



Monthly Indicators

December 2013

In its entirety, 2013 proved to be a good year for housing. Home sales and prices were broadly higher across the nation, while foreclosure loads, the number of homes for sale and the number of days it took to sell a home were all much lower. Multiple-offer situations became commonplace again and prices in many areas rallied to multi-year highs. Here in San Francisco, the proverbial glass remained more than half full throughout the year.

New Listings were down 7.8 percent for single family homes and 22.8 percent for Condo/TIC/Coop properties. Pending Sales remained flat for single family homes but decreased 4.9 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 15.3 percent to \$962,500 for single family homes and 10.2 percent to \$770,000 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 28.6 percent for single family units and 43.8 percent for Condo/TIC/Coop units.

Housing is fortified by confident consumers and good jobs. The year 2013 was marked by a slowly improving labor market stunted by political gridlock, and the Federal Reserve's long-awaited taper announcement was not surprising. Interest rates remain low (but upwardly mobile), prices are still affordable, the employment picture looks decent and the stock market is up nearly 30.0 percent from this time last year. It's no wonder that buyers were active in 2013. Here's to more of the same in 2014.

Monthly Snapshot

+ 15.3% **+ 10.2%** **+ 11.0%**

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

Residential real estate activity in San Francisco County (Districts 1-10), comprised of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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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	12-2012	12-2013	Percent Change	YTD 2012	YTD 2013	Percent Change
New Listings		102	94	- 7.8%	2,972	2,959	- 0.4%
Pending Sales		170	170	0.0%	2,651	2,630	- 0.8%
Sold Listings		209	206	- 1.4%	2,633	2,636	+ 0.1%
Median Sales Price		\$835,000	\$962,500	+ 15.3%	\$760,000	\$915,000	+ 20.4%
Average Sales Price		\$1,385,197	\$1,363,816	- 1.5%	\$1,104,291	\$1,295,982	+ 17.4%
Days on Market		48	42	- 12.5%	53	36	- 32.1%
Active Listings		315	222	- 29.5%	--	--	--
% of Properties Sold Over List Price		61.7%	65.5%	+ 6.2%	59.3%	76.2%	+ 28.5%
% of List Price Received		104.6%	106.9%	+ 2.2%	104.4%	109.9%	+ 5.3%
Affordability Ratio		66	51	- 22.7%	73	54	- 26.0%
Months Supply		1.4	1.0	- 28.6%	--	--	--

Condo/TIC/Coop Activity Overview



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Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

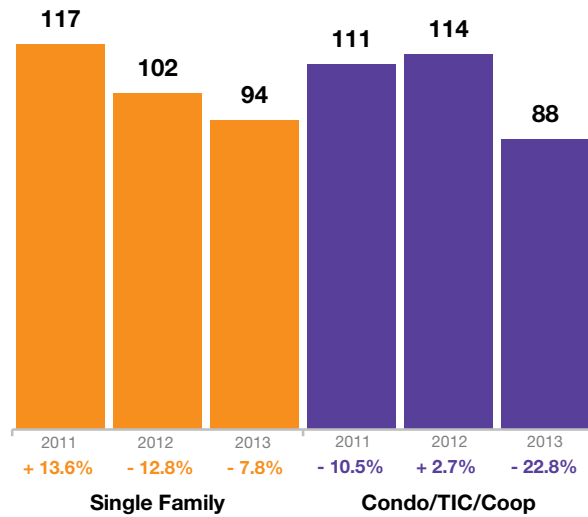
Key Metrics	Historical Sparkbars	12-2012	12-2013	Percent Change	YTD 2012	YTD 2013	Percent Change
New Listings		114	88	- 22.8%	3,590	3,836	+ 6.9%
Pending Sales		203	193	- 4.9%	3,154	3,344	+ 6.0%
Sold Listings		251	233	- 7.2%	3,165	3,312	+ 4.6%
Median Sales Price		\$699,000	\$770,000	+ 10.2%	\$709,000	\$820,000	+ 15.7%
Average Sales Price		\$855,315	\$1,024,952	+ 19.8%	\$819,013	\$962,750	+ 17.6%
Days on Market		61	44	- 27.9%	62	41	- 33.9%
Active Listings		410	263	- 35.9%	--	--	--
% of Properties Sold Over List Price		46.2%	54.5%	+ 18.0%	45.6%	64.6%	+ 41.7%
% of List Price Received		101.6%	103.6%	+ 2.0%	101.5%	105.3%	+ 3.7%
Affordability Ratio		79	64	- 19.0%	78	60	- 23.1%
Months Supply		1.6	0.9	- 43.8%	--	--	--

New Listings

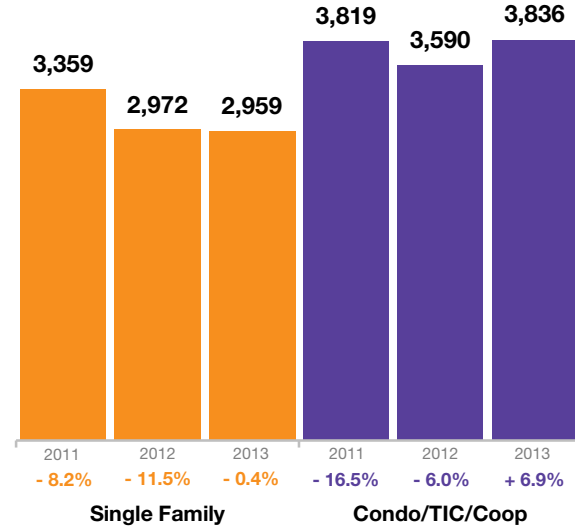
A count of the properties that have been newly listed on the market in a given month.



