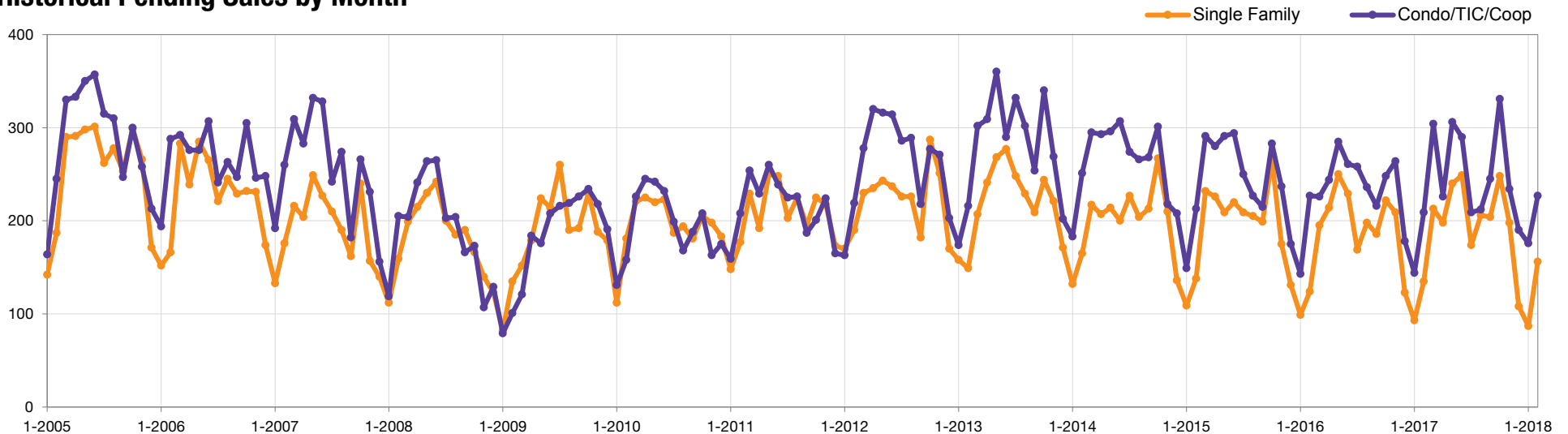


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2017	213	+9.2%	304	+34.5%
Apr-2017	198	-7.5%	226	-7.4%
May-2017	240	-4.0%	306	+7.4%
Jun-2017	249	+8.7%	290	+11.1%
Jul-2017	174	+3.0%	209	-19.0%
Aug-2017	206	+4.0%	212	-10.2%
Sep-2017	204	+9.7%	245	+13.4%
Oct-2017	248	+11.7%	331	+33.5%
Nov-2017	198	-5.3%	234	-11.4%
Dec-2017	108	-12.2%	190	+6.7%
Jan-2018	87	-6.5%	176	+22.2%
Feb-2018	156	+15.6%	227	+8.6%
12-Month Avg	190	+2.6%	246	+6.5%

Historical Pending Sales by Month

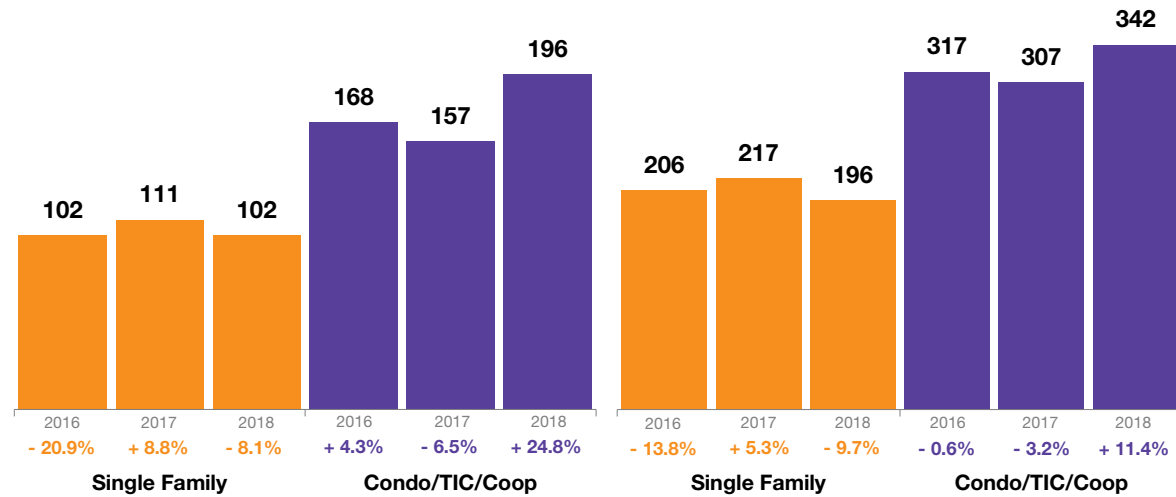


Sold Listings

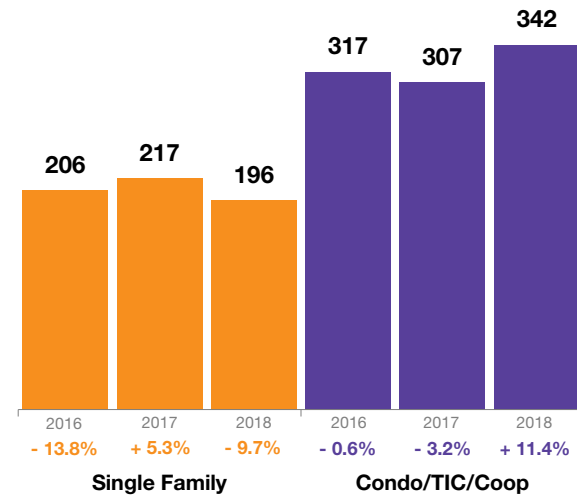
A count of the actual sales that closed in a given month.



