

Monthly Indicators



December 2019

In 2019 home prices were up again in most markets. Buyer demand continues to be strong but with tepid seller activity still in many locations, total sales are lower than they would normally be in a more balanced market. While up from their recent lows a few months ago, mortgage rates end the year close to three-quarters of a percent lower than a year ago, helping to improve affordability and offset rising home prices.

New Listings were down 40.2 percent for single family homes and 45.1 percent for Condo/TIC/Coop properties. Pending Sales decreased 8.3 percent for single family homes but increased 3.4 percent for Condo/TIC/Coop properties.

The Median Sales Price was down 2.8 percent to \$1,450,000 for single family homes but increased 4.2 percent to \$1,219,000 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 33.3 percent for single family units and 25.0 percent for Condo/TIC/Coop units.

With low mortgage rates, low unemployment, and continued wage growth, home buyer activity is expected to remain healthy into the new year. New construction has been on the rise in 2019 and is expected to continue into 2020, but many experts note that the country is still not building enough new units to quench demand. It remains to be seen whether existing homeowners will be enticed to sell by higher home prices, which could finally bring the overall housing market into greater balance.

Monthly Snapshot

- 2.8% **+ 4.2%** **- 0.8%**

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) composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family Activity Overview	2
Condo/TIC/Coop Activity Overview	3
New Listings	4
Pending Sales	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Days on Market Until Sale	9
Inventory of Active Listings	10
% of Properties Sold Over List Price	11
% of List Price Received	12
Housing Affordability Ratio	13
Months Supply of Inventory	14
All Properties Activity Overview	15
Activity by District	16

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	12-2018	12-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		82	49	- 40.2%	2,806	2,520	- 10.2%
Pending Sales		121	111	- 8.3%	2,234	2,186	- 2.1%
Sold Listings		160	174	+ 8.7%	2,230	2,171	- 2.6%
Median Sales Price		\$1,492,500	\$1,450,000	- 2.8%	\$1,580,000	\$1,600,000	+ 1.3%
Avg. Sales Price		\$1,786,072	\$1,952,879	+ 9.3%	\$1,961,311	\$2,015,890	+ 2.8%
Days on Market		33	31	- 6.1%	23	25	+ 8.7%
Active Listings		327	216	- 33.9%	--	--	--
% of Properties Sold Over List Price		68.1%	66.1%	- 2.9%	80.0%	76.7%	- 4.1%
% of List Price Received		110.5%	109.6%	- 0.8%	115.9%	112.8%	- 2.7%
Affordability Ratio		33	36	+ 9.1%	31	33	+ 6.5%
Months Supply		1.8	1.2	- 33.3%	--	--	--

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	12-2018	12-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		122	67	- 45.1%	3,896	3,668	- 5.9%
Pending Sales		147	152	+ 3.4%	2,984	2,876	- 3.6%
Sold Listings		194	205	+ 5.7%	3,018	2,839	- 5.9%
Median Sales Price		\$1,170,000	\$1,219,000	+ 4.2%	\$1,200,000	\$1,235,000	+ 2.9%
Avg. Sales Price		\$1,329,973	\$1,277,116	- 4.0%	\$1,322,094	\$1,357,270	+ 2.7%
Days on Market		44	47	+ 6.8%	32	35	+ 9.4%
Active Listings		507	365	- 28.0%	--	--	--
% of Properties Sold Over List Price		45.9%	48.8%	+ 6.3%	60.5%	59.8%	- 1.2%
% of List Price Received		102.1%	103.3%	+ 1.2%	106.3%	105.5%	- 0.8%
Affordability Ratio		48	50	+ 4.2%	47	50	+ 6.4%
Months Supply		2.0	1.5	- 25.0%	--	--	--

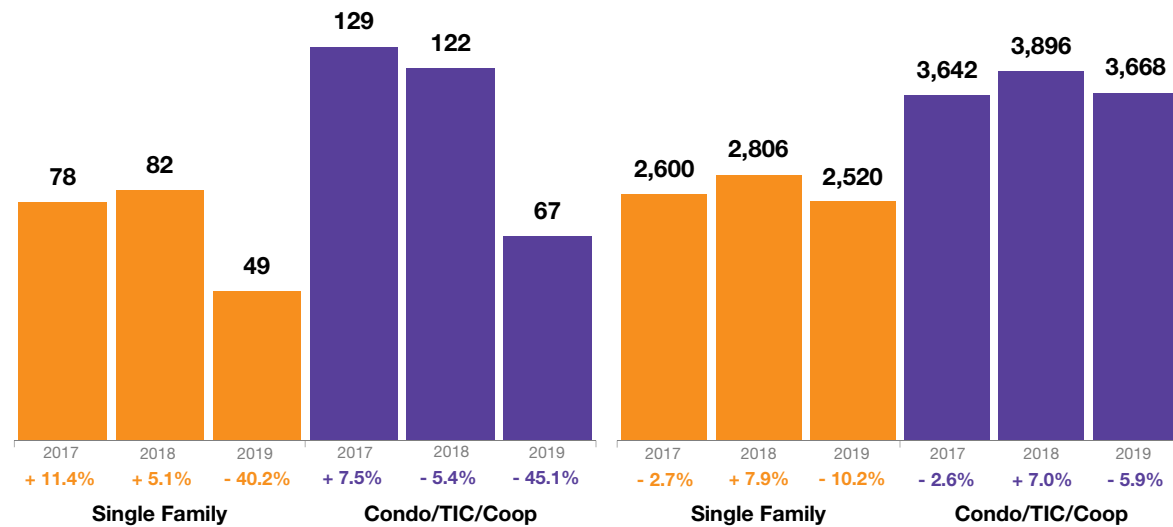
New Listings

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



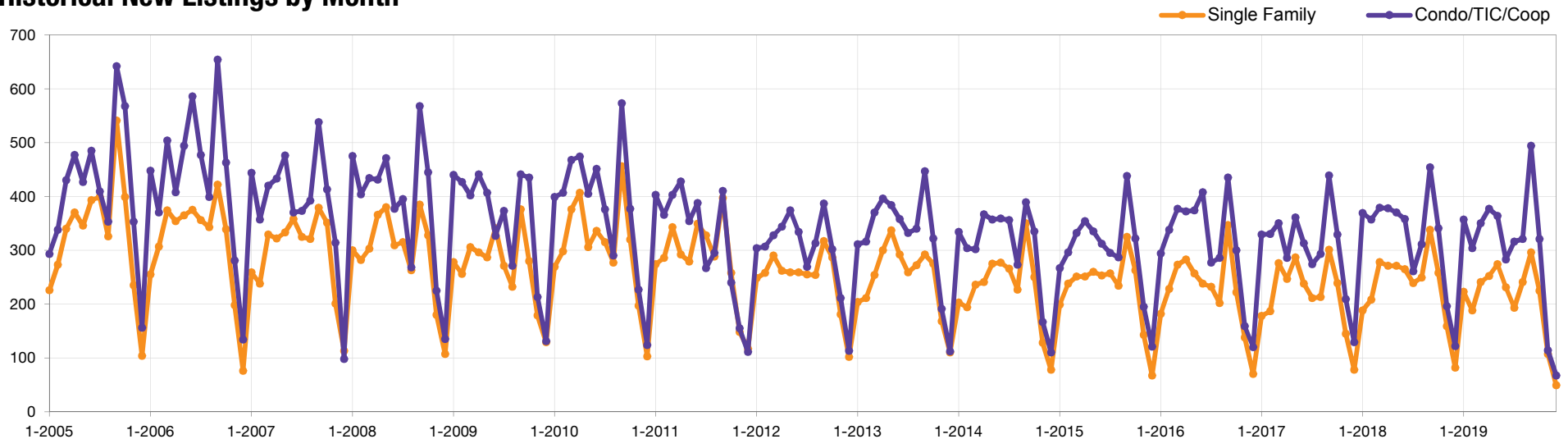
December

Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2019	223	+18.6%	357	-3.3%
Feb-2019	188	-9.6%	304	-14.8%
Mar-2019	241	-13.3%	350	-7.7%
Apr-2019	252	-7.0%	377	-0.3%
May-2019	274	+1.1%	364	-1.6%
Jun-2019	231	-12.8%	283	-20.9%
Jul-2019	193	-19.2%	316	+21.1%
Aug-2019	241	-3.2%	321	+3.2%
Sep-2019	296	-12.4%	494	+8.8%
Oct-2019	225	-12.8%	321	-5.9%
Nov-2019	107	-32.7%	114	-41.8%
Dec-2019	49	-40.2%	67	-45.1%
12-Month Avg	210	-10.2%	306	-5.9%

