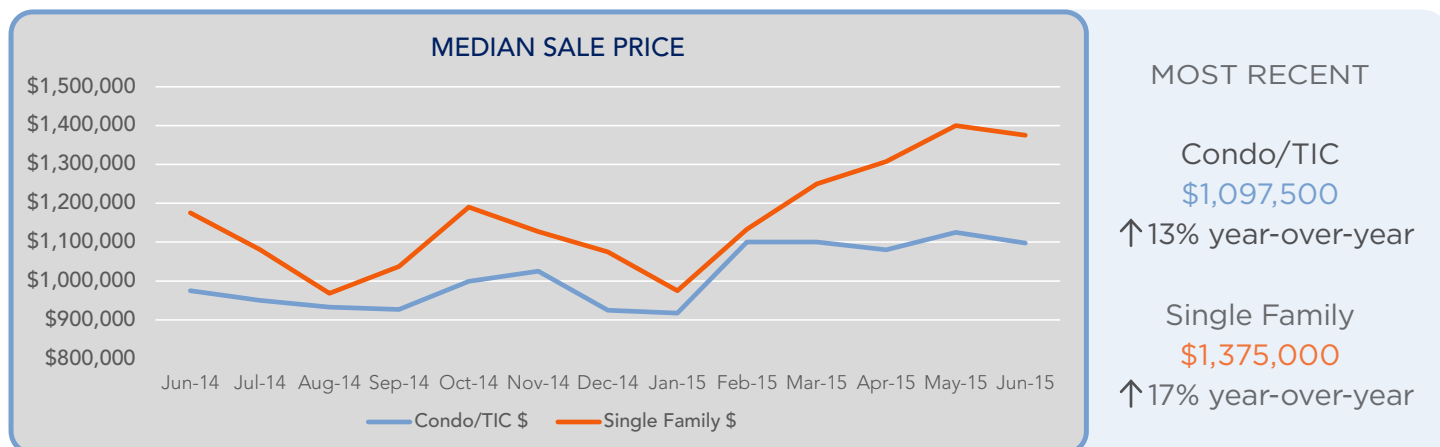


# SAN FRANCISCO MARKET UPDATE JULY 2015

## PRESSURE ON THE MIDDLE

The last three months have seen greater pressure on pricing for single family homes, as compared to condominiums and TICs. Particularly, the middle one-third of the market has seen gains in median price of 24%, as compared to 12% for the top-third and 17% for the bottom-third. Additionally, buyers are paying roughly 23% over asking prices for this middle segment, 8% higher than the bottom- and top-third of the market. With about a one-month supply of single family homes on the market, and fewer than one-hundred single family homes under construction, this trend may continue in the foreseeable future.



## NEIGHBORHOOD VALUES

Sub-Market	Condo/TIC \$	Condo/TIC \$/SqFt	Single Family \$	Single Family \$/SqFt
Alamo Square/NOPA	\$1,312,500	\$915	\$2,142,000	\$841
Bayview/Hunters Point	\$861,250	\$672	\$650,000	\$539
Bernal Heights & Glen Park	\$830,000	\$949	\$1,457,500	\$1,000
Castro/Duboce Triangle	\$1,325,000	\$1,063	\$2,132,500	\$1,154
Cole Valley/Haight	\$1,058,500	\$1,019	\$2,825,000	\$996
Dogpatch	\$1,137,500	\$982	n/a	n/a
Hayes Valley	\$1,110,000	\$1,074	n/a	n/a
Marina/Cow Hollow	\$1,460,000	\$1,111	\$3,527,657	\$1,407
Mission/Mission Dolores	\$960,000	\$1,036	\$1,794,500	\$1,009
Mission Bay	\$1,295,000	\$1,074	n/a	n/a
Nob Hill	\$1,230,765	\$1,132	n/a	n/a
Noe Valley	\$1,290,000	\$1,061	\$2,160,000	\$1,237
North Beach/Fisherman's	\$1,005,000	\$933	n/a	n/a
Pacific/Presidio Heights	\$1,585,000	\$1,073	\$6,362,500	\$1,438
Potrero Hill	\$1,105,000	\$948	\$1,700,000	\$915
Richmond	\$990,000	\$779	\$1,622,500	\$778
Russian Hill	\$1,662,500	\$1,157	n/a	n/a
SOMA	\$967,500	\$898	n/a	n/a
South Beach/Yerba Buena	\$1,258,000	\$1,213	n/a	n/a
Sunset	\$1,060,000	\$771	\$1,110,000	\$717

Contact your Vanguard agent for a list of sales in your neighborhood.