February

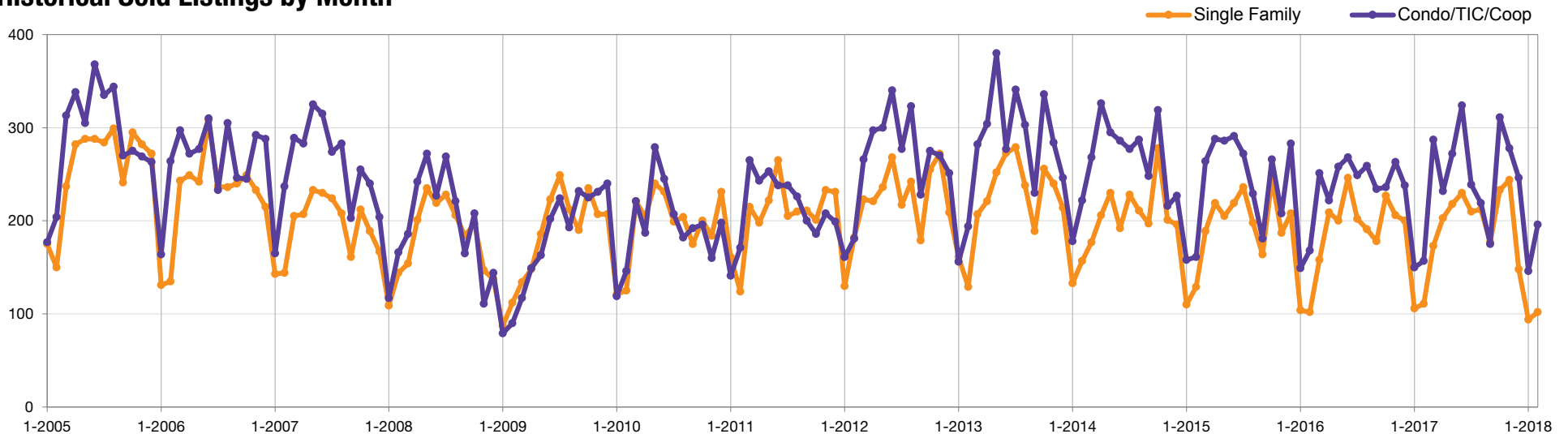


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2017	173	+9.5%	287	+14.3%
Apr-2017	203	-2.9%	232	+4.5%
May-2017	218	+9.0%	272	+5.4%
Jun-2017	230	-6.5%	324	+20.9%
Jul-2017	210	+4.0%	239	-4.0%
Aug-2017	212	+11.0%	219	-15.4%
Sep-2017	177	-0.6%	175	-25.2%
Oct-2017	233	+2.6%	311	+31.8%
Nov-2017	244	+18.4%	278	+5.7%
Dec-2017	148	-26.0%	246	+3.4%
Jan-2018	94	-11.3%	146	-2.7%
Feb-2018	102	-8.1%	196	+24.8%
12-Month Avg	187	+0.4%	244	+5.0%

Historical Sold Listings by Month

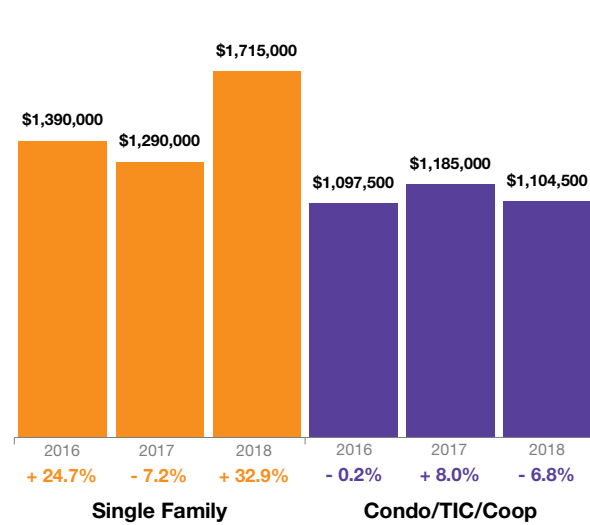


Median Sales Price

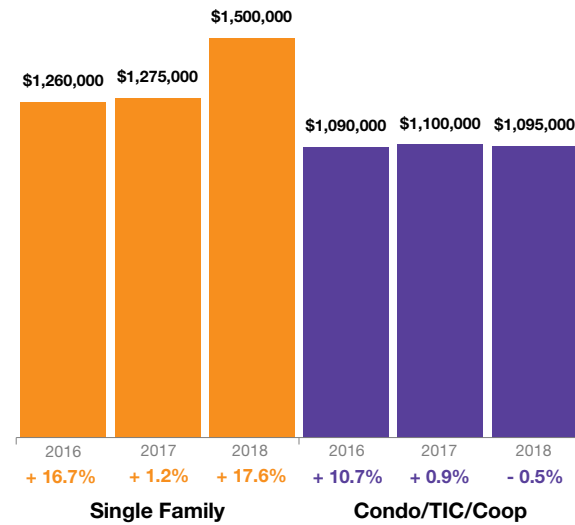
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



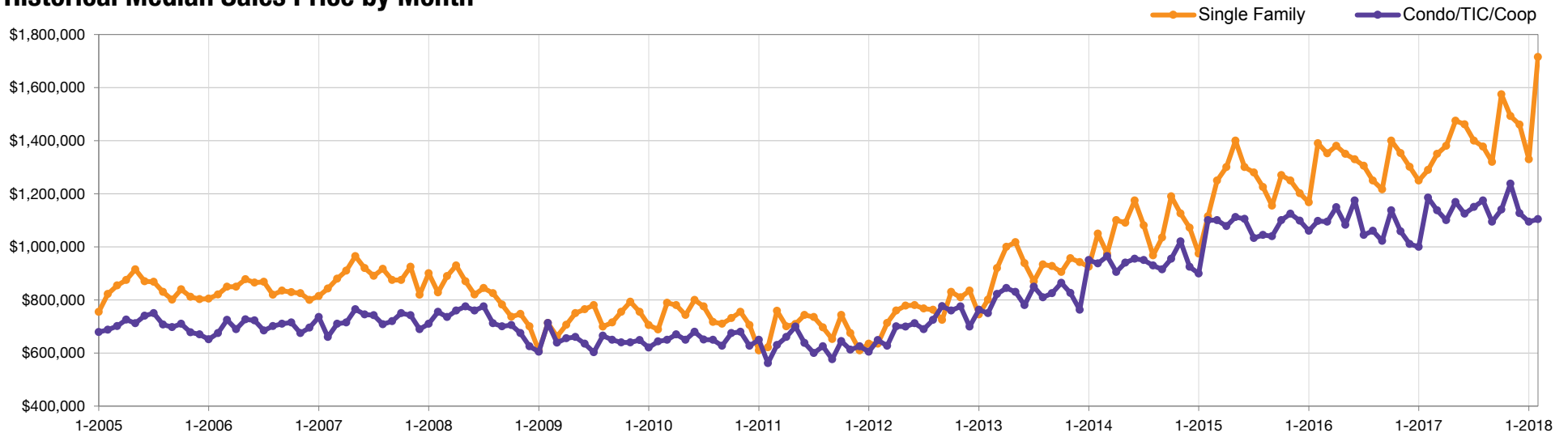
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2017	\$1,350,000	-0.2%	\$1,137,500	+3.9%
Apr-2017	\$1,380,000	0.0%	\$1,100,000	-4.3%
May-2017	\$1,475,000	+9.3%	\$1,169,044	+8.0%
Jun-2017	\$1,461,000	+9.8%	\$1,125,000	-4.3%
Jul-2017	\$1,400,000	+7.3%	\$1,150,000	+10.0%
Aug-2017	\$1,377,500	+10.2%	\$1,175,000	+10.8%
Sep-2017	\$1,320,000	+8.5%	\$1,095,000	+7.1%
Oct-2017	\$1,575,000	+12.5%	\$1,140,000	+0.2%
Nov-2017	\$1,492,500	+10.3%	\$1,237,500	+17.0%
Dec-2017	\$1,460,000	+12.2%	\$1,127,000	+11.5%
Jan-2018	\$1,330,000	+6.4%	\$1,095,000	+9.5%
Feb-2018	\$1,715,000	+32.9%	\$1,104,500	-6.8%
12-Month Avg*	\$1,430,000	+7.9%	\$1,145,000	+5.5%

* Median Sales Price for all properties from March 2017 through February 2018. This is not the average of the individual figures above.