Historical New Listings by Month



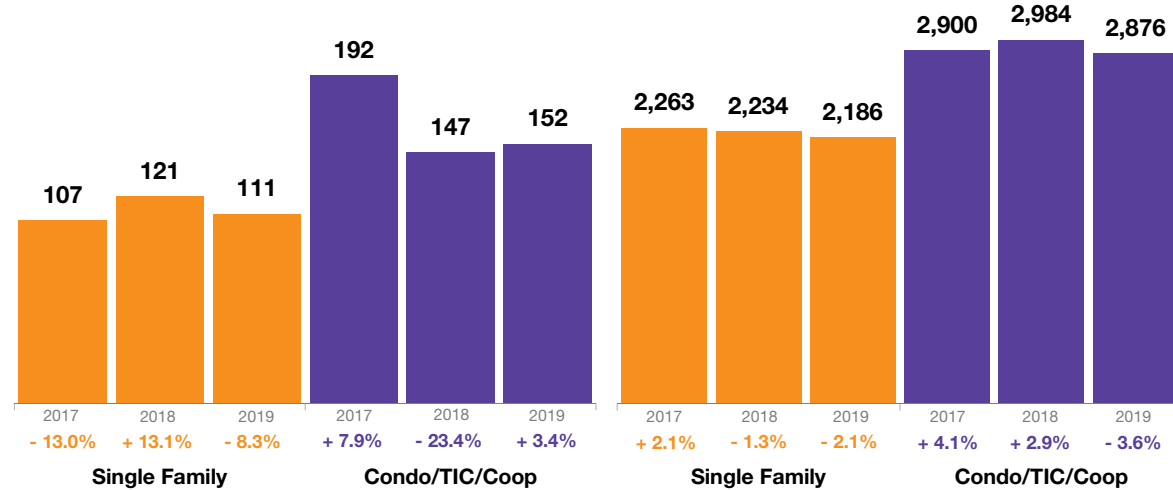
Pending Sales

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



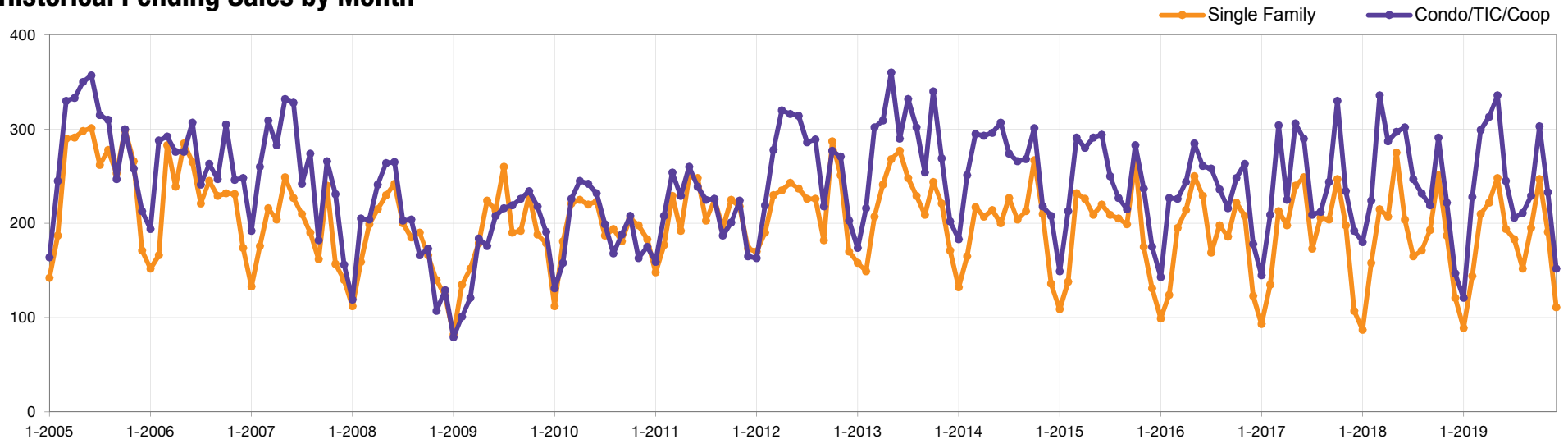
December

Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2019	89	+2.3%	121	-32.8%
Feb-2019	144	-8.9%	228	+1.8%
Mar-2019	210	-2.3%	299	-11.0%
Apr-2019	222	+7.2%	313	+9.1%
May-2019	248	-9.8%	336	+13.1%
Jun-2019	194	-4.9%	245	-18.9%
Jul-2019	183	+10.9%	206	-16.6%
Aug-2019	152	-11.1%	211	-9.1%
Sep-2019	195	+1.0%	229	+4.6%
Oct-2019	247	-1.6%	303	+4.1%
Nov-2019	191	+2.1%	233	+5.0%
Dec-2019	111	-8.3%	152	+3.4%
12-Month Avg	182	-2.1%	240	-3.6%