December

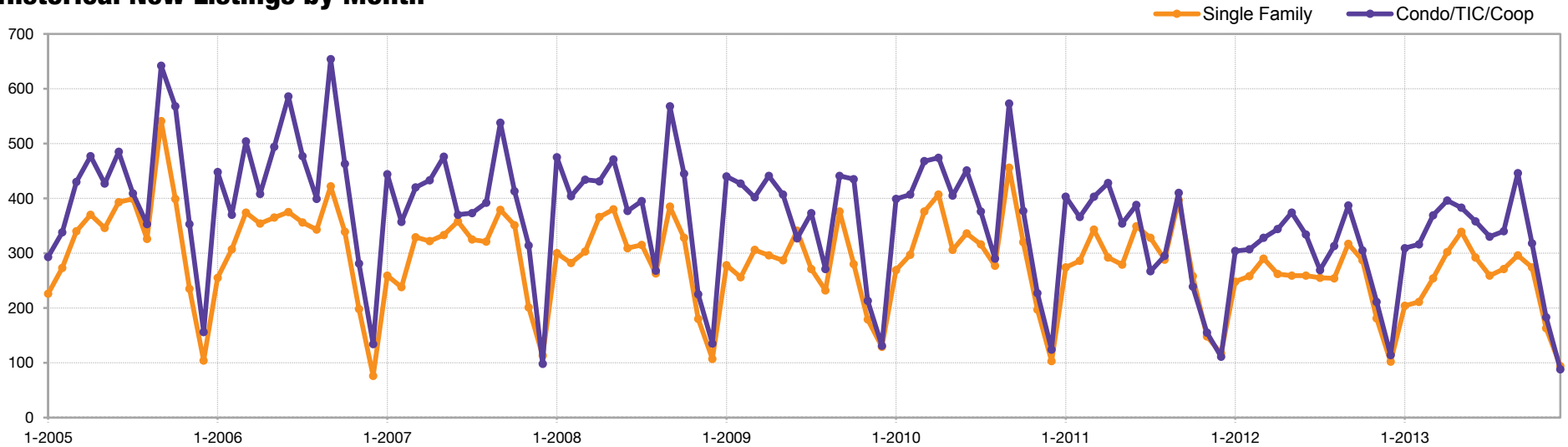


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2013	204	-17.7%	309	+1.6%
Feb-2013	211	-18.2%	316	+2.9%
Mar-2013	254	-12.4%	369	+12.5%
Apr-2013	302	+15.3%	396	+15.1%
May-2013	339	+30.9%	383	+2.4%
Jun-2013	292	+12.7%	358	+7.2%
Jul-2013	259	+1.6%	330	+22.7%
Aug-2013	271	+6.7%	340	+8.6%
Sep-2013	296	-6.6%	446	+15.2%
Oct-2013	274	-4.5%	318	+4.3%
Nov-2013	163	-9.9%	183	-13.3%
Dec-2013	94	-7.8%	88	-22.8%
12-Month Avg	247	-0.4%	320	+6.9%

