

**Median Sales Price Appreciation of 2 Bedroom Condominiums
in Selected San Francisco Neighborhoods***

Neighborhood	Median Price 1/1-6/30/94	Median Price 1/1-6/30/99	Median Price 1/1-6/30/04	Median Price 9/24/07-3/24/08	Appreciation since 1994
Pacific Heights	\$ 325,000	\$ 577,500	\$ 800,000	\$ 1,011,500	211%
Marina	315,000	571,000	977,500	1,262,000	300%
Russian Hill	400,000	615,000	976,000	1,280,000	220%
Nob Hill	525,000	552,500	740,000	850,000	62%
Noe Valley	235,250	575,000	731,500	888,500	278%
Castro/Eureka Valley	224,000	435,000	795,000	840,000	275%
Potrero Hill	198,000	407,500	591,000	786,000	296%
Inner Richmond	240,000	400,000	565,000	774,500	223%
South Beach	195,000**	556,300	802,000	1,120,000	474%**
SOMA	258,500	444,500	606,000	787,000	204%
Inner Mission	N/A	327,000	585,000	732,000	N/A
Hayes Valley	207,500	365,000	610,000	795,000	284%

* Includes the sales of condominiums, lofts and stock cooperative apartments.

** Only one 2 BR condo sale occurred in South Beach in the first 6 months of 1994, which may skew the appreciation calculation.

Median Sales Price Appreciation of **3 Bedroom Houses** in Selected San Francisco Neighborhoods

Neighborhood	Median Price 1/1-6/30/94	Median Price 1/1-6/30/99	Median Price 1/1-6/30/04	Median Price 9/24/07-3/24/08	Appreciation since 1994
Pacific Heights	\$ 742,500	\$ 1,270,000	\$ 1,862,500	\$ 3,100,000	318%
St. Francis Wood	527,500	862,000	1,262,500	1,625,000	208%
Marina	510,000	1,350,000	1,500,000	2,267,500	345%
Cole Valley/Ashbury Hghts	485,000	855,000	1,317,500	2,287,500	372%
Noe Valley	401,250	682,500	1,076,000	1,737,500	333%
Central Richmond	377,500	578,000	881,000	1,255,000	232%
Inner Sunset	330,000	527,500	837,500	1,100,000	233%
Miraloma Park	283,500	447,000	729,500	925,000	226%
Bernal Heights	228,500	401,000	725,000	859,000	276%
Inner Mission	178,500	502,000	810,000	1,021,000	472%
Excelsior	202,500	269,500	633,000	630,000	211%

The Median Sales Price is that price at which half the properties sold for more and half for less. It may be affected by “unusual” events in any particular period or by changes in buying trends, such as a market shift to more high-end home sales. Changes in median prices do not necessarily reflect changes in value for any particular property.

Different neighborhoods may feature larger or smaller houses and condos on a square footage basis, as well as radically different eras of construction. Some neighborhoods have a much greater number of sales or may be impacted by large new-development sales. The data herein is from the San Francisco Multiple Listing Service and subject to errors, omissions or revisions and not warranted.