Historical Pending Sales by Month



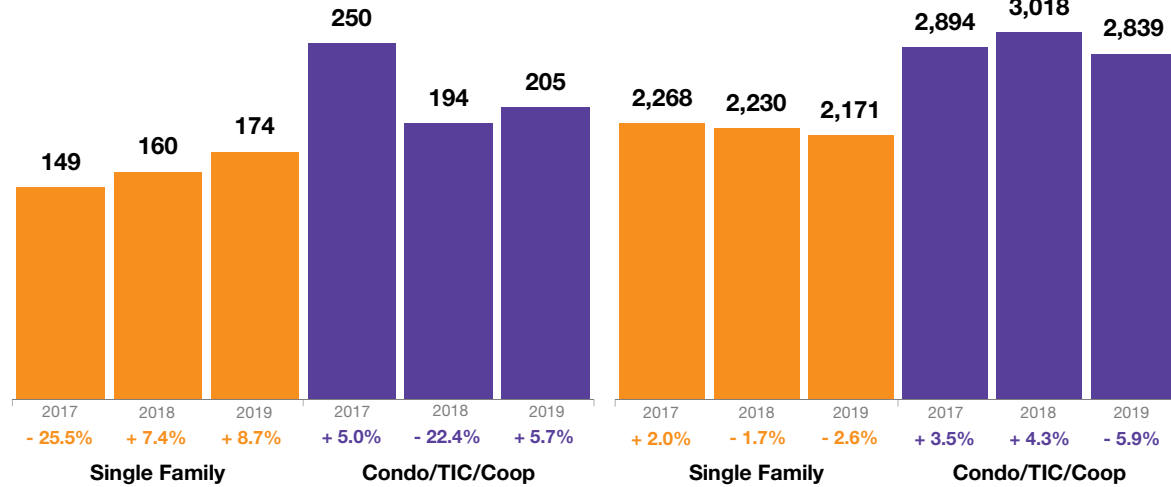
Sold Listings

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



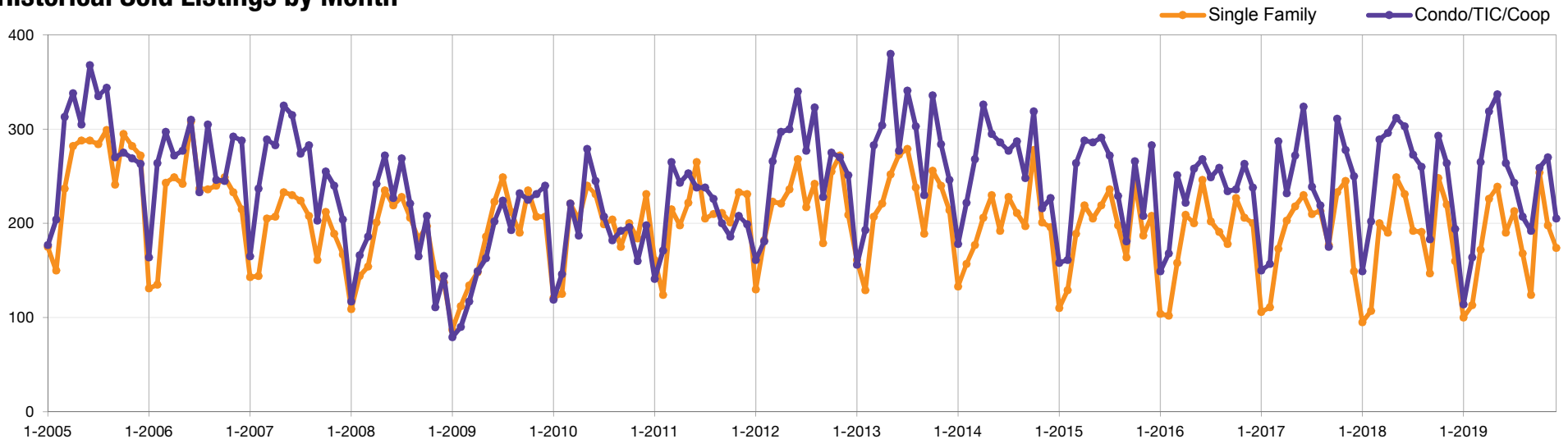
December

Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2019	100	+5.3%	114	-23.5%
Feb-2019	113	+5.6%	164	-18.8%
Mar-2019	172	-14.0%	265	-8.3%
Apr-2019	226	+18.9%	319	+7.8%
May-2019	239	-4.0%	337	+8.0%
Jun-2019	190	-17.7%	264	-12.9%
Jul-2019	213	+10.9%	243	-11.0%
Aug-2019	168	-12.0%	207	-20.4%
Sep-2019	124	-15.6%	192	+4.9%
Oct-2019	254	+2.4%	259	-11.6%
Nov-2019	198	-10.0%	270	+2.3%
Dec-2019	174	+8.7%	205	+5.7%
12-Month Avg	181	-2.6%	237	-5.9%

Historical Sold Listings by Month



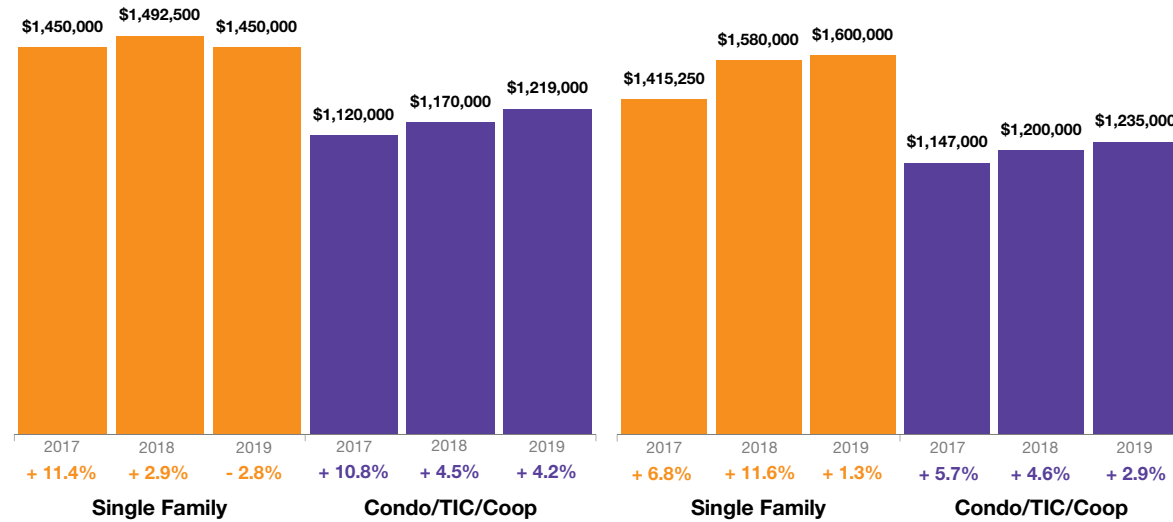
Median Sales Price

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



December

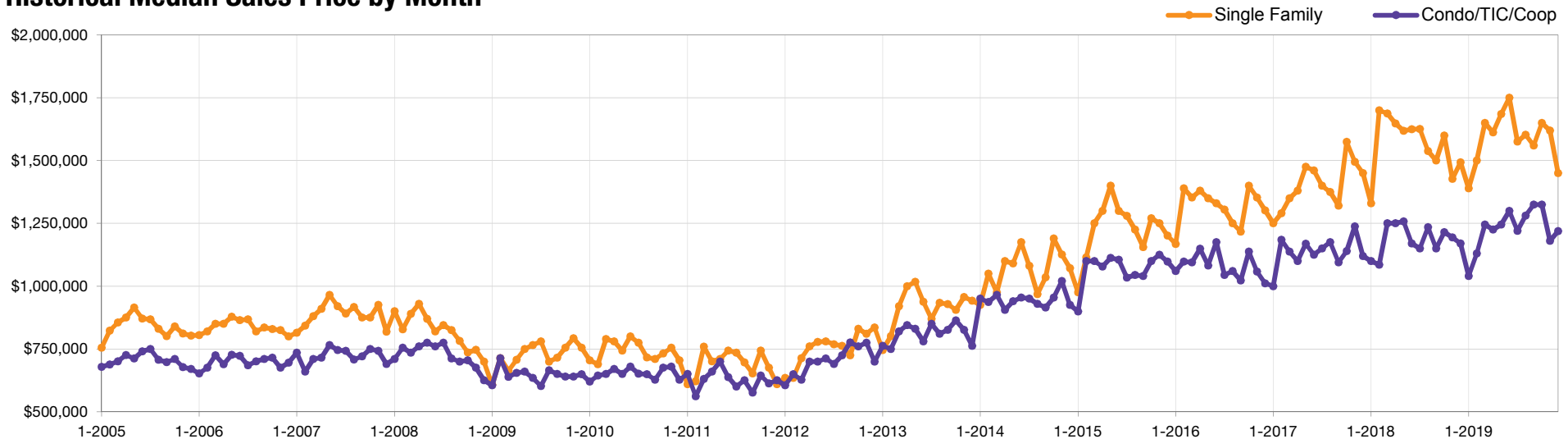
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2019	\$1,389,000	+4.4%	\$1,040,000	-5.5%
Feb-2019	\$1,500,000	-11.8%	\$1,130,000	+4.1%
Mar-2019	\$1,650,000	-2.2%	\$1,245,000	-0.4%
Apr-2019	\$1,612,500	-2.2%	\$1,225,000	-2.0%
May-2019	\$1,685,000	+4.1%	\$1,245,000	-1.0%
Jun-2019	\$1,750,000	+7.7%	\$1,299,500	+11.1%
Jul-2019	\$1,576,000	-3.1%	\$1,220,000	+6.1%
Aug-2019	\$1,602,500	+4.2%	\$1,281,250	+3.8%
Sep-2019	\$1,560,000	+4.0%	\$1,325,000	+15.2%
Oct-2019	\$1,650,000	+3.1%	\$1,325,000	+9.1%
Nov-2019	\$1,619,000	+13.4%	\$1,180,000	-1.1%
Dec-2019	\$1,450,000	-2.8%	\$1,219,000	+4.2%
12-Month Avg*	\$1,600,000	+1.3%	\$1,235,000	+2.9%

* Median Sales Price for all properties from January 2019 through December 2019. This is not the average of the individual figures above.