Historical New Listings by Month



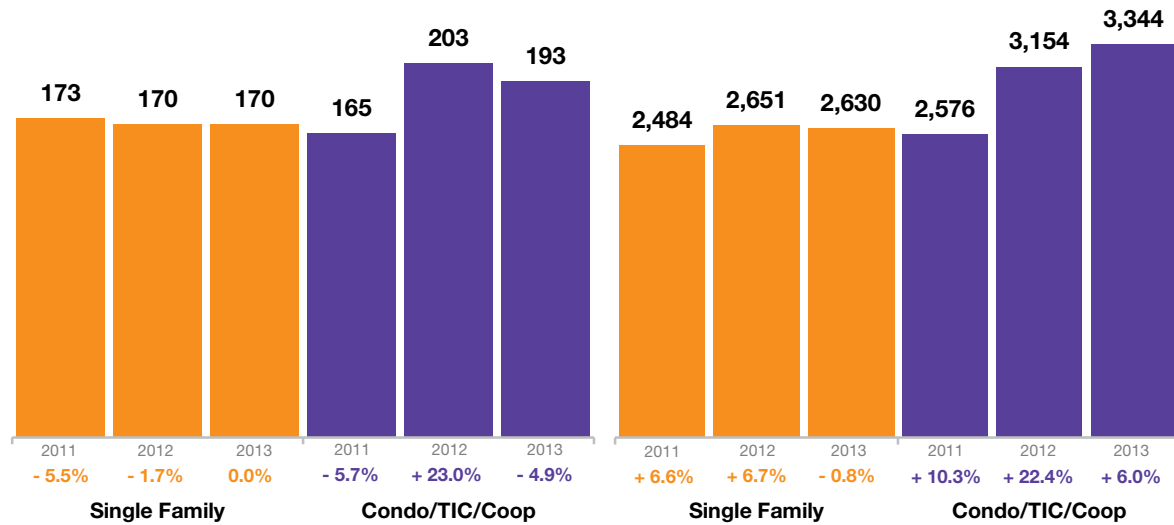
Pending Sales

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



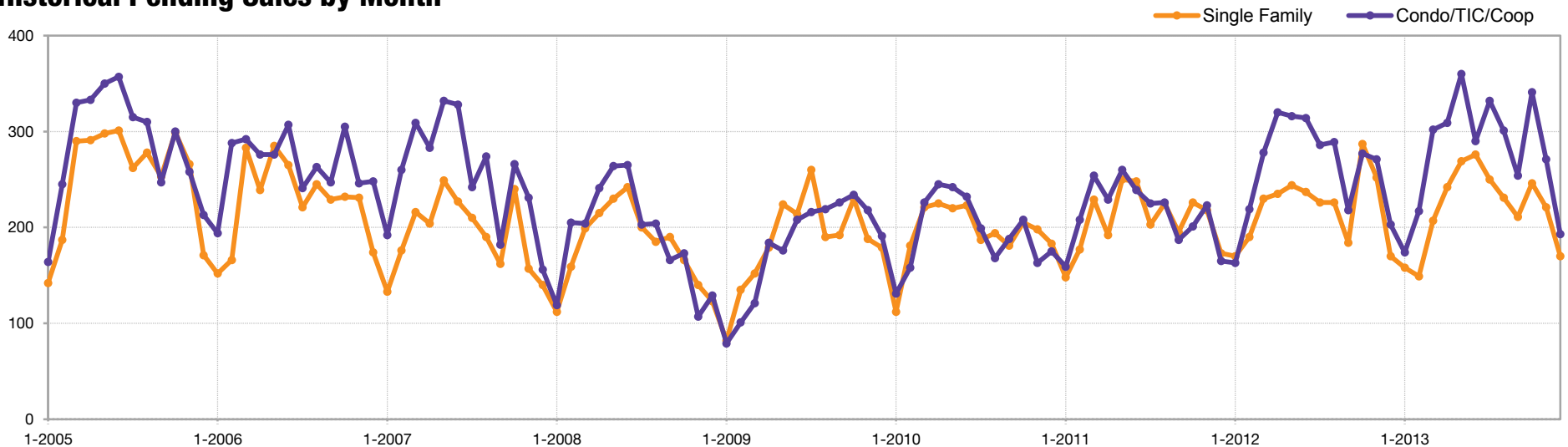
December

Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2013	158	-7.1%	174	+6.7%
Feb-2013	149	-21.6%	217	-0.9%
Mar-2013	207	-10.0%	302	+8.6%
Apr-2013	242	+3.0%	309	-3.4%
May-2013	269	+10.2%	360	+13.9%
Jun-2013	276	+16.5%	290	-7.6%
Jul-2013	250	+10.6%	332	+16.1%
Aug-2013	231	+2.2%	301	+4.2%
Sep-2013	211	+14.7%	254	+16.5%
Oct-2013	246	-14.3%	341	+23.1%
Nov-2013	221	-12.3%	271	0.0%
Dec-2013	170	0.0%	193	-4.9%
12-Month Avg	219	-0.8%	279	+6.0%

Historical Pending Sales by Month

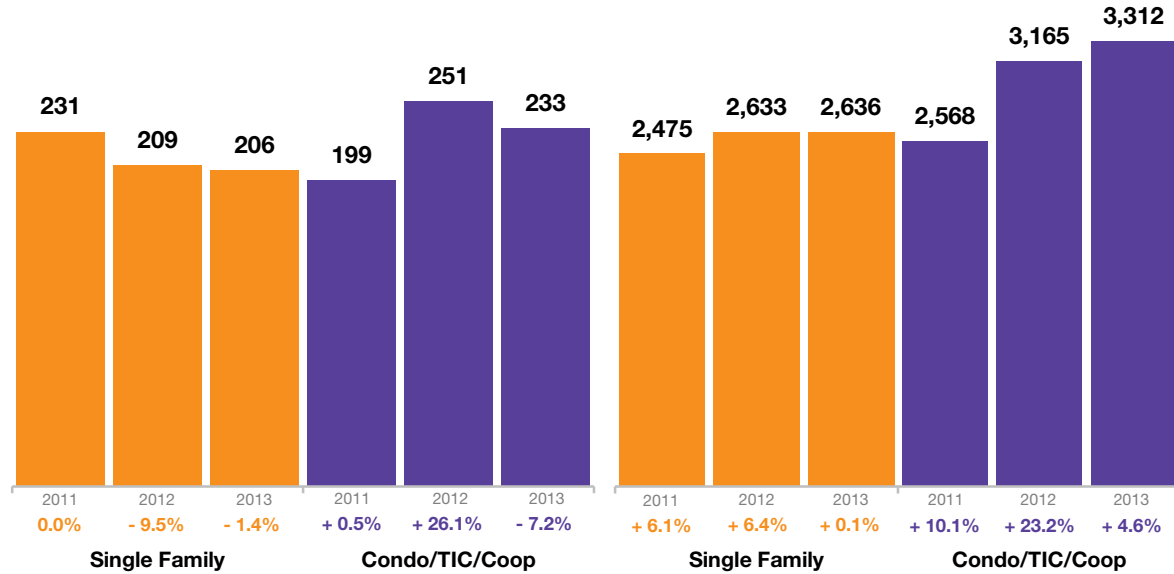


Sold Listings

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

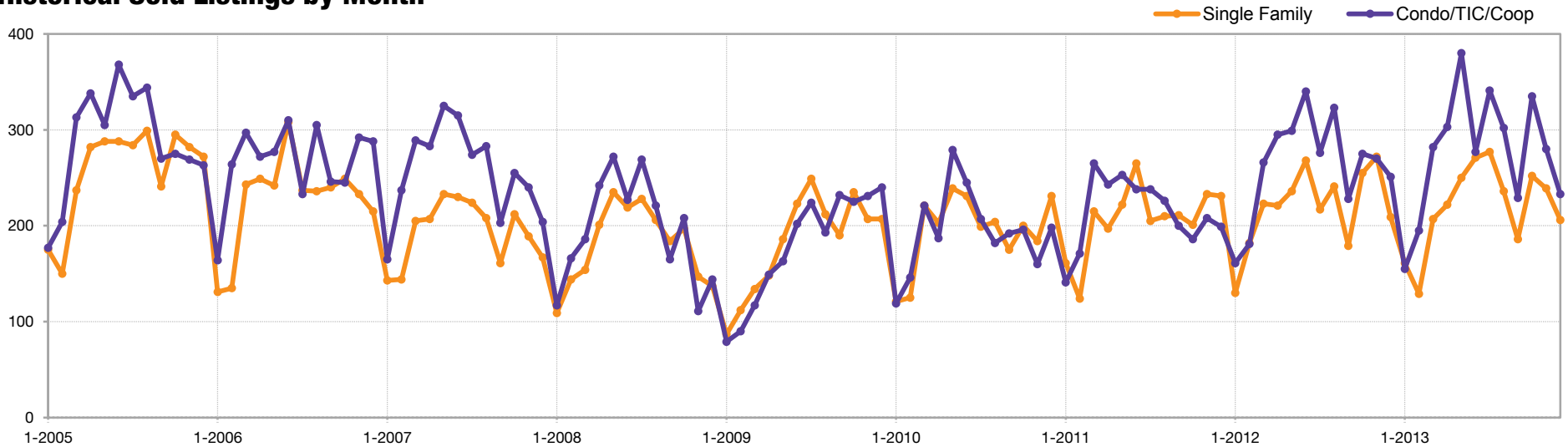


December



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2013	161	+23.8%	155	-3.7%
Feb-2013	129	-29.1%	195	+7.7%
Mar-2013	207	-7.2%	282	+6.0%
Apr-2013	222	+0.5%	303	+2.7%
May-2013	250	+5.9%	380	+27.1%
Jun-2013	271	+1.1%	277	-18.5%
Jul-2013	277	+27.6%	341	+23.6%
Aug-2013	236	-2.1%	302	-6.5%
Sep-2013	186	+3.9%	229	+0.4%
Oct-2013	252	-1.2%	335	+21.8%
Nov-2013	239	-12.1%	280	+3.7%
Dec-2013	206	-1.4%	233	-7.2%
12-Month Avg	220	+0.1%	276	+4.6%