Historical Median Sales Price by Month

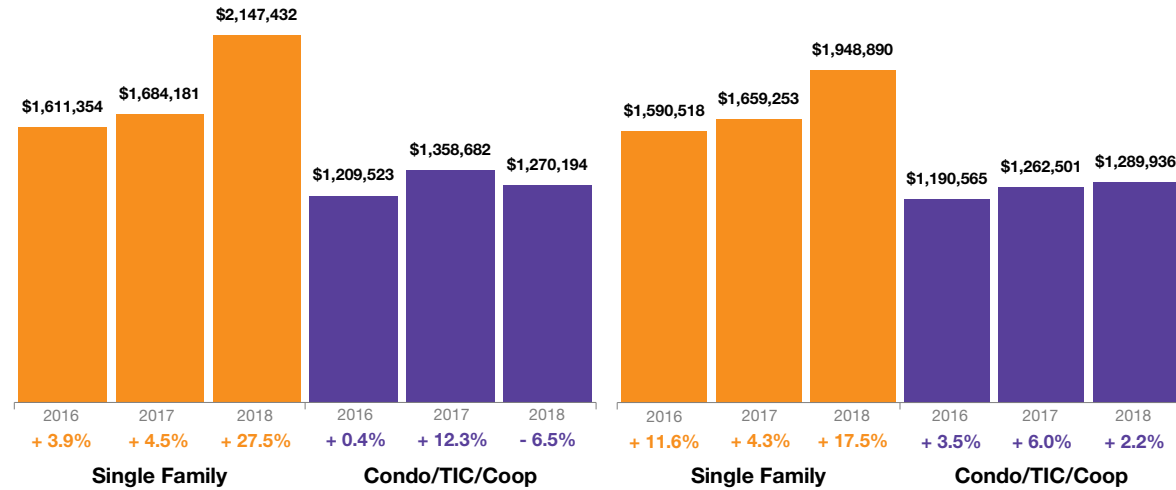


Average Sales Price

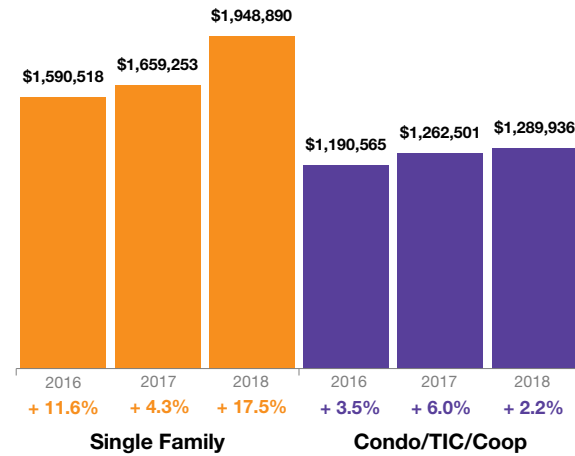
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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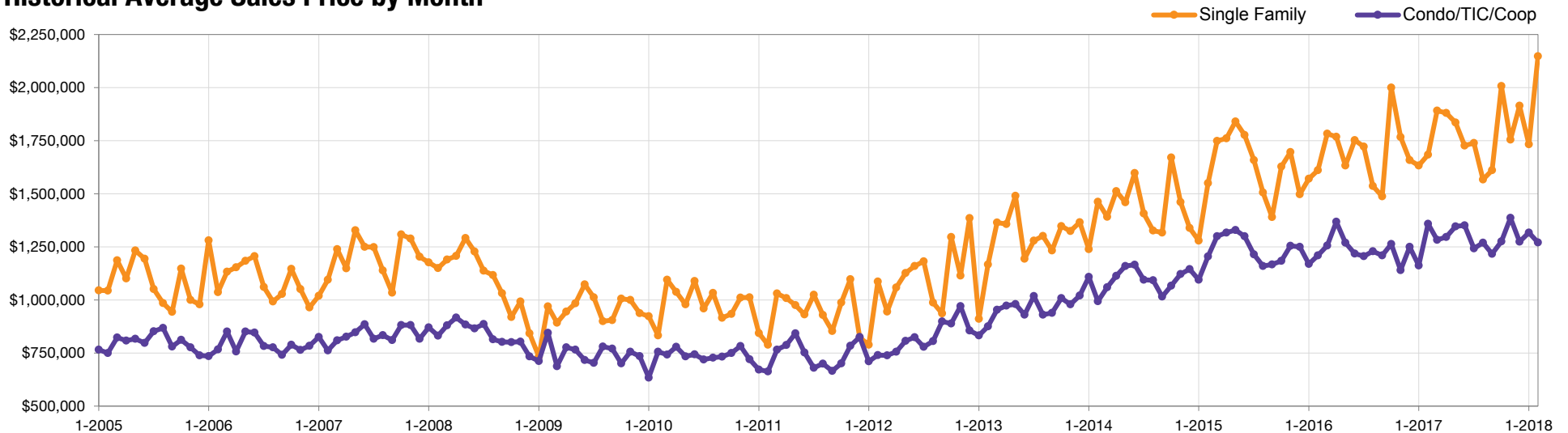
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2017	\$1,891,127	+6.0%	\$1,282,583	+2.2%
Apr-2017	\$1,880,160	+6.3%	\$1,296,502	-5.2%
May-2017	\$1,835,738	+12.4%	\$1,346,544	+6.1%
Jun-2017	\$1,727,201	-1.4%	\$1,351,503	+10.9%
Jul-2017	\$1,738,803	+1.0%	\$1,242,939	+3.1%
Aug-2017	\$1,567,141	+2.0%	\$1,269,212	+3.3%
Sep-2017	\$1,611,232	+8.3%	\$1,217,415	+0.7%
Oct-2017	\$2,007,445	+0.4%	\$1,275,773	+0.9%
Nov-2017	\$1,754,366	-0.7%	\$1,386,511	+21.6%
Dec-2017	\$1,914,314	+15.4%	\$1,274,356	+1.9%
Jan-2018	\$1,733,452	+6.1%	\$1,316,439	+13.3%
Feb-2018	\$2,147,432	+27.5%	\$1,270,194	-6.5%
12-Month Avg*	\$1,804,793	+5.4%	\$1,298,451	+4.6%

* Avg. Sales Price for all properties from March 2017 through February 2018. This is not the average of the individual figures above.

Historical Average Sales Price by Month

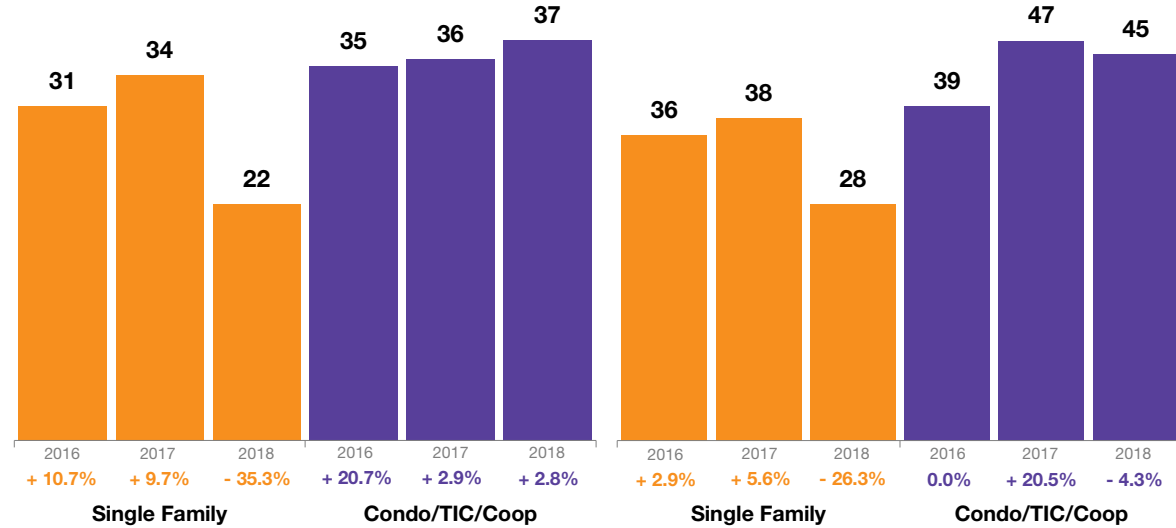


Days on Market Until Sale

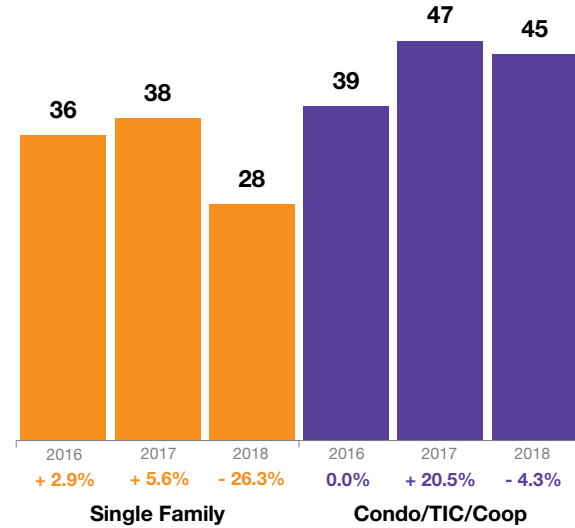
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