Historical Median Sales Price by Month



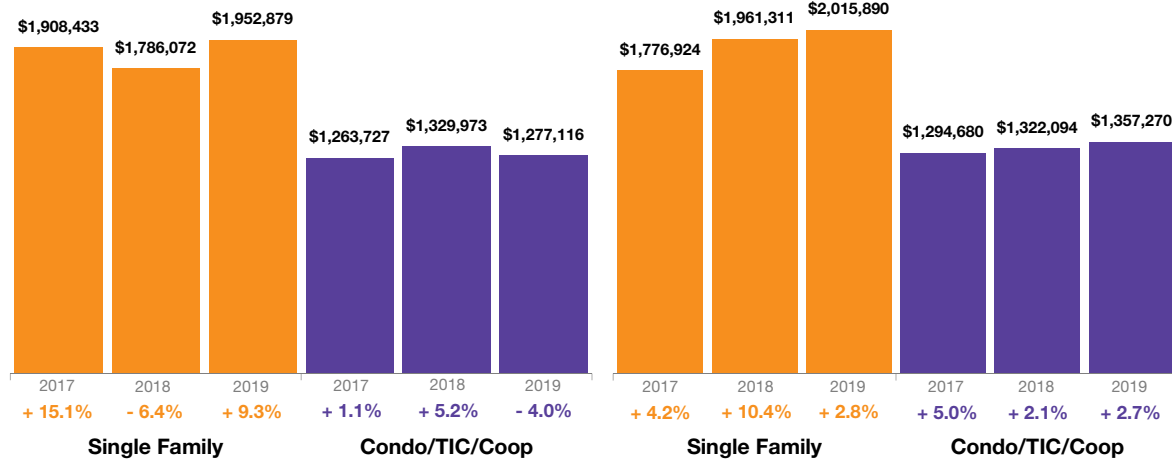
Average Sales Price

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



December

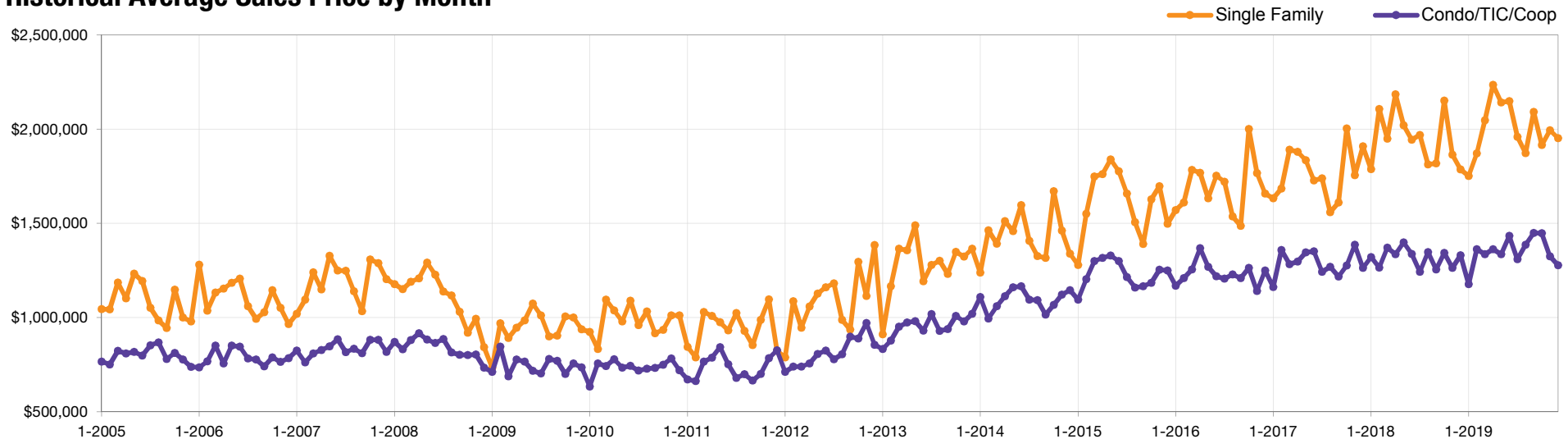
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2019	\$1,751,963	-2.0%	\$1,177,310	-10.9%
Feb-2019	\$1,871,058	-11.2%	\$1,363,140	+7.8%
Mar-2019	\$2,046,399	+5.0%	\$1,335,673	-2.6%
Apr-2019	\$2,235,456	+2.3%	\$1,363,254	+2.1%
May-2019	\$2,141,318	+6.0%	\$1,335,560	-4.5%
Jun-2019	\$2,148,466	+10.6%	\$1,433,874	+7.2%
Jul-2019	\$1,959,574	-0.5%	\$1,309,126	+5.4%
Aug-2019	\$1,872,478	+3.3%	\$1,386,808	+2.9%
Sep-2019	\$2,092,233	+15.0%	\$1,449,604	+15.4%
Oct-2019	\$1,916,061	-11.0%	\$1,447,421	+7.8%
Nov-2019	\$1,993,996	+7.0%	\$1,325,410	+4.9%
Dec-2019	\$1,952,879	+9.3%	\$1,277,116	-4.0%
12-Month Avg*	\$2,015,890	+2.8%	\$1,357,270	+2.7%

* Avg. Sales Price for all properties from January 2019 through December 2019. This is not the average of the individual figures above.

Historical Average Sales Price by Month



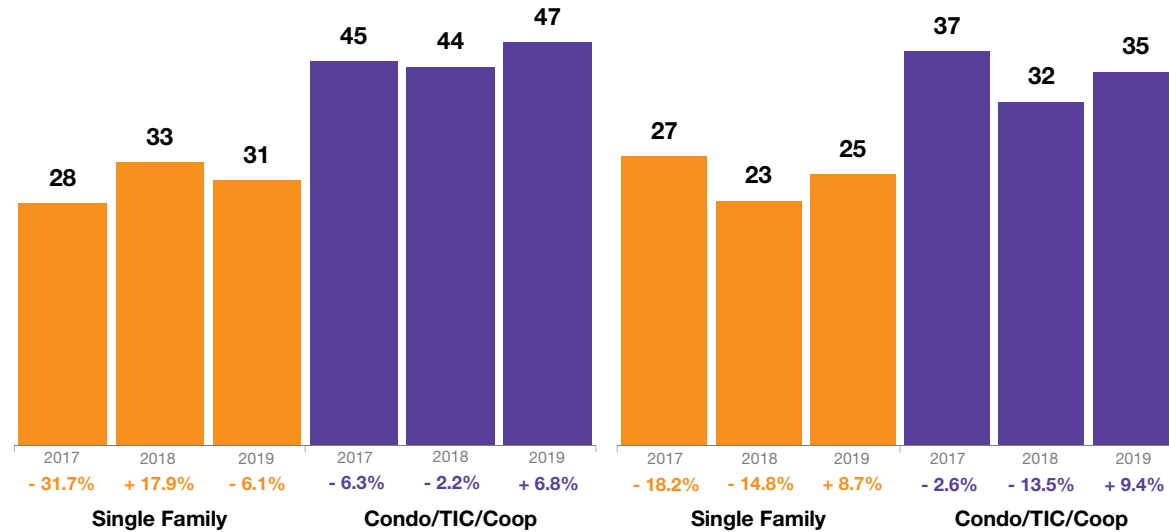
Days on Market Until Sale

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



December

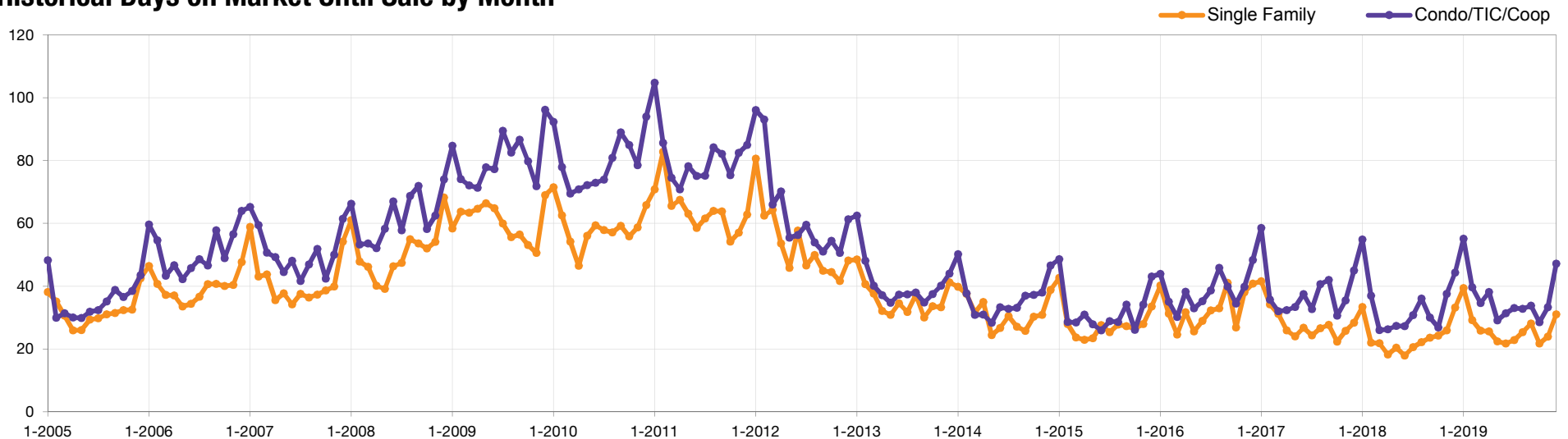
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2019	39	+18.2%	55	0.0%
Feb-2019	29	+31.8%	40	+8.1%
Mar-2019	26	+18.2%	35	+34.6%
Apr-2019	26	+44.4%	38	+46.2%
May-2019	22	+10.0%	29	+7.4%
Jun-2019	22	+22.2%	31	+14.8%
Jul-2019	23	+9.5%	33	+6.5%
Aug-2019	25	+13.6%	33	-8.3%
Sep-2019	28	+16.7%	34	+13.3%
Oct-2019	22	-8.3%	28	+3.7%
Nov-2019	24	-7.7%	33	-13.2%
Dec-2019	31	-6.1%	47	+6.8%
12-Month Avg*	25	+10.7%	35	+8.7%