Historical Sold Listings by Month

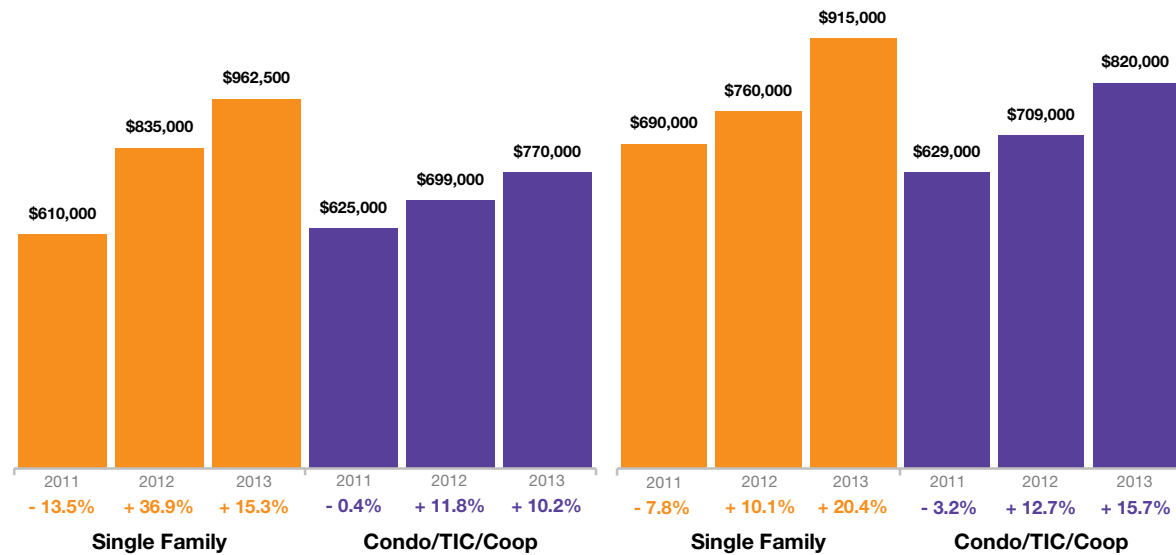


Median Sales Price

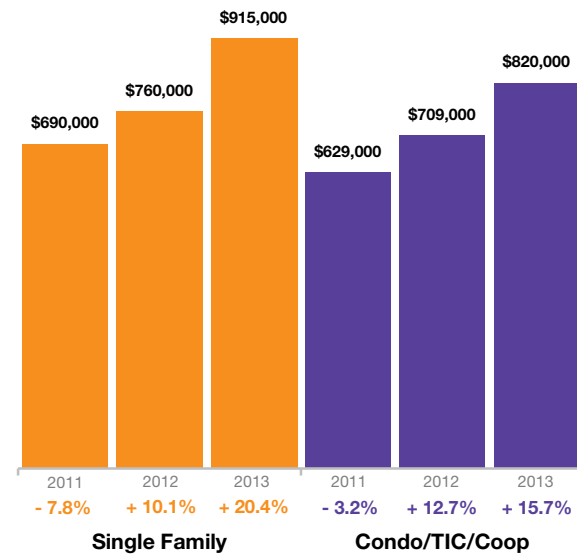


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

December



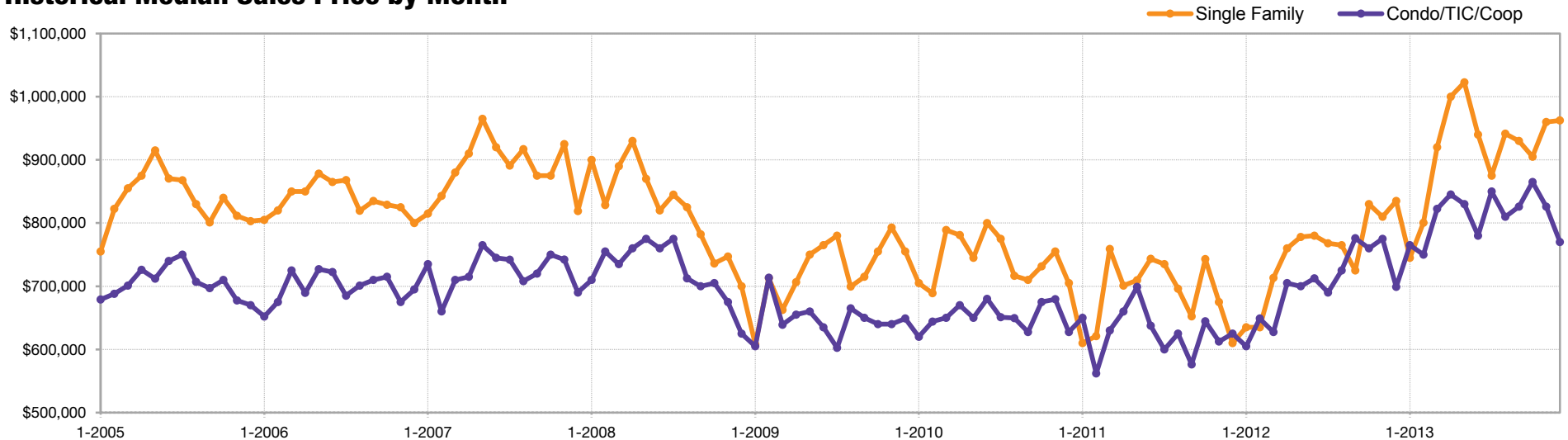
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2013	\$745,000	+17.3%	\$765,000	+26.4%
Feb-2013	\$800,500	+26.1%	\$750,000	+15.6%
Mar-2013	\$920,000	+29.0%	\$822,500	+31.1%
Apr-2013	\$1,000,000	+31.6%	\$845,250	+19.9%
May-2013	\$1,022,772	+31.5%	\$830,000	+18.6%
Jun-2013	\$940,000	+20.5%	\$780,000	+9.5%
Jul-2013	\$875,000	+13.9%	\$850,000	+23.2%
Aug-2013	\$941,500	+23.1%	\$810,000	+11.7%
Sep-2013	\$930,000	+28.3%	\$826,000	+6.4%
Oct-2013	\$905,000	+9.0%	\$865,000	+13.8%
Nov-2013	\$960,000	+18.5%	\$826,000	+6.6%
Dec-2013	\$962,500	+15.3%	\$770,000	+10.2%
12-Month Avg*	\$915,000	+20.4%	\$820,000	+15.7%

* Median Sales Price for all properties from January 2013 through December 2013. This is not the average of the individual figures above.