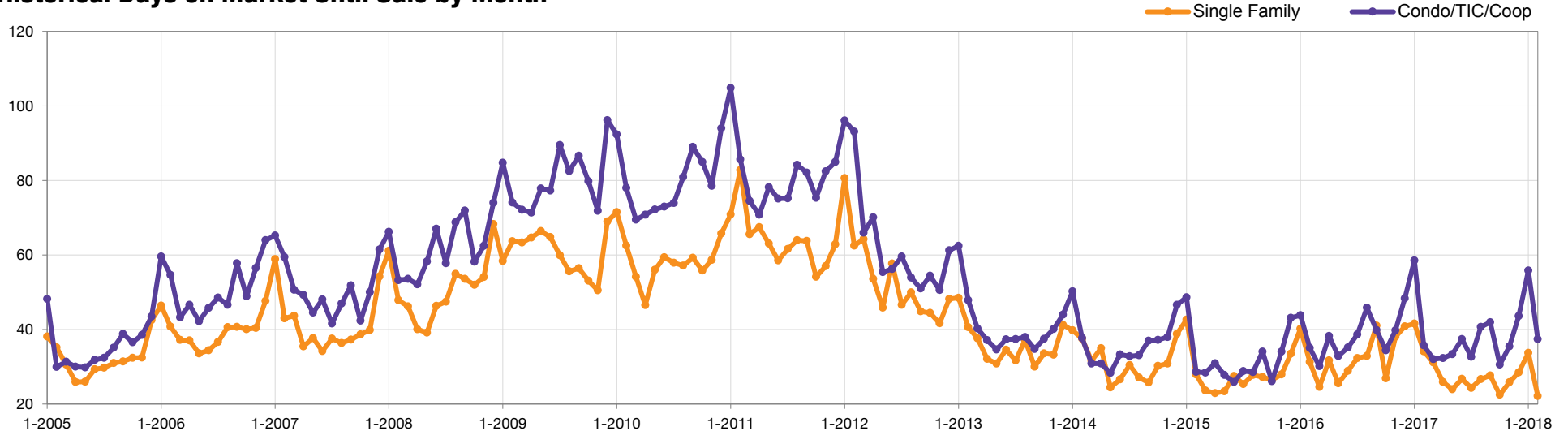
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2017	31	+24.0%	32	+6.7%
Apr-2017	26	-18.8%	32	-15.8%
May-2017	24	-7.7%	33	0.0%
Jun-2017	27	-6.9%	37	+5.7%
Jul-2017	24	-25.0%	33	-15.4%
Aug-2017	27	-18.2%	41	-10.9%
Sep-2017	28	-31.7%	42	+5.0%
Oct-2017	23	-14.8%	31	-8.8%
Nov-2017	26	-31.6%	35	-12.5%
Dec-2017	28	-31.7%	44	-8.3%
Jan-2018	34	-19.0%	56	-5.1%
Feb-2018	22	-35.3%	37	+2.8%
12-Month Avg*	26	-19.9%	37	-6.3%

* Days on Market for all properties from March 2017 through February 2018. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

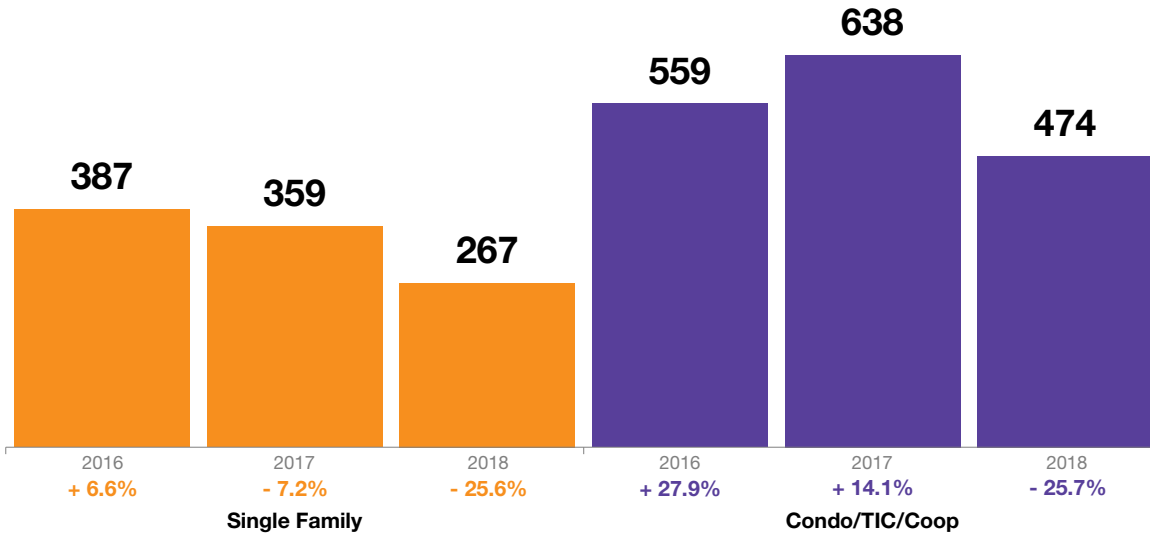


Inventory of Active Listings

The number of properties available for sale in active status at the end of a given month.