* Days on Market for all properties from January 2019 through December 2019. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

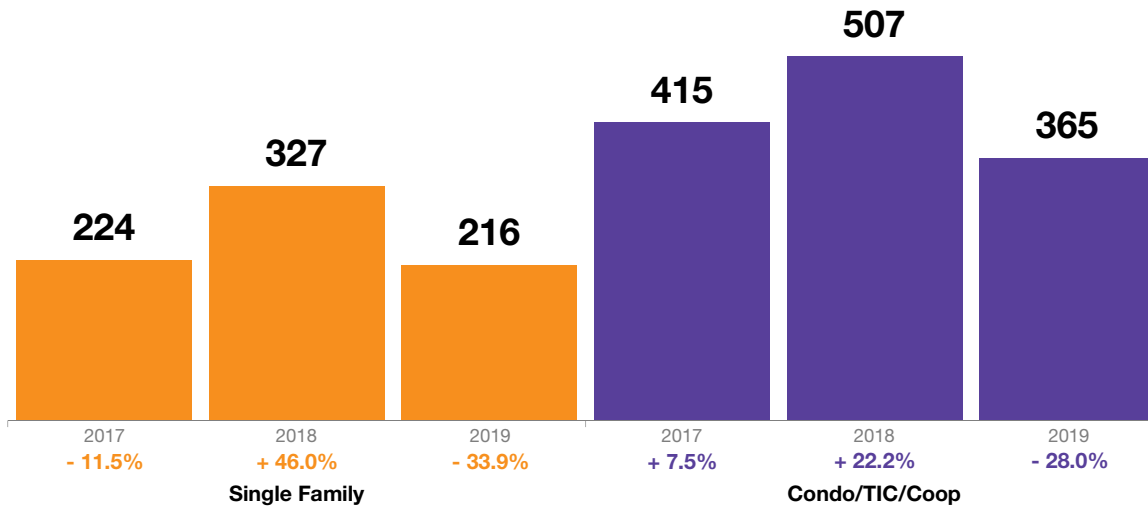


Inventory of Active Listings

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



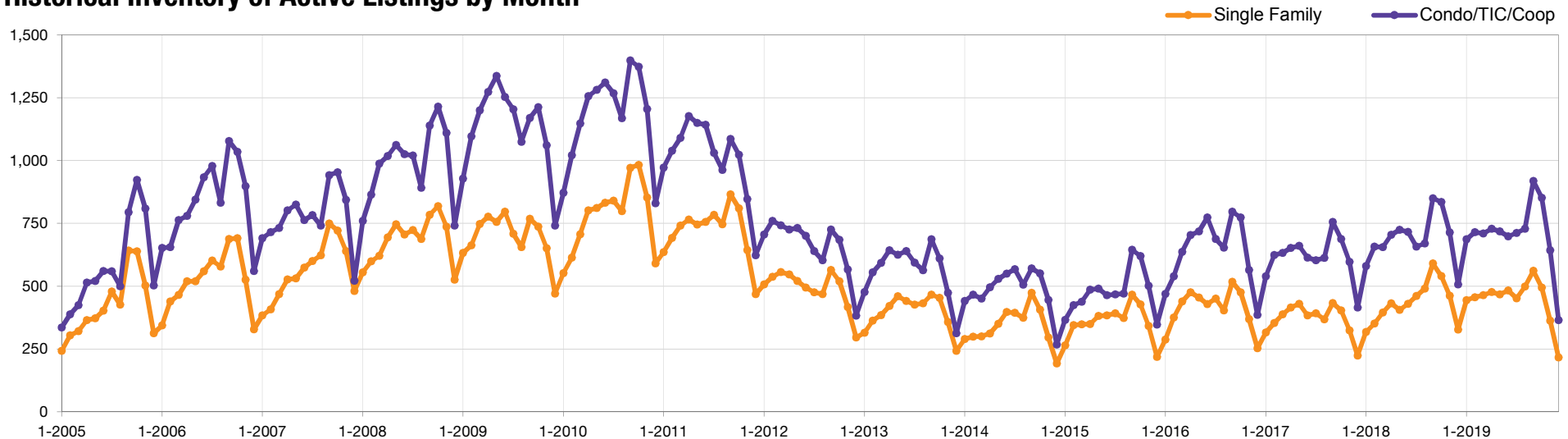
December



Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2019	444	+39.6%	687	+18.4%
Feb-2019	456	+29.9%	715	+8.8%
Mar-2019	464	+17.5%	710	+8.4%
Apr-2019	477	+10.4%	728	+3.4%
May-2019	467	+15.3%	718	-0.8%
Jun-2019	483	+12.6%	698	-2.5%
Jul-2019	451	-2.2%	712	+8.4%
Aug-2019	498	+1.6%	729	+8.8%
Sep-2019	561	-5.1%	919	+8.1%
Oct-2019	494	-8.5%	852	+2.0%
Nov-2019	363	-21.4%	643	-9.9%
Dec-2019	216	-33.9%	365	-28.0%
12-Month Avg*	448	+3.3%	706	+2.5%

* Active Listings for all properties from January 2019 through December 2019. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

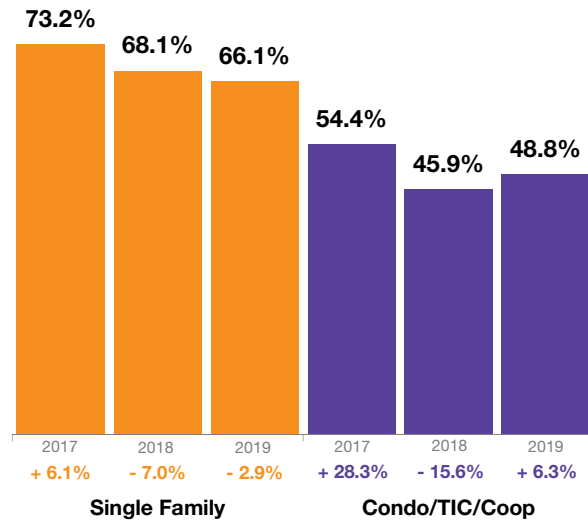


% of Properties Sold Over List Price

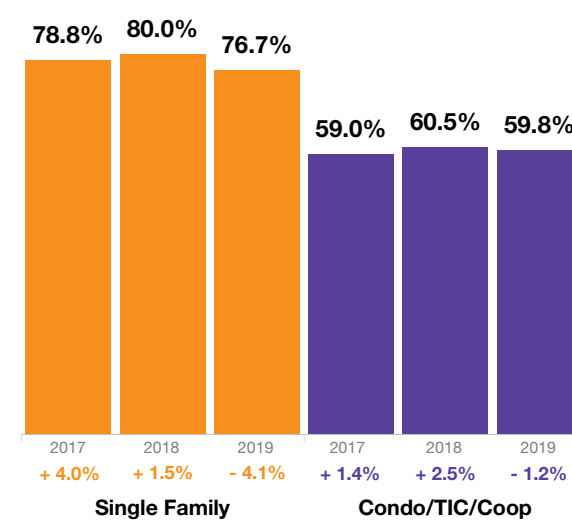
Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.