Historical Median Sales Price by Month

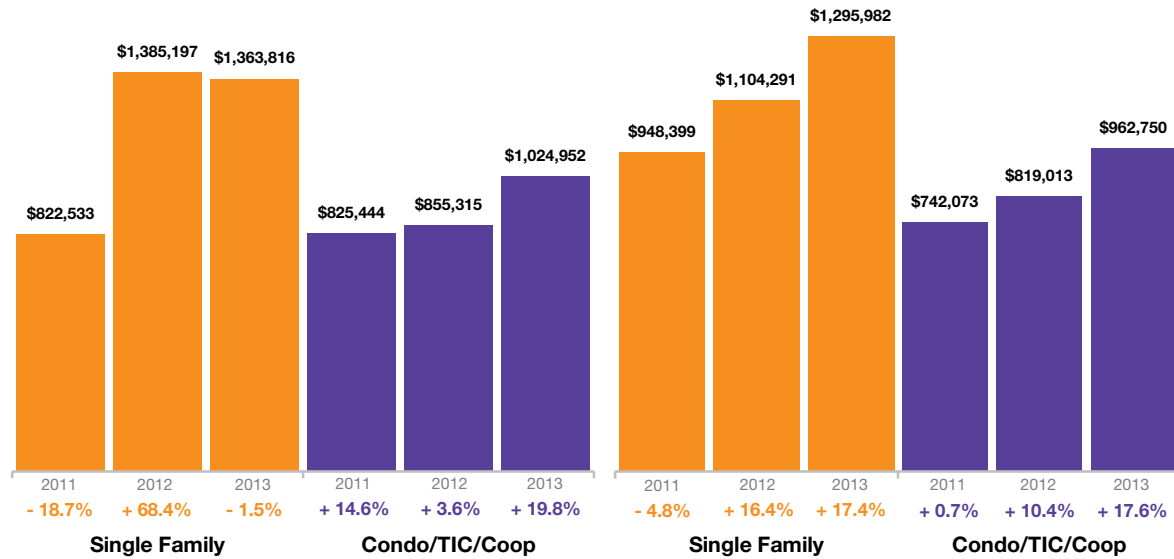


Average Sales Price

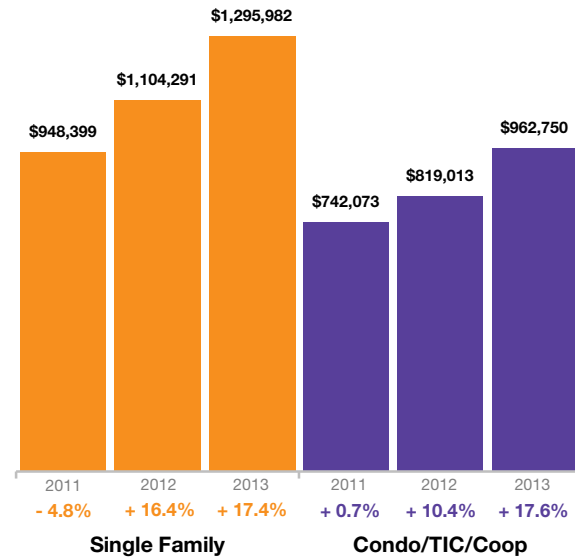
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