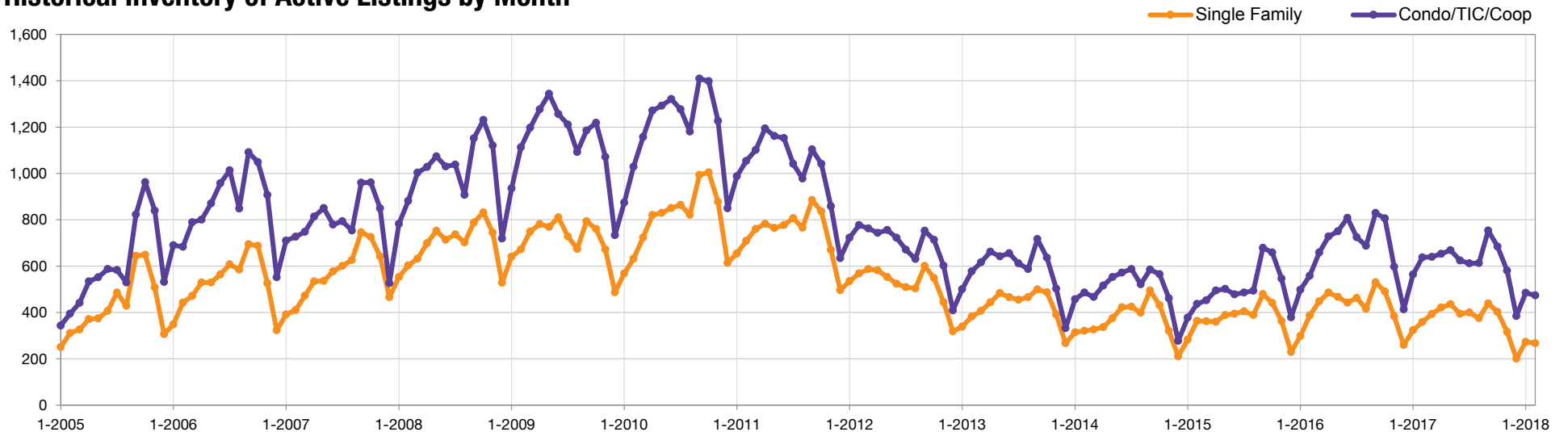
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Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2017	393	-12.3%	640	-2.9%
Apr-2017	421	-13.4%	653	-10.3%
May-2017	436	-6.6%	669	-10.8%
Jun-2017	395	-10.6%	624	-22.8%
Jul-2017	400	-13.6%	612	-15.6%
Aug-2017	376	-9.6%	613	-10.9%
Sep-2017	439	-17.3%	754	-9.2%
Oct-2017	402	-18.0%	684	-15.1%
Nov-2017	317	-17.2%	581	-2.7%
Dec-2017	201	-22.7%	385	-6.8%
Jan-2018	273	-15.5%	485	-14.0%
Feb-2018	267	-25.6%	474	-25.7%
12-Month Avg*	360	-14.8%	598	-12.6%

* Active Listings for all properties from March 2017 through February 2018. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

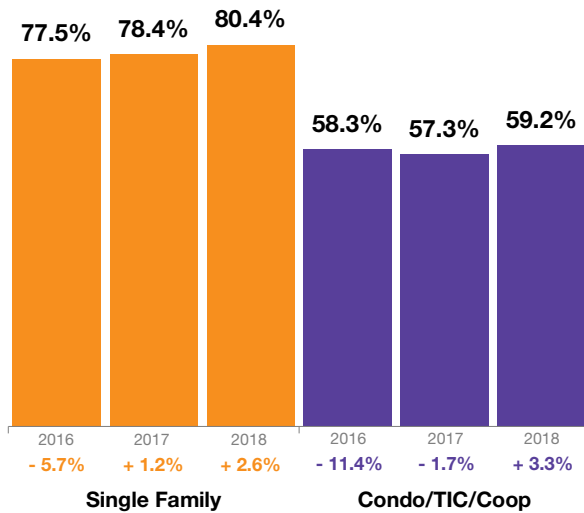


% of Properties Sold Over List Price

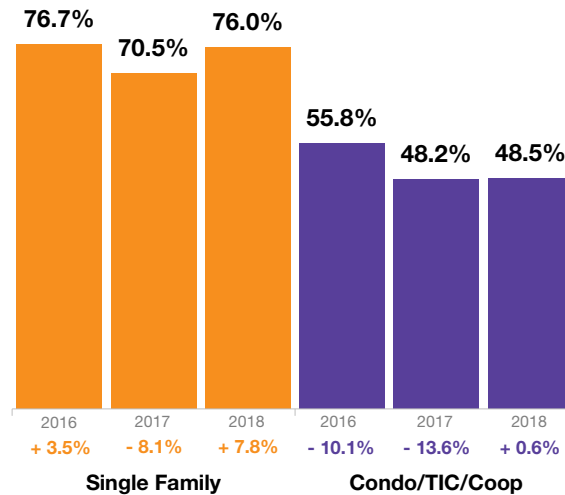


Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.

February



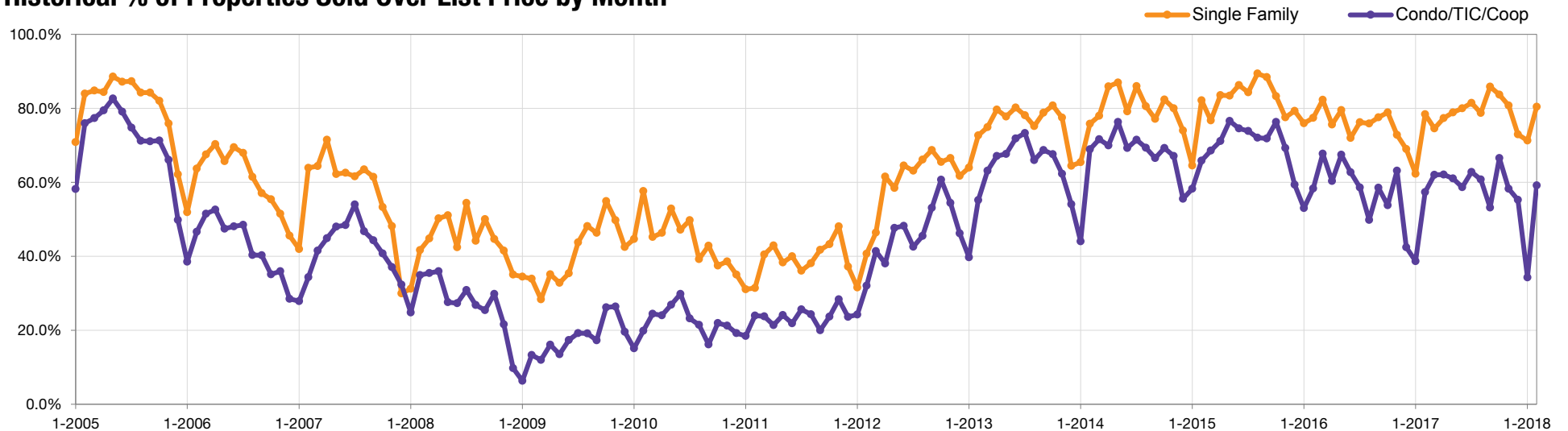
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2017	74.6%	-9.4%	62.0%	-8.4%
Apr-2017	77.3%	+2.2%	62.1%	+2.8%
May-2017	78.9%	-0.8%	61.0%	-9.5%
Jun-2017	80.0%	+11.1%	58.6%	-6.5%
Jul-2017	81.4%	+6.8%	62.8%	+7.2%
Aug-2017	78.8%	+3.8%	60.7%	+21.9%
Sep-2017	85.9%	+10.8%	53.1%	-9.2%
Oct-2017	83.7%	+6.1%	66.6%	+23.8%
Nov-2017	80.7%	+10.9%	58.3%	-7.6%
Dec-2017	73.0%	+5.8%	55.3%	+30.4%
Jan-2018	71.3%	+14.4%	34.2%	-11.6%
Feb-2018	80.4%	+2.6%	59.2%	+3.3%
12-Month Avg	79.4%	+5.5%	59.0%	+2.7%

* % of Properties Sold Over List Price for all properties from March 2017 through February 2018. This is not the average of the individual figures above.