December



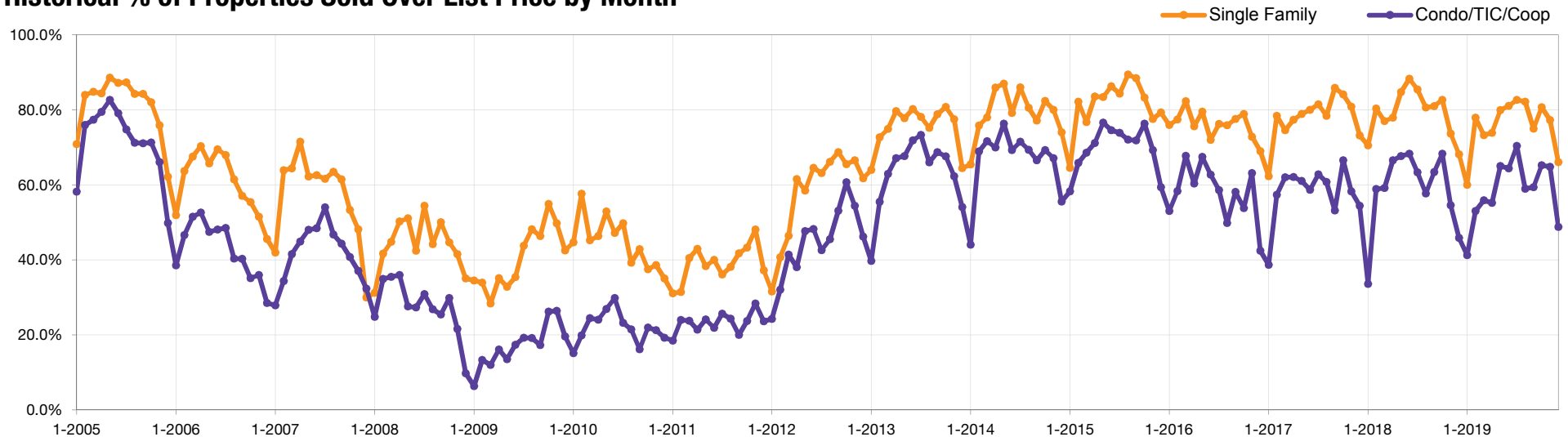
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2019	60.0%	-14.9%	41.2%	+22.6%
Feb-2019	77.9%	-3.1%	53.0%	-10.0%
Mar-2019	73.3%	-4.8%	55.8%	-5.7%
Apr-2019	73.9%	-5.1%	55.2%	-17.1%
May-2019	79.9%	-5.7%	65.0%	-3.8%
Jun-2019	81.1%	-8.2%	64.4%	-5.7%
Jul-2019	82.6%	-3.3%	70.4%	+11.0%
Aug-2019	82.1%	+1.9%	58.9%	+2.1%
Sep-2019	75.0%	-7.4%	59.4%	-6.3%
Oct-2019	80.7%	-2.4%	65.3%	-4.4%
Nov-2019	77.3%	+5.0%	64.8%	+18.9%
Dec-2019	66.1%	-2.9%	48.8%	+6.3%
12-Month Avg	76.7%	-4.0%	59.8%	-1.2%

* % of Properties Sold Over List Price for all properties from January 2019 through December 2019. This is not the average of the individual figures above.

Historical % of Properties Sold Over List Price by Month

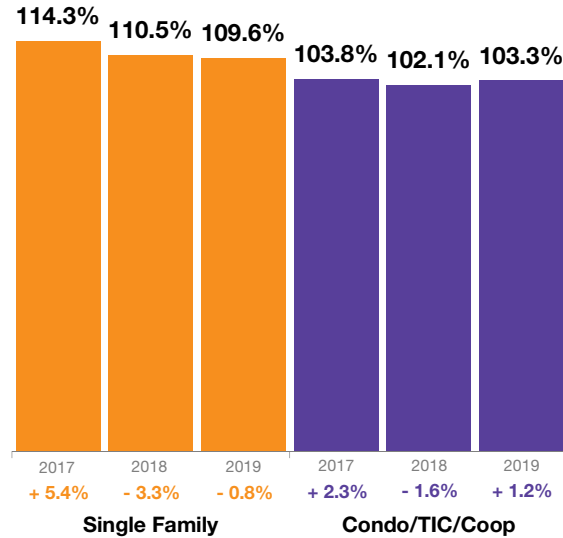


% of List Price Received

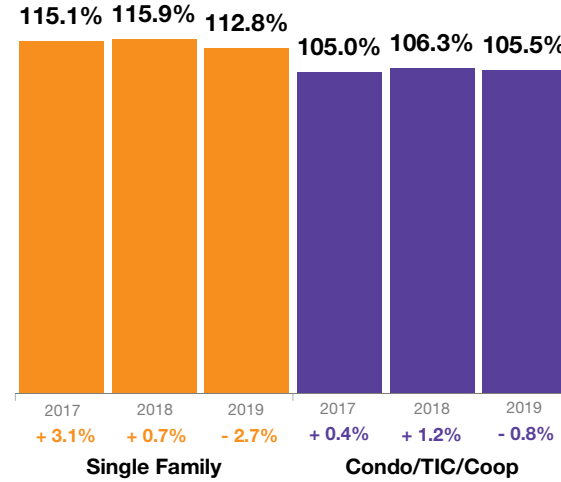
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December



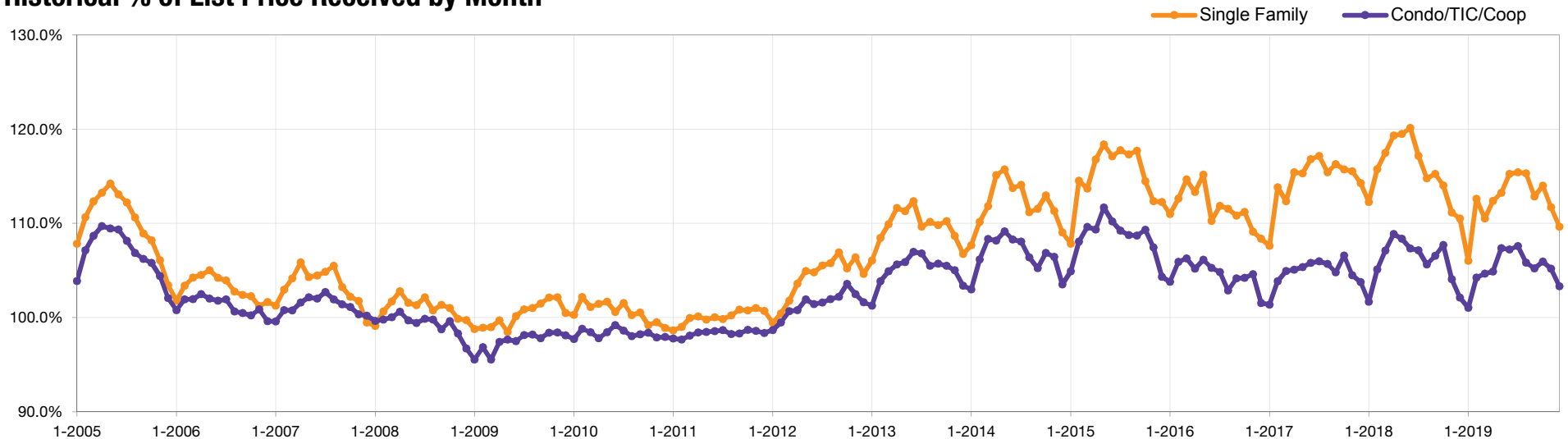
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2019	106.0%	-5.6%	101.0%	-0.7%
Feb-2019	112.6%	-2.8%	104.2%	-0.9%
Mar-2019	110.5%	-6.0%	104.7%	-2.2%
Apr-2019	112.4%	-5.8%	104.9%	-3.7%
May-2019	113.2%	-5.3%	107.4%	-0.9%
Jun-2019	115.3%	-4.0%	107.2%	-0.1%
Jul-2019	115.4%	-1.5%	107.6%	+0.5%
Aug-2019	115.3%	+0.4%	105.8%	+0.2%
Sep-2019	112.9%	-2.1%	105.2%	-1.2%
Oct-2019	114.0%	0.0%	105.9%	-1.7%
Nov-2019	111.7%	+0.4%	105.2%	+1.1%
Dec-2019	109.6%	-0.8%	103.3%	+1.2%
12-Month Avg*	112.8%	-2.7%	105.5%	-0.8%

* % of List Price Received for all properties from January 2019 through December 2019. This is not the average of the individual figures above.