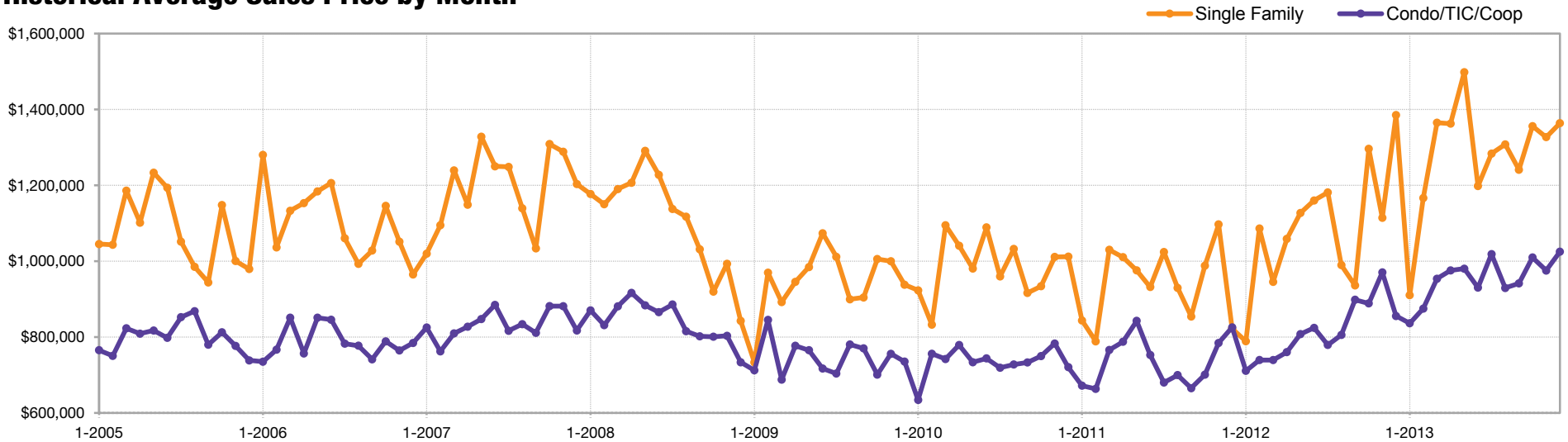
Year to Date



Average Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2013	\$910,358	+15.4%	\$836,342	+17.6%
Feb-2013	\$1,166,453	+7.4%	\$874,966	+18.3%
Mar-2013	\$1,365,029	+44.4%	\$953,615	+29.0%
Apr-2013	\$1,362,627	+28.7%	\$975,623	+28.3%
May-2013	\$1,498,161	+32.9%	\$980,113	+21.3%
Jun-2013	\$1,198,063	+3.3%	\$930,338	+12.9%
Jul-2013	\$1,283,562	+8.7%	\$1,018,542	+30.7%
Aug-2013	\$1,307,808	+32.1%	\$929,239	+15.3%
Sep-2013	\$1,240,979	+32.6%	\$941,430	+4.8%
Oct-2013	\$1,355,885	+4.6%	\$1,009,812	+13.6%
Nov-2013	\$1,327,114	+19.1%	\$975,198	+0.5%
Dec-2013	\$1,363,816	-1.5%	\$1,024,952	+19.8%
12-Month Avg*	\$1,295,982	+17.4%	\$962,750	+17.6%

* Average Sales Price for all properties from January 2013 through December 2013. This is not the average of the individual figures above.

