

What Costs How Much Where in San Francisco

2009 San Francisco Home Sales

as Reported to MLS as of 6/22/09

The below charts track year to date sales by property type and neighborhood by number of sales; low, high and median sales price; average days on market (how long it took the home to be designated "pending sale"); and average sales price to original list price (that percentage of original list price buyers ended up paying). N/A means either the data wasn't available or wasn't trustworthy. An asterisk signifies a confidential sale -- thus the price shown is the final asking price and not the actual sales price.

5+ Bedroom Houses

Neighborhood	Number of Sales	Low Price Sale	High Price Sale	Median Price	Avg Dollar per Sq.Ft.	Avg Days on Market	Avg Sales Price to List Price %
Pacific & Presidio Hghts Cow Hollow, Marina	13	\$2.7m*	\$8.9m*	\$4.98m	N/A	48	N/A
Noe & Eureka Valleys	3	\$1.4m	\$2.9m	N/A	N/A	67	N/A

4 Bedroom Houses

Neighborhood	Number of Sales	Low Price Sale	High Price Sale	Median Price	Avg Dollar per Sq.Ft.	Avg Days on Market	Avg Sales Price to List Price %
Pacific & Presidio Hghts Marina/Cow Hollow	13	\$1.4m	\$3.6m	\$2.6m	\$895/sq.ft.	79	93.4%
Lake Street District	5	\$1.24	\$3.5m*	\$2.46m	N/A	42	91.3%
Noe & Eureka Valleys	15	\$800k	\$2.8m	\$1.73m	\$684	54	92.6%
Forest Hill	4	\$1.03m	\$1.98m	\$1.3m	\$530	80	94.5%
Central/ Outer Richmond	6	\$682k	\$1.84m	\$981k	\$448	75	95.4%
Parkside	8	\$620k	\$1.06m	\$755k	\$410	42	96.9%
Bayview/Portola/ Excelsior	32	\$234	\$900k	\$528k	\$324	87	95.6%

3 Bedroom Houses

Neighborhood	Number of Sales	Low Price Sale	High Price Sale	Median Price	Avg Dollar per Sq.Ft.	Avg Days on Market	Avg Sales Price to List Price %
Marina & Cow Hollow	6	\$1.02m	\$3.5m	\$2.06m	\$757/sq.ft.	126	87%
Noe and Eureka Valleys	21	\$851k	\$3.25m*	\$1.23m	\$785	54	98%
Inner Sunset	6	\$750k	\$1.14m	\$983k	\$546	47	99%
Richmond District	16	\$520k	\$1.8m	\$869k	\$486	46	93.9%
Glen Park	8	\$725k	\$1.4m	\$864k	\$674	56	88.6%
Miraloma Park	9	\$600k	\$869k	\$810k	\$552	45	97.7%
Midtown Terrace	5	\$625k	\$825k	\$800k	\$571	86	93.7%
Parkside	18	\$650k	\$992k	\$770k	\$494	44	97.3%
Bernal Heights	21	\$375k	\$1.1m	\$750k	\$507	67	94.8%
Excelsior	12	\$453k	\$630k	\$540k	\$454	76	93%
Bayview	14	\$220k	\$476k	\$360k	\$269	66	N/A

2 Bedroom Houses

Neighborhood	Number of Sales	Low Price Sale	High Price Sale	Median Price	Avg Dollar per Sq.Ft.	Avg Days on Market	Avg Sales Price to List Price %
Potrero Hill	7	\$460k	\$1.5m	\$870k	\$661/sq.ft.	89	94.6%
Noe and Eureka Valleys	13	\$585k	\$900k	\$775k	\$730	86	90.1%
Central/Outer Richmond	12	\$650k	\$842k	\$758k	\$493	71	94.6%
Bernal Heights	19	\$444k	\$900k	\$701k	\$581	55	96.3%
Sunnyside	10	\$450k	\$789k	\$675k	\$660	32	103%
Miraloma Park	10	\$517k	\$900k	\$687k	\$585	49	95.3%
Central/Outer Sunset	23	\$550k	\$863k	\$668k	\$532	56	95.5%
Inner Mission	4	\$555k	\$779k	\$650k	N/A	46	N/A
Ingleside/Oceanview	15	\$209k	\$595k	\$479k	N/A	87	93.8%
Visitacion Valley	11	\$261k	\$550k	\$450k	\$374	51	99%