Historical % of List Price Received by Month

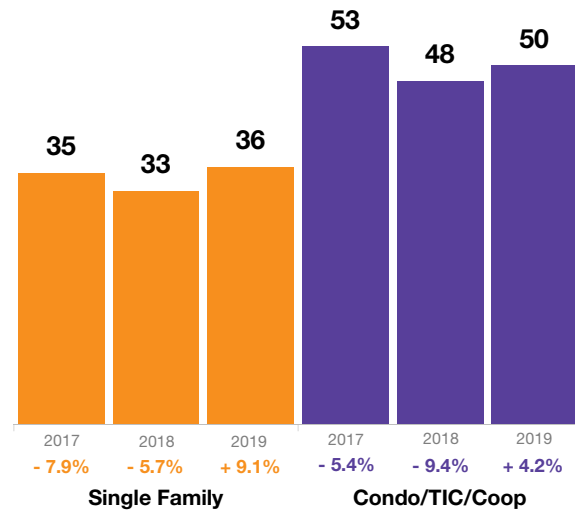


Housing Affordability Ratio

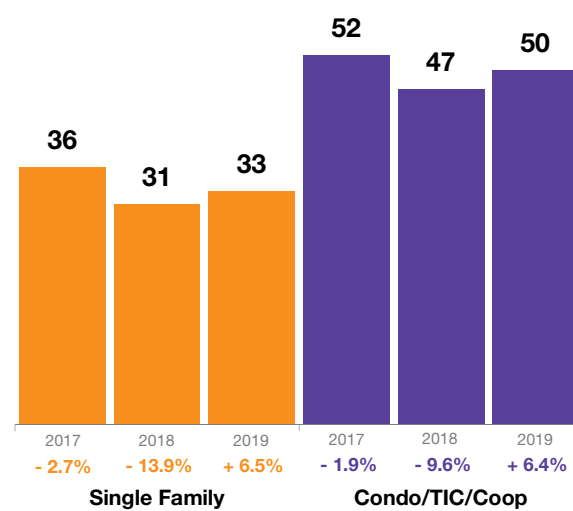


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

December



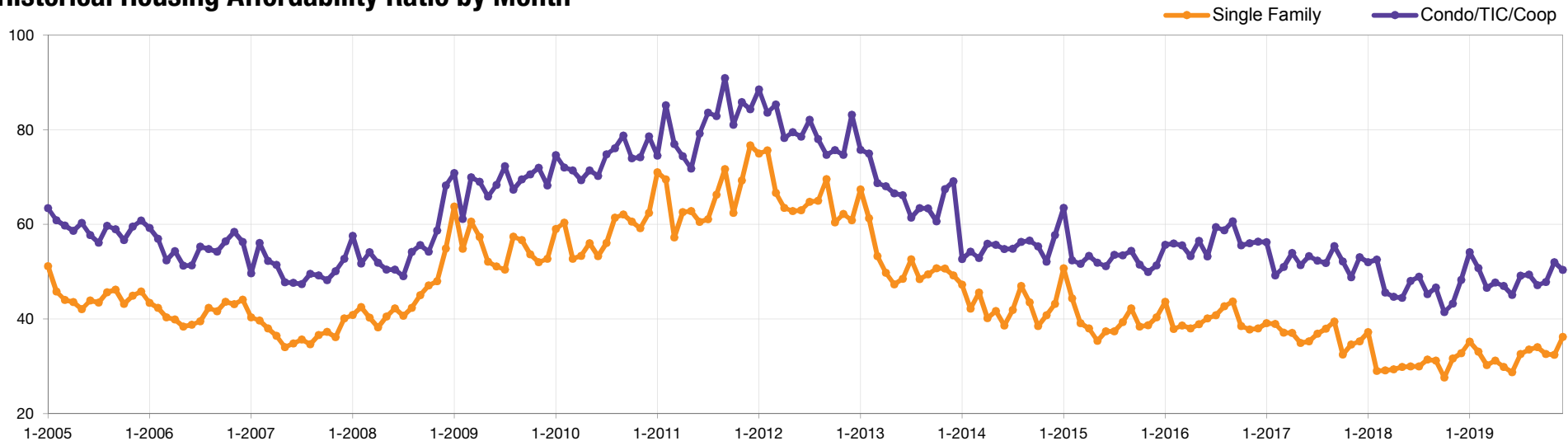
Year to Date



Affordability Ratio	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2019	35	-5.4%	54	+3.8%
Feb-2019	33	+13.8%	51	-3.8%
Mar-2019	30	+3.4%	47	+2.2%
Apr-2019	31	+6.9%	48	+6.7%
May-2019	30	0.0%	47	+6.8%
Jun-2019	29	-3.3%	45	-6.3%
Jul-2019	33	+10.0%	49	0.0%
Aug-2019	34	+9.7%	49	+8.9%
Sep-2019	34	+9.7%	47	0.0%
Oct-2019	33	+17.9%	48	+17.1%
Nov-2019	32	0.0%	52	+20.9%
Dec-2019	36	+9.1%	50	+4.2%
12-Month Avg*	32	+17.0%	31	+6.9%

* Affordability Ratio for all properties from January 2019 through December 2019. This is not the average of the individual figures above.

Historical Housing Affordability Ratio by Month

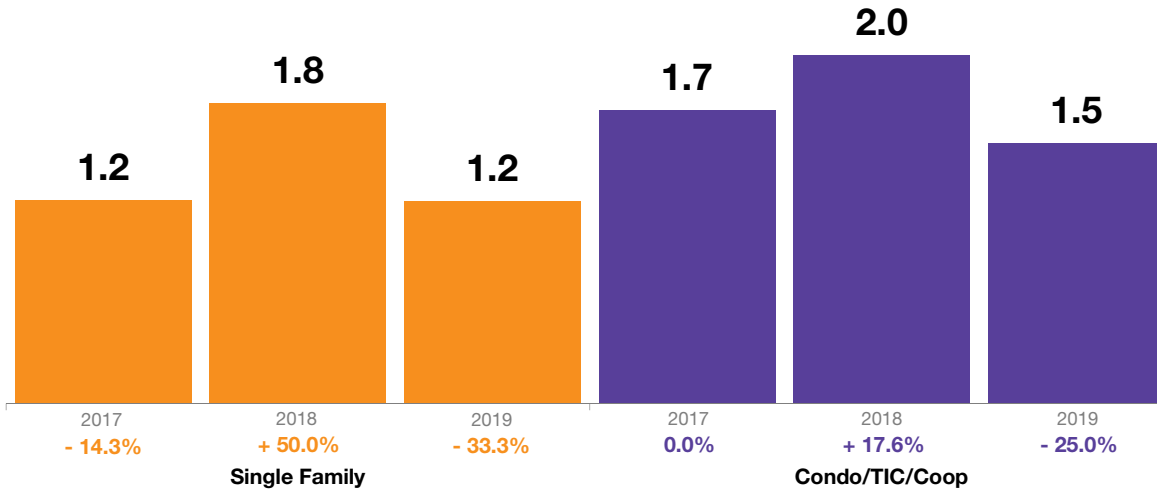


Months Supply of Inventory

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.