Historical % of Properties Sold Over List Price by Month

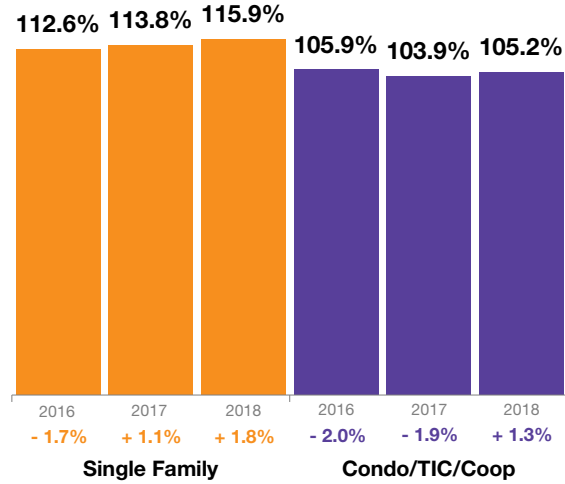


% of List Price Received

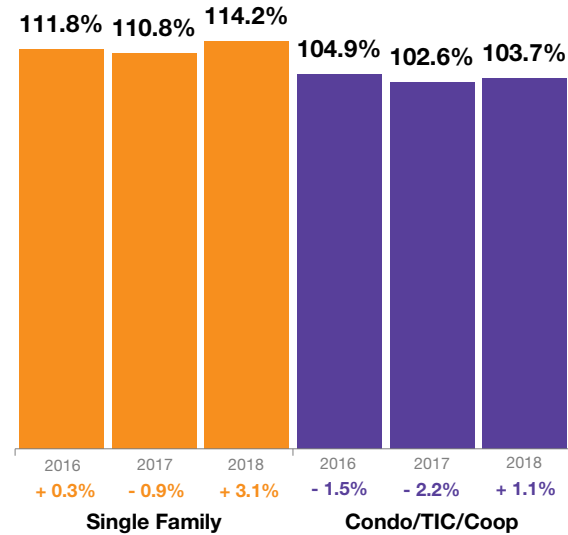


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

February



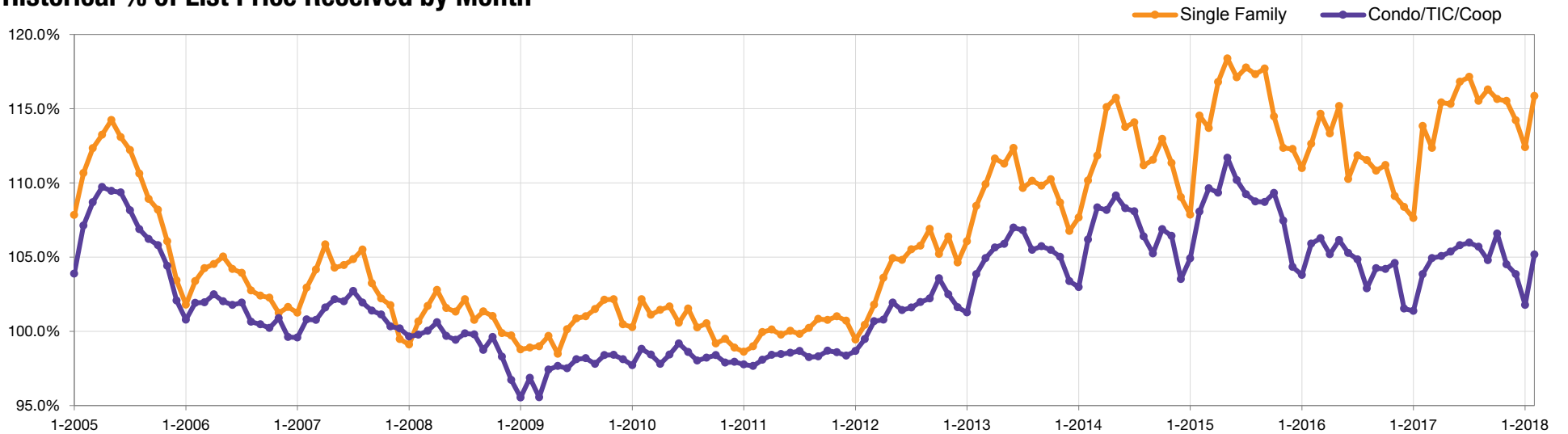
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2017	112.4%	-2.0%	104.9%	-1.3%
Apr-2017	115.4%	+1.9%	105.1%	-0.1%
May-2017	115.3%	+0.1%	105.4%	-0.7%
Jun-2017	116.8%	+5.9%	105.8%	+0.5%
Jul-2017	117.1%	+4.7%	106.0%	+1.1%
Aug-2017	115.5%	+3.6%	105.7%	+2.7%
Sep-2017	116.3%	+5.0%	104.8%	+0.5%
Oct-2017	115.6%	+4.0%	106.6%	+2.3%
Nov-2017	115.5%	+5.9%	104.5%	-0.1%
Dec-2017	114.2%	+5.4%	103.8%	+2.3%
Jan-2018	112.4%	+4.5%	101.8%	+0.4%
Feb-2018	115.9%	+1.8%	105.2%	+1.3%
12-Month Avg*	115.4%	+3.5%	105.1%	+0.8%

* % of List Price Received for all properties from March 2017 through February 2018. This is not the average of the individual figures above.