3 Bedroom Condos

Neighborhood	Number of Sales	Low Price Sale	High Price Sale	Median Price	Avg Dollar per Sq.Ft.	Avg Days on Market	Avg Sales Price to List Price %
Marina	4	\$1.17m	\$2.55m	\$1.4m	\$828/sq.ft.	61	95.4%
Pacific & Presidio Hghts	8	\$985k	\$1.9m	\$1.34k	N/A	62	89.7%
Noe & Eureka Valleys	9	\$640k	\$1.6m*	\$1.1m	\$620	101	90.2%
Potrero Hill	8	\$424k	\$1.18m	\$959k	\$500	104	88.9%
Duboce Triangle	4	\$670k	\$1.13m	\$853k	\$556	96	N/A
Inner Mission	7	\$620k	\$978k	\$815k	\$479	108	89.3%
Western Addition	6	\$360k	\$649k	\$535k	\$430	41	N/A

2 Bedroom Condos

Neighborhood	Number of Sales	Low Price Sale	High Price Sale	Median Price	Avg Dollar per Sq.Ft.	Avg Days on Market	Avg Sales Price to List Price %
Russian Hill	11	\$615k	\$2.35m*	\$1.3m	\$1000+	51	N/A
South Beach	23	\$287k	\$1.85m	\$910k	\$727	73	93.7%
Corona Heights	5	\$705k	\$895k	\$830k	N/A	51	N/A
Pacific & Presidio Hghts	15	\$517k	\$1.8m	\$765k	\$728	71	93.2%
Noe & Eureka Valleys	28	\$560k	\$1.16m	\$730k	\$636	63	94.6%
Central Richmond	7	\$600k	\$778k	\$720k	N/A	106	N/A
North of Panhandle	5	\$680k	\$850k	\$707k	\$557	61	N/A
Nob Hill	8	\$645k	\$2.4m	\$700k	N/A	88	N/A
Mission Dolores	13	\$550k	\$1.1m	\$685k	\$657	37	94.9%
SOMA	19	\$425k	\$4.7m	\$671k	N/A	93	N/A
Van Ness/Civic Center	10	\$560k	\$949k	\$668k	\$624	84	N/A

1 Bedroom Condos

Neighborhood	Number of Sales	Low Price Sale	High Price Sale	Median Price	Avg Dollar per Sq.Ft.	Avg Days on Market	Avg Sales Price to List Price %
Russian Hill	6	\$640k	\$2.94m	\$845k	N/A	113	N/A
Pacific/Presidio Heights	8	\$515k	\$815k	\$608k	\$740/sq.ft.	50	93.1%
Lower Pacific Heights	7	\$318k	\$799k	\$595k	\$584	70	N/A
South Beach	16	\$520k	\$759k	\$560k	\$691	77	93.4%
SOMA	24	\$400k	\$1.3m*	\$515k	\$607	86	N/A
Downtown/Tenderloin	8	\$399k	\$495k	\$429k	N/A	59	N/A

* An asterisk denotes a confidential sale: since sales price was not reported, only final list price is specified.

Condo sales include sales of lofts and stock-cooperative apartments but not tenancies-in-common (TICs), and will not include new-development sales not reported to MLS.

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. Dollar per Square Foot is based upon the home’s interior living space and does not include garages, unfinished attics and basements, rooms built without permit, or exterior spaces. These figures are usually derived from appraisals or tax records, but can be unreliable or unreported altogether. Average figures may be distorted by one or two sales substantially higher or lower than the norm, especially where the sample size is small. Average sales price to list price is the percentage of sales price to original list price (not final list price) – the lower the percentage the greater the average discount off asking price.

Median Sale Prices for 3-Bedroom Houses in Selected Bay Area Communities

Santa Rosa: \$270,000	San Francisco: \$876,000
Napa (city): \$328,000	Mill Valley: \$892,000
San Jose: \$375,000	Inner Sunset: \$983,000
Sonoma (city): \$393,000	Piedmont: \$1,162,000*
Daly City: \$500,000	Burlingame: \$1,185,000
Walnut Creek: \$621,000*	Palo Alto: \$1,189,000
Santa Cruz: \$641,000	Noe Valley: \$1,195,000
Berkeley: \$663,000*	Tiburon: \$1,200,000
San Rafael: \$665,000	St. Helena: \$1,200,000
Bernal Hghts: \$750,000	Atherton: \$1,499,000
Orinda: \$869,000*	Marina & Cow Hollow: \$2,060,000

* Average prices as median prices were not available

**Median Home Sale Prices:
San Francisco, Bay Area, State & National**

USA: \$169,000
(down 14% from 1 year ago)

California: \$256,700
(down 36% from 1 year ago)

9-County Bay Area: \$341,500
(down 34% from 1 year ago)

San Francisco: \$710,000
(down 14% from 1 year ago)

All information contained herein is derived from sources deemed reliable,
but may contain errors and omissions, and is not warranted.
June 26, 2009

