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## San Francisco Year-over-Year Market Comparisons – Monthly Data

**One month's MLS data becomes available through Infosparks on the first day of the following month, but the numbers can change significantly in the first 7 to 14 days as additional data is entered into MLS. Doing the analysis too soon will affect the reliability of the year-over-year comparisons.**

These Infosparks charts should continue to auto-update through mid-October 2020. Sales and sales prices typically lag the market by 3-6 weeks, so April sales mostly reflect March offer-acceptance activity.

Statistical definitions are at the bottom of this report. The fewer the sales, the less reliable the statistic.

Median Sales Prices: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJYx-Ar1>

New Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJFD-ov1>

Active Listings at End of Month: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJFO-isw>  
(This number will include listings designated "Active-Contingent")

Listings Going into Contract: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJF5-KPW>

Monthly Sales: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJFO-q8M>

Average Days on Market: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJFe-bUM>

Percentage of Sales over Final List Price: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJFg-UM4>

Median Sales Price to Final LP %: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJEY-YXX>

Months Supply of Inventory: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SVy3-1v0>

### Luxury Year-over-Year - Monthly Data

Luxury House New Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SVYX-cxK>

Luxury House Active Listings at End of Month: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SVYO-Nky>

Luxury House Sales: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SVYR-U3U>

Luxury Condos, Co-ops New Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SVYL-YbX>

Luxury Condos, Co-ops Active Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SVYi-vmR>

Luxury Condos, Co-ops Sales: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SVYW-ra4>

Months Supply of Inventory, \$3m+: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SVYL-tgG>

## San Francisco Long-Term Trends – 3-Month-Rolling Data since 2005

**Seasonal fluctuations are common and will show up in 3-month rolling trend lines.**

These charts are interactive, and should auto-update through mid-October 2020.

Median Sales Prices: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJ8b-d74>

Average \$/Sq.Ft.: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJ8O-Wgc>

## San Francisco Long-Term Trends – 12-Month-Rolling Data since 2005

12-month rolling data removes seasonality from the long-term trend line, but short-term changes in the market will take longer to show up. This data is best for illustrating broad, long-term trends.

Median Sales Prices: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJwB-JTy>

Average \$/Sq.Ft.: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJw2-76W>

New Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJ8e-GU0>

12-Month Sales Volumes (rolling): <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJOG-Uli>

Average Days on Market: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJum-i5M>

Median Sales Price to Final LP %: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJuZ-pwb>

**Luxury** House Sales Volumes: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SVYn-pW0>

**Luxury** Condo, Co-op Sales Volumes: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SVYv-X1x>

## San Francisco Year-over-Year Comparisons by District - 3-Month Rolling Data

**These reflect 3- month periods, not single months**

**Statistical definitions are at the bottom of this report. The fewer the sales, the less reliable the statistic.**

**District 1, Richmond District, Lake Street, Sea Cliff, Jordan Park, Lone Mountain**

Median Sales Prices: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxsv-9Gk>

Avg. Days on Market: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxzh-oyA>

Active Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxzT-Uw4>

Sales: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxzP-Atk>

Sales Price to Final LP %: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxzS-4jq>

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### **District 2, Sunset, Parkside & Golden Gate Heights**

Median Sales Prices: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxzx-TXh>

Avg. Days on Market: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxz4-wN8>

Active Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxzk-rJ2>

Sales: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxzV-lnw>

Sales Price to Final LP %: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxzg-26T>

### **District 3, Lake Shore-Lakeside-Ingleside-Oceanview +**

Median Sales Prices: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxrH-wNy>

Avg. Days on Market: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxr8-yvY>

Active Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxry-jJq>

Sales: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxrr-mAm>

Sales Price to Final LP %: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxra-C4u>

### **District 4, Miraloma Park-Sunnyside-Forest Hill-St. Francis Wood-West Portal +**

Median Sales Prices: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxre-GW9>

Avg. Days on Market: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxrn-x4f>

Active Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxrG-yV3>

Sales: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxDb-UMf>

Sales Price to Final LP %: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxro-0B6>

### **District 5, Noe, Eureka & Cole Valleys; Ashbury & Corona Heights, Glen Park +**

Median Sales Prices: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxDR-1hD>

Avg. Days on Market: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxDO-lQQ>

Active Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxDX-msx>

Sales: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxDz-gds>

Sales Price to Final LP %: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxDL-5pU>

### **District 6, Hayes Valley-NoPa-Alamo Square-Lower Pacific Heights +**

Median Sales Prices: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxDp-7BT>

Avg. Days on Market: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxDv-A9c>

Active Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxD9-pil>

Sales: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxDG-P4i>

Sales Price to Final LP %: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxKm-Jj2>

### **District 7, Pacific & Presidio Heights, Cow Hollow, Marina**

Median Sales Prices: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxKY-IIH>

Avg. Days on Market: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxKw-JtF>

Active Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxKA-LSL>

Sales: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxKD-rbt>

Sales Price to Final LP %: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxKp-YC>