Historical % of List Price Received by Month

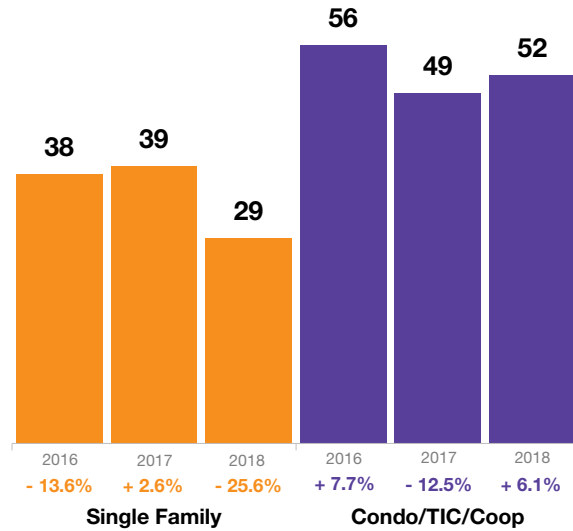


Housing Affordability Ratio

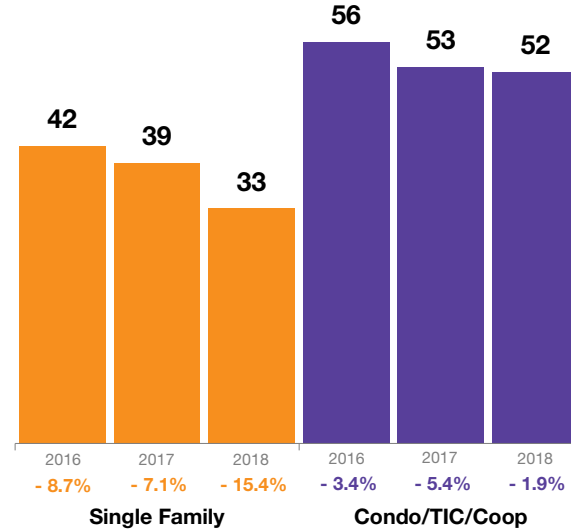


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February



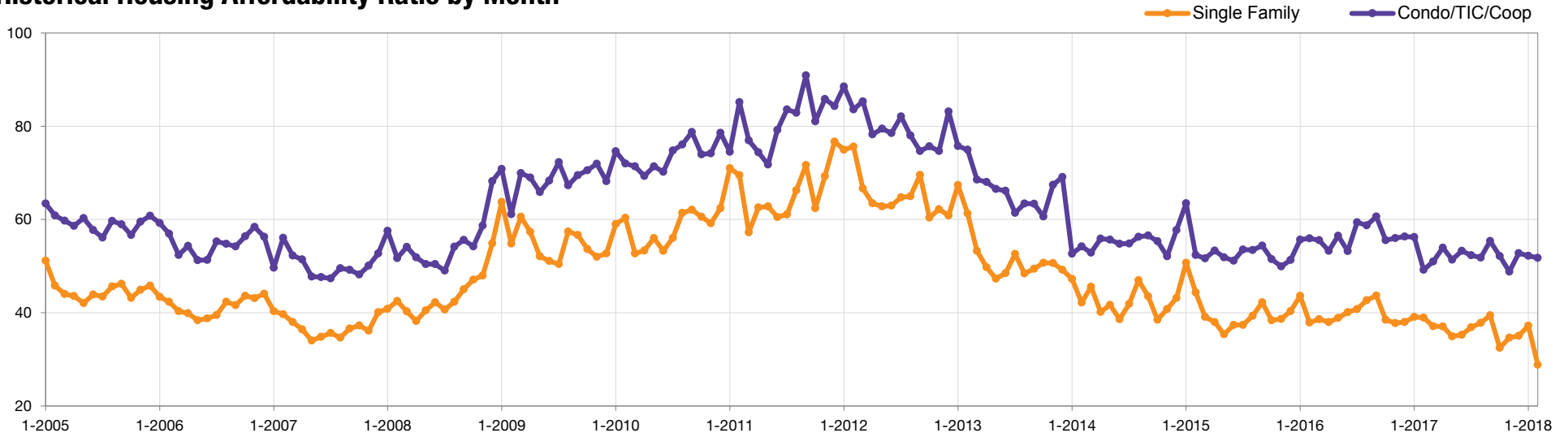
Year to Date



Affordability Ratio	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2017	37	-5.1%	51	-8.9%
Apr-2017	37	-2.6%	54	+1.9%
May-2017	35	-10.3%	51	-8.9%
Jun-2017	35	-12.5%	53	0.0%
Jul-2017	37	-9.8%	52	-11.9%
Aug-2017	38	-11.6%	52	-11.9%
Sep-2017	39	-11.4%	55	-9.8%
Oct-2017	32	-17.9%	52	-7.1%
Nov-2017	35	-7.9%	49	-12.5%
Dec-2017	35	-7.9%	53	-5.4%
Jan-2018	37	-5.1%	52	-7.1%
Feb-2018	29	-25.6%	52	+6.1%
12-Month Avg*	36	-26.8%	40	-7.0%

* Affordability Ratio for all properties from March 2017 through February 2018. This is not the average of the individual figures above.

Historical Housing Affordability Ratio by Month

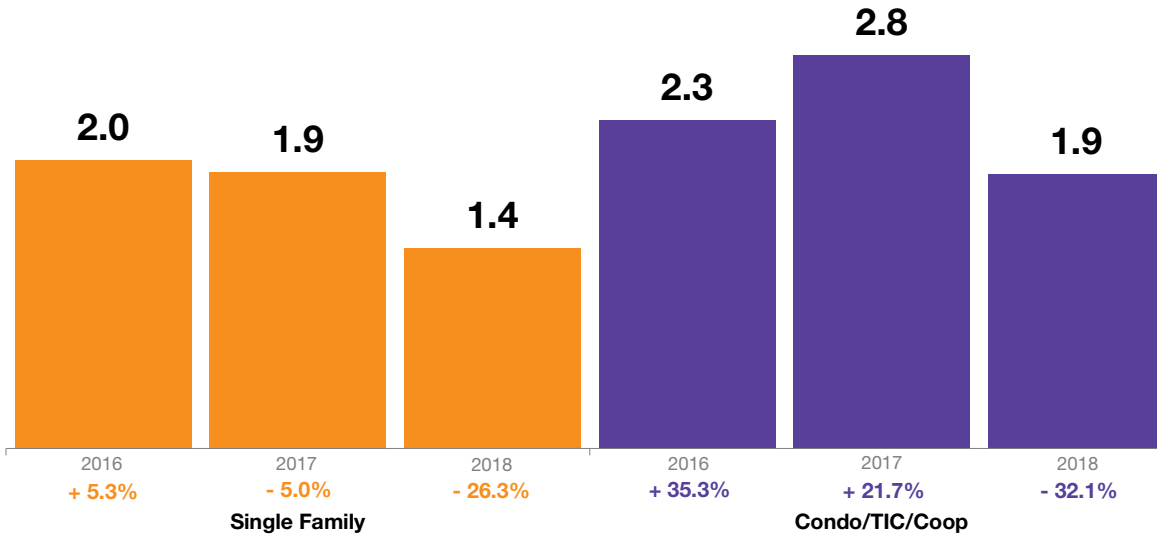


Months Supply of Inventory



The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

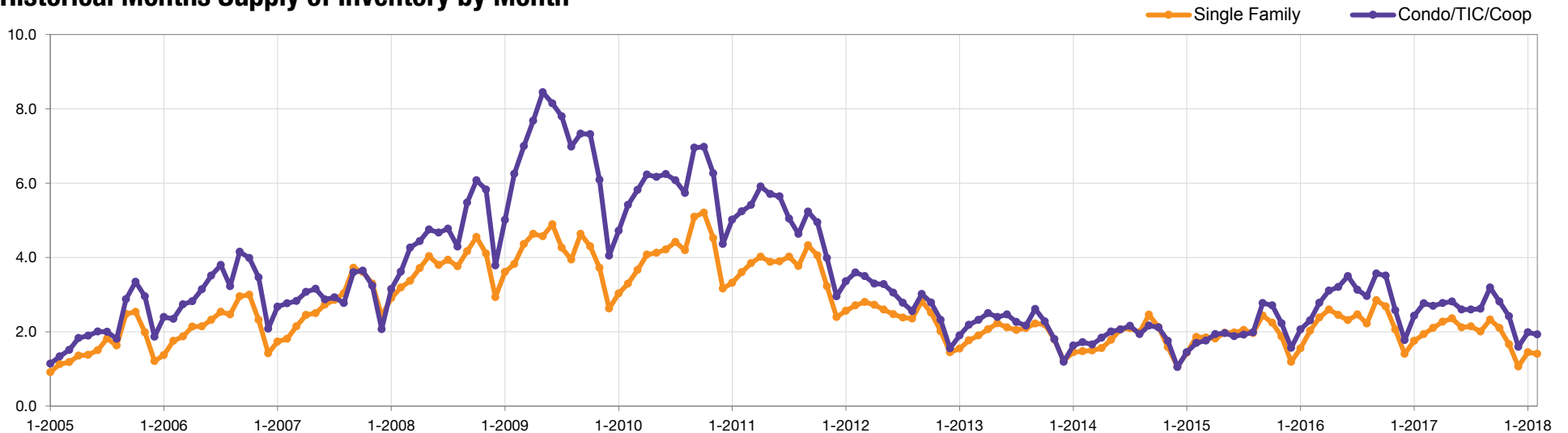
February



Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2017	2.1	-12.5%	2.7	-3.6%
Apr-2017	2.3	-11.5%	2.8	-9.7%
May-2017	2.4	-4.0%	2.8	-12.5%
Jun-2017	2.1	-8.7%	2.6	-25.7%
Jul-2017	2.1	-16.0%	2.6	-16.1%
Aug-2017	2.0	-9.1%	2.6	-13.3%
Sep-2017	2.3	-17.9%	3.2	-11.1%
Oct-2017	2.1	-22.2%	2.8	-20.0%
Nov-2017	1.7	-19.0%	2.4	-7.7%
Dec-2017	1.1	-21.4%	1.6	-11.1%
Jan-2018	1.4	-22.2%	2.0	-16.7%
Feb-2018	1.4	-26.3%	1.9	-32.1%
12-Month Avg*	1.9	-15.1%	2.5	-14.9%