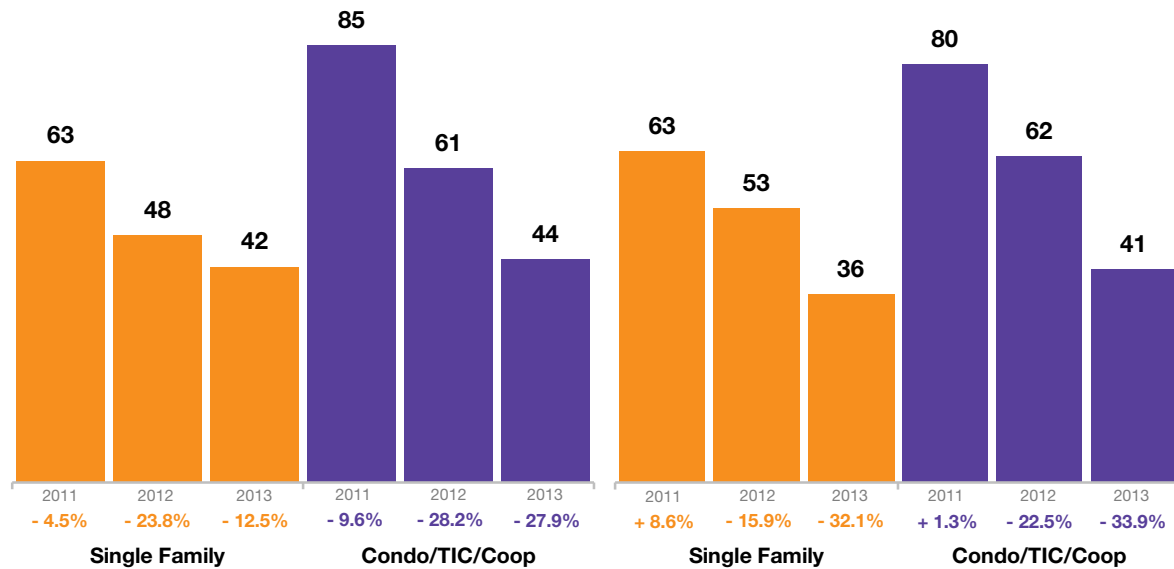
Historical Average Sales Price by Month



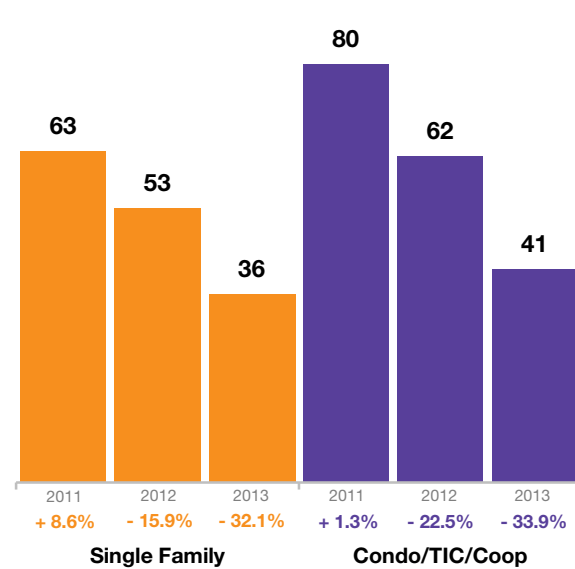
Days on Market Until Sale

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

December



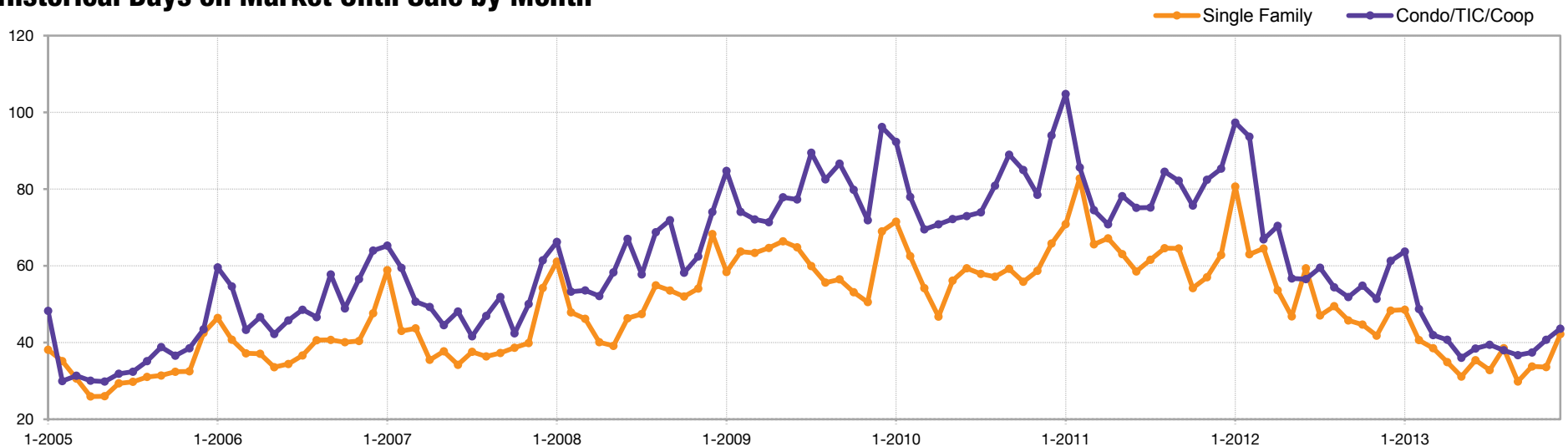
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2013	49	-39.5%	64	-34.0%
Feb-2013	41	-34.9%	49	-47.9%
Mar-2013	39	-39.1%	42	-37.3%
Apr-2013	35	-35.2%	41	-41.4%
May-2013	31	-34.0%	36	-36.8%
Jun-2013	35	-40.7%	38	-33.3%
Jul-2013	33	-29.8%	39	-33.9%
Aug-2013	39	-20.4%	38	-29.6%
Sep-2013	30	-34.8%	37	-28.8%
Oct-2013	34	-24.4%	37	-32.7%
Nov-2013	34	-19.0%	41	-19.6%
Dec-2013	42	-12.5%	44	-27.9%
12-Month Avg*	36	-31.3%	41	-34.5%

* Days on Market for all properties from January 2013 through December 2013. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

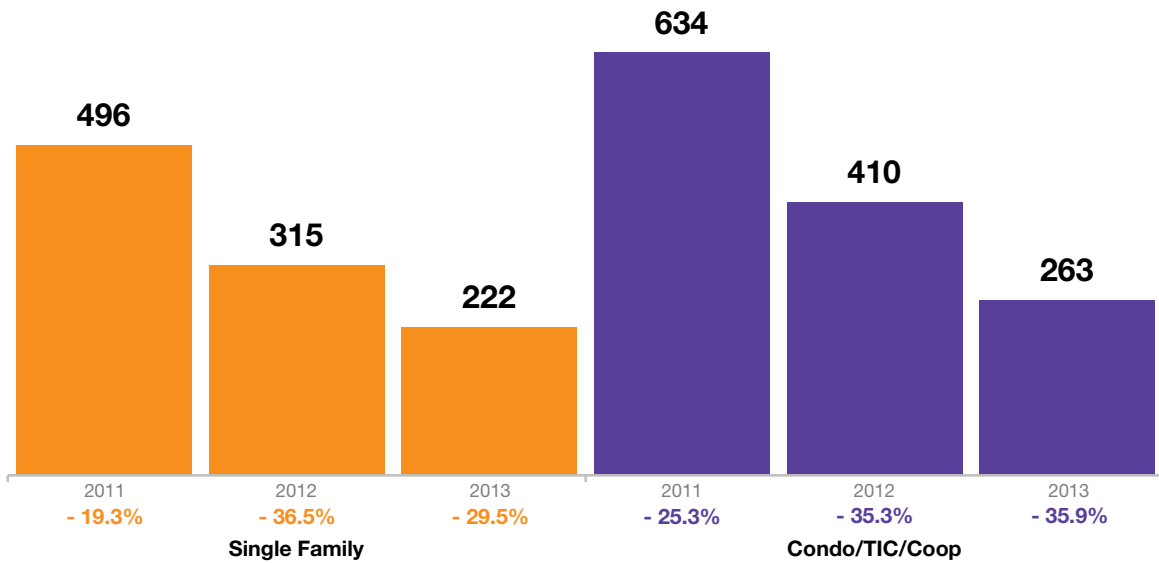


Inventory of Active Listings

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



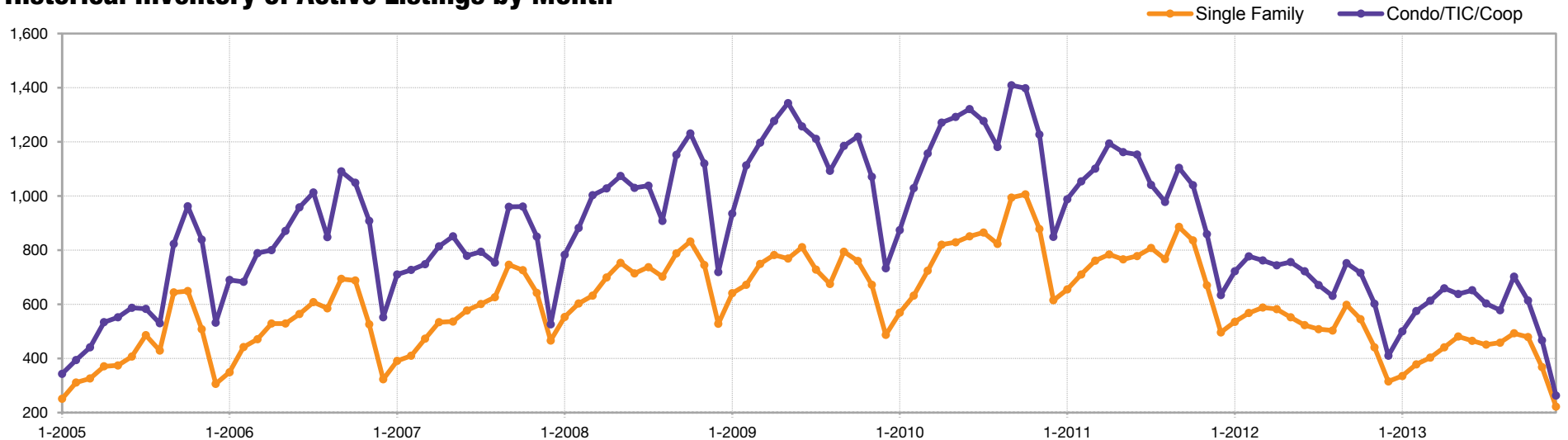
December



Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2013	335	-37.4%	500	-30.7%
Feb-2013	378	-33.5%	575	-26.0%
Mar-2013	403	-31.5%	613	-19.6%
Apr-2013	441	-24.2%	659	-11.4%
May-2013	481	-12.9%	638	-15.6%
Jun-2013	465	-11.1%	652	-9.7%
Jul-2013	451	-11.2%	603	-10.1%
Aug-2013	458	-8.9%	578	-8.4%
Sep-2013	493	-17.6%	702	-6.6%
Oct-2013	479	-12.1%	614	-14.2%
Nov-2013	368	-16.6%	467	-22.4%
Dec-2013	222	-29.5%	263	-35.9%
12-Month Avg*	415	-20.5%	572	-17.0%