### **District 8, Nob, Russian & Telegraph Hills; North Beach, Van Ness/Civic Center +**

Median Sales Prices: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxKc-l1y>

Avg. Days on Market: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxLh-Rl5>

Active Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxLT-6Kw>

Sales: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxLj-rNH>

Sales Price to Final LP %: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxLu-i8s>

### **District 9, South Beach, Mission Bay, SoMa, Mission, Bernal Heights, Potrero Hill +**

Median Sales Prices: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxLW-252>

Avg. Days on Market: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxLv-E8Z>

Active Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxLG-1Y>

Sales: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxa2-ABu>

Sales Price to Final LP %: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxab-ijS>

**District 10, Bayview, Portola, Excelsior, Visitacion Valley, Crocker Amazon +**

Median Sales Prices: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SxaJ-ieI>

Avg. Days on Market: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxap-yLF>

Active Listings: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxao-DZx>

Sales: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxae-RU8>

Sales Price to Final LP %: <http://sfar.stats.10kresearch.com/infoserv/s-v1/Sxac-ICl>

## **San Francisco Long-Term Median Sales Price Trends by District – 12-Month-Rolling Data since 2005, Interactive Auto-Updating Charts**

12-month rolling data removes seasonality from the long-term trend line, but short-term changes in the market will take longer to show up. These analyses are best for illustrating broad, long-term trends. Districts include adjacent neighborhoods besides those used in the descriptions below.

**Neighborhoods within districts can have widely varying home values. How these prices apply to any particular home in any specific neighborhood is unknown without a comparative market analysis.**

District 1, Richmond District-Lake Street: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJqT-Nwd>

District 2, Sunset-Parkside: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJua-4Y2>

District 3, Lake Shore-Ingleside: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJq8-9yx>

District 4, Miraloma Park-Forest Hill: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJqK-Hyx>

District 5, Noe-Eureka-Cole Valleys: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJu8-INa>

District 6, Hayes Vly-Lwr Pacific Heights: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJq6-fo1>

District 7, Pacific Heights-Marina: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJuk-MPD>

District 8, Russian Hill-Van Ness/Civic Ctr: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJq4-QtL>

District 9, South Beach-Mission-Bernal: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJqV-0Hh>

District 10, Bayview-Excelsior-Crocker Amz: <http://sfar.stats.10kresearch.com/infoserv/s-v1/SJ3Q-G4L>

Compass San Francisco Bay Area Reports: <https://www.bayareamarketreports.com/>

It is impossible to know how median and average value statistics apply to any particular home without a specific comparative market analysis. All these statistics should be considered approximations. As data is reported to MLS after a period ends, it may revise the previously published statistics.

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These analyses were made in good faith with data from sources deemed reliable, but may contain errors and are subject to revision. It is not our intent to convince you of a particular position, but to attempt to provide straightforward data and analysis, so you can make your own informed decisions. Median and average statistics are enormous generalities: There are hundreds of different markets in San Francisco and the Bay Area, each with its own unique dynamics. Median prices and average dollar per square foot values can be and often are affected by other factors besides changes in fair market value. Longer term trends are much more meaningful than short-term.

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## Infosparks statistical definitions

<b>New Listings</b>	A count of the properties that have been newly listed on the market in a given month.
<b>Pending Sales</b>	A count of the properties on which contracts have been accepted in a given month.
<b>Sold Listings</b>	A count of the actual sales that have closed in a given month. Calculations are based on sold data.
<b>Sales Price</b>	Calculations are based on sold data. Prices do not account for seller concessions. Median represents the point at which half of the homes that sold in a given month were priced higher and half were priced lower. Average is the mean sales price for all closed sales in a given month.*
<b>Days on Market</b>	Median or average number of days between when a property is listed and when an offer is accepted in a given month. Calculations are based on sold data.*
<b>Active Listings</b>	The number of properties available for sale in active status at the end of a given month. Calculations are based on MLS listing data. For this metric, the "12/6/3 months" calculation is the average of the most recent 12/6/3 months of data.
<b>Percent Sold Over List</b>	The percentage of properties that are sold for more than their last listing price.
<b>Percent of List Price Received</b>	Percentage found when dividing a listing's sales price by its last listed price, then taking the average for all properties sold in a given month, not accounting for seller concessions. Example:  Using the example from Percent of Original List Price [see below], that same property that was originally listed at \$200,000 taken off the market, relisted at \$180,000 a few months later, reduced to \$175,000 and sold for \$160,000 would have a ratio of \$160,000:\$175,000 or 91.4%.
<b>Months Supply</b>	Active inventory vs. the last 12 months of homes deemed Under Contract. Also known as "absorption rate" in some circles.
<b>Price per Square Foot</b>	Calculated by taking an average or a median of closed sales price divided by square footage for each individual listing in the current period. Calculations are based on sold data. Prices do not account for seller concessions.*

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