* Months Supply for all properties from March 2017 through February 2018. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Activity Overview

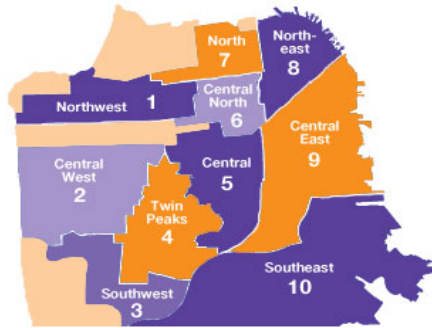


Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2017	2-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings		517	439	- 15.1%	1,023	913	- 10.8%
Pending Sales		344	383	+ 11.3%	581	646	+ 11.2%
Sold Listings		268	298	+ 11.2%	524	538	+ 2.7%
Median Sales Price		\$1,215,764	\$1,315,500	+ 8.2%	\$1,175,000	\$1,267,500	+ 7.9%
Avg. Sales Price		\$1,493,497	\$1,570,457	+ 5.2%	\$1,426,805	\$1,530,001	+ 7.2%
Days on Market		35	32	- 8.6%	43	39	- 9.3%
Active Listings		997	741	- 25.7%	--	--	--
% of Properties Sold Over List Price		66.0%	66.4%	+ 0.6%	57.4%	58.6%	+ 2.1%
% of List Price Received		108.0%	108.8%	+ 0.7%	106.0%	107.5%	+ 1.4%
Affordability Ratio		39	37	- 5.1%	41	38	- 7.3%
Months Supply		2.4	1.7	- 29.2%	--	--	--

Activity by District

Key metrics by report month for the districts of San Francisco.



- SF District 1: Northwest (Sea Cliff, Lake, Jordan Park / Laurel Heights, Outer Richmond, Central Richmond, Inner Richmond, Lone Mountain)
- SF District 2: Central West (Outer Sunset, Central Sunset, Inner Sunset, Outer Parkside, Parkside, Inner Parkside, Golden Gate Heights)
- SF District 3: Southwest (Pine Lake Park, Lake Shore, Merced Manor, Stonestown, Lakeside, Merced Heights, Ingleside, Ingleside Heights, Oceanview)
- SF District 4: Twin Peaks W (Forest Hill (& Ext), W Portal, St Francis Wd, Balboa Terr, Mt Dav Manor, Ingleside Terr, Monterey Hts, Wstwd Pk & H'Inds, Shrwrd Fst, Miraloma Pk, Dmnd Hts, Mdtwn Terr)
- SF District 5: Central (Haight Ashbury, Cole Vly / Prnssus Hts, Clarnrn Hts, Corona Hts, Twin Pks, Glen Pk, Noe Vly, Eureka Vly / Dolores Hts, Mission Dolores, Duboce Trngl, Buena Vista / Ashbury Hts)
- SF District 6: Central North (Lower Pacific Heights, Anza Vista, Western Addition, North Panhandle, Alamo Square, Hayes Valley)
- SF District 7: North (Marina, Cow Hollow, Presidio Heights, Pacific Heights)
- SF District 8: Northeast (North Waterfront, North Beach, Russian Hill, Telegraph Hill, Nob Hill, Financial District / Barbary Coast, Downtown, Van Ness / Civic Center, Tenderloin)
- SF District 9: Central East (Yerba Buena, South Beach, South of Market, Mission Bay, Inner Mission, Potrero Hill, Central Waterfront / Dogpatch, Bernal Heights)
- SF District 10: Southeast (Outer Mission, Mission Terr, Excelsior, Portola, Bayview, Silver Terr, Hunters Pt, Candlestick Pt, Bayview Hts, Little Hollywood, Visitation Vly, Crocker Amazon)

	Active Listings			Sold Listings			Median Sales Price			Days on Market			Months Supply		
	2-2017	2-2018	+ / -	2-2017	2-2018	+ / -	2-2017	2-2018	+ / -	2-2017	2-2018	+ / -	2-2017	2-2018	+ / -
Single Family															
1 SF District 1	21	21	0.0%	5	9	+80.0%	\$2,025,000	\$1,925,000	-4.9%	48	31	-35.4%	1.4	1.6	+14.3%
2 SF District 2	40	24	-40.0%	14	9	-35.7%	\$1,255,500	\$1,410,000	+12.3%	25	6	-76.0%	1.2	0.7	-41.7%
3 SF District 3	15	14	-6.7%	7	6	-14.3%	\$920,000	\$1,025,500	+11.5%	78	46	-41.0%	1.0	1.1	+10.0%
4 SF District 4	40	21	-47.5%	12	15	+25.0%	\$1,591,000	\$1,850,000	+16.3%	22	14	-36.4%	1.5	0.8	-46.7%
5 SF District 5	64	48	-25.0%	22	20	-9.1%	\$2,305,000	\$2,925,500	+26.9%	24	24	0.0%	2.4	1.8	-25.0%
6 SF District 6	7	6	-14.3%	3	3	0.0%	\$3,250,000	\$2,215,000	-31.8%	9	33	+266.7%	2.3	1.8	-21.7%
7 SF District 7	29	30	+3.4%	2	5	+150.0%	\$6,755,000	\$4,900,000	-27.5%	60	11	-81.7%	3.4	3.4	0.0%
8 SF District 8	12	11	-8.3%	1	1	0.0%	\$6,100,000	\$4,995,000	-18.1%	170	72	-57.6%	6.0	4.3	-28.3%
9 SF District 9	52	37	-28.8%	18	13	-27.8%	\$1,287,500	\$1,740,000	+35.1%	26	9	-65.4%	2.5	1.7	-32.0%
10 SF District 10	79	55	-30.4%	27	21	-22.2%	\$863,000	\$1,080,000	+25.1%	40	29	-27.5%	2.3	1.3	-43.5%
Condo/TIC/Coop															
1 SF District 1	20	13	-35.0%	5	8	+60.0%	\$1,360,000	\$1,268,500	-6.7%	8	17	+112.5%	1.8	1.2	-33.3%
2 SF District 2	7	6	-14.3%	0	5	--	\$0	\$1,370,000	--	0	22	--	1.8	1.9	+5.6%
3 SF District 3	11	7	-36.4%	4	1	-75.0%	\$900,000	\$810,000	-10.0%	9	187	+1977.8%	2.8	2.7	-3.6%
4 SF District 4	7	8	+14.3%	2	4	+100.0%	\$645,000	\$510,846	-20.8%	33	89	+169.7%	3.0	2.2	-26.7%
5 SF District 5	81	53	-34.6%	23	25	+8.7%	\$1,526,000	\$1,500,000	-1.7%	22	27	+22.7%	2.4	1.5	-37.5%
6 SF District 6	67	51	-23.9%	15	22	+46.7%	\$1,350,000	\$1,190,000	-11.9%	21	44	+109.5%	2.5	1.9	-24.0%
7 SF District 7	47	43	-8.5%	29	15	-48.3%	\$1,725,000	\$1,650,000	-4.3%	41	20	-51.2%	1.7	1.7	0.0%
8 SF District 8	123	94	-23.6%	21	20	-4.8%	\$865,000	\$1,241,500	+43.5%	49	48	-2.0%	3.2	2.3	-28.1%
9 SF District 9	252	181	-28.2%	53	85	+60.4%	\$988,000	\$979,000	-0.9%	42	37	-11.9%	3.2	2.0	-37.5%
10 SF District 10	23	18	-21.7%	5	11	+120.0%	\$675,000	\$638,500	-5.4%	34	48	+41.2%	3.4	2.0	-41.2%