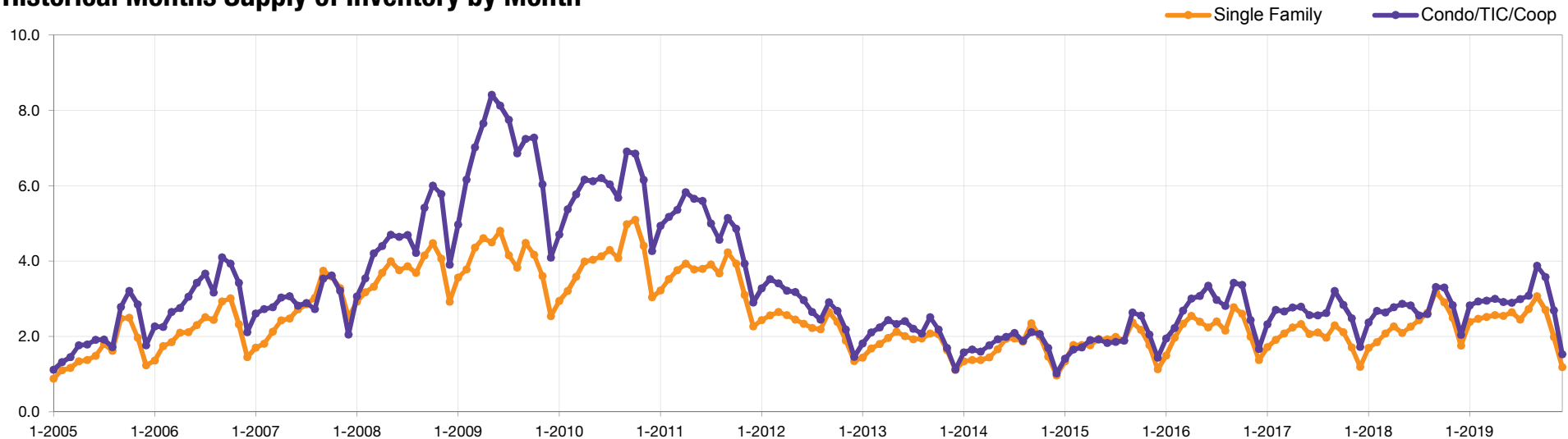
December



Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2019	2.4	+41.2%	2.8	+16.7%
Feb-2019	2.5	+38.9%	2.9	+7.4%
Mar-2019	2.5	+19.0%	2.9	+11.5%
Apr-2019	2.6	+13.0%	3.0	+7.1%
May-2019	2.5	+19.0%	2.9	0.0%
Jun-2019	2.6	+13.0%	2.9	+3.6%
Jul-2019	2.4	0.0%	3.0	+15.4%
Aug-2019	2.7	+3.8%	3.1	+19.2%
Sep-2019	3.1	-3.1%	3.9	+18.2%
Oct-2019	2.7	-6.9%	3.6	+9.1%
Nov-2019	2.0	-20.0%	2.7	-3.6%
Dec-2019	1.2	-33.3%	1.5	-25.0%
12-Month Avg*	2.4	+5.7%	2.9	+7.5%

* Months Supply for all properties from January 2019 through December 2019. 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.



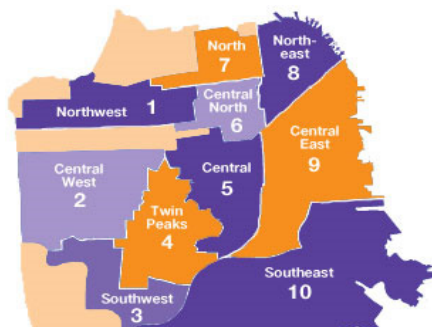
Key Metrics	Historical Sparkbars	12-2018	12-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		204	116	- 43.1%	6,702	6,188	- 7.7%
Pending Sales		268	263	- 1.9%	5,218	5,062	- 3.0%
Sold Listings		354	379	+ 7.1%	5,248	5,010	- 4.5%
Median Sales Price		\$1,315,000	\$1,305,000	- 0.8%	\$1,350,000	\$1,380,000	+ 2.2%
Avg. Sales Price		\$1,536,119	\$1,587,361	+ 3.3%	\$1,593,713	\$1,642,672	+ 3.1%
Days on Market		39	40	+ 2.6%	28	31	+ 10.7%
Active Listings		834	581	- 30.3%	--	--	--
% of Properties Sold Over List Price		55.9%	56.7%	+ 1.4%	68.8%	67.1%	- 2.5%
% of List Price Received		105.9%	106.2%	+ 0.3%	110.4%	108.7%	- 1.5%
Affordability Ratio		37	39	+ 5.4%	36	38	+ 5.6%
Months Supply		1.9	1.4	- 26.3%	--	--	--

Activity by District

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



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- 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, Shrwd Fst, Miraloma Pk, Dmnd Hts, Mdtwn Terr)
- SF District 5: Central (Haight Ashbury, Cole Vly / Prnssus Hts, Clarnrdn 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		
	12-2018	12-2019	+ / -	12-2018	12-2019	+ / -	12-2018	12-2019	+ / -	12-2018	12-2019	+ / -	12-2018	12-2019	+ / -
Single Family															
1 SF District 1	35	20	-42.9%	16	16	0.0%	\$1,937,500	\$1,994,000	+2.9%	34	27	-20.6%	2.2	1.3	-40.9%
2 SF District 2	37	19	-48.6%	26	26	0.0%	\$1,275,000	\$1,385,000	+8.6%	36	25	-30.6%	1.2	0.6	-50.0%
3 SF District 3	17	11	-35.3%	9	16	+77.8%	\$1,150,000	\$1,125,000	-2.2%	27	22	-18.5%	1.4	0.9	-35.7%
4 SF District 4	34	15	-55.9%	24	22	-8.3%	\$1,654,000	\$1,612,500	-2.5%	35	29	-17.1%	1.2	0.6	-50.0%
5 SF District 5	42	31	-26.2%	26	22	-15.4%	\$2,215,000	\$2,575,000	+16.3%	27	34	+25.9%	1.5	1.1	-26.7%
6 SF District 6	12	11	-8.3%	4	6	+50.0%	\$1,765,000	\$2,981,500	+68.9%	24	56	+133.3%	3.2	3.4	+6.3%
7 SF District 7	26	21	-19.2%	5	7	+40.0%	\$3,550,000	\$4,600,000	+29.6%	29	32	+10.3%	3.2	2.5	-21.9%
8 SF District 8	10	15	+50.0%	3	3	0.0%	\$2,300,000	\$6,200,000	+169.6%	46	89	+93.5%	4.1	6.7	+63.4%
9 SF District 9	46	33	-28.3%	14	16	+14.3%	\$1,362,500	\$1,462,500	+7.3%	32	33	+3.1%	2.3	1.7	-26.1%
10 SF District 10	68	40	-41.2%	33	40	+21.2%	\$1,115,000	\$1,062,500	-4.7%	37	30	-18.9%	1.9	1.1	-42.1%
Condo/TIC/Coop															
1 SF District 1	23	22	-4.3%	16	8	-50.0%	\$1,150,000	\$1,209,500	+5.2%	26	39	+50.0%	1.6	1.7	+6.3%
2 SF District 2	5	6	+20.0%	5	3	-40.0%	\$990,000	\$1,551,000	+56.7%	75	14	-81.3%	1.1	1.5	+36.4%
3 SF District 3	8	2	-75.0%	3	3	0.0%	\$600,000	\$900,000	+50.0%	31	14	-54.8%	2.5	0.6	-76.0%
4 SF District 4	12	7	-41.7%	4	11	+175.0%	\$757,500	\$755,000	-0.3%	25	60	+140.0%	2.3	1.3	-43.5%
5 SF District 5	52	35	-32.7%	20	33	+65.0%	\$1,541,000	\$1,500,000	-2.7%	34	36	+5.9%	1.4	1.0	-28.6%
6 SF District 6	48	15	-68.8%	18	18	0.0%	\$1,047,500	\$1,022,500	-2.4%	35	51	+45.7%	2.0	0.7	-65.0%
7 SF District 7	50	26	-48.0%	19	22	+15.8%	\$1,750,000	\$1,562,500	-10.7%	47	41	-12.8%	2.0	1.0	-50.0%
8 SF District 8	115	82	-28.7%	38	39	+2.6%	\$1,087,500	\$1,100,000	+1.1%	47	50	+6.4%	2.8	2.1	-25.0%
9 SF District 9	171	152	-11.1%	67	65	-3.0%	\$1,155,000	\$1,100,000	-4.8%	52	49	-5.8%	1.9	1.8	-5.3%
10 SF District 10	23	18	-21.7%	4	3	-25.0%	\$803,944	\$630,000	-21.6%	40	167	+317.5%	3.5	3.4	-2.9%