* Active Listings for all properties from January 2013 through December 2013. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

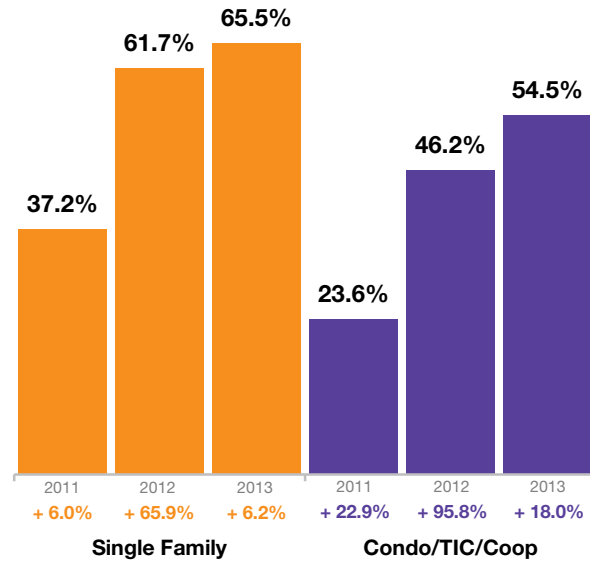


% of Properties Sold Over List Price

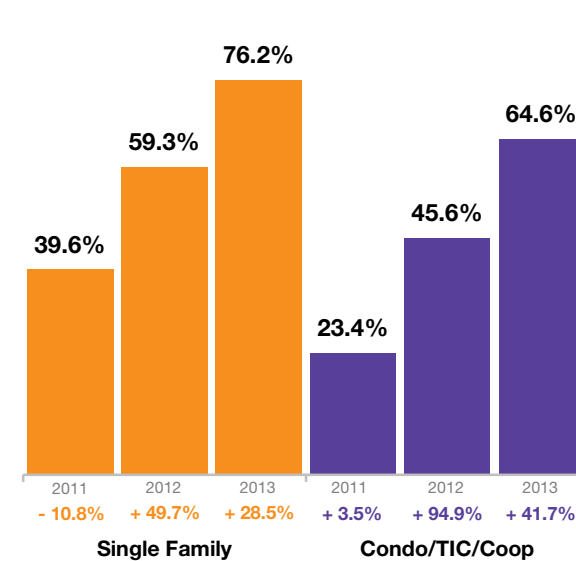


Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.

December



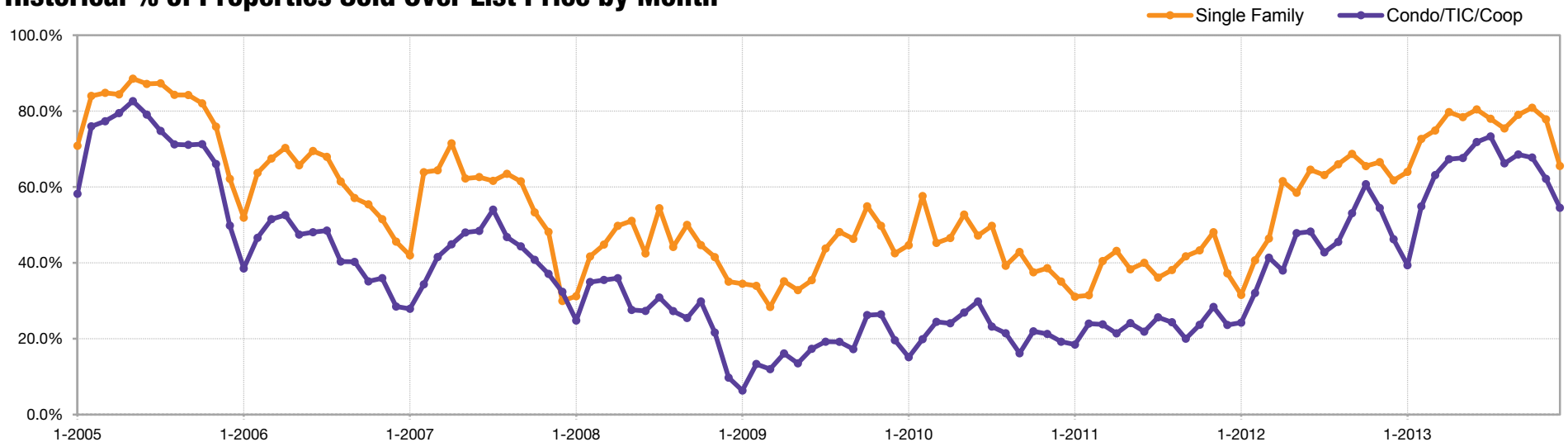
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2013	64.0%	+103.2%	39.4%	+62.8%
Feb-2013	72.7%	+78.6%	54.9%	+71.6%
Mar-2013	74.9%	+61.4%	63.1%	+52.4%
Apr-2013	79.7%	+29.6%	67.3%	+77.1%
May-2013	78.4%	+34.0%	67.6%	+41.4%
Jun-2013	80.4%	+24.5%	71.8%	+49.0%
Jul-2013	78.0%	+23.6%	73.3%	+71.3%
Aug-2013	75.4%	+14.2%	66.2%	+45.5%
Sep-2013	79.0%	+15.0%	68.6%	+29.2%
Oct-2013	80.9%	+23.5%	67.8%	+11.7%
Nov-2013	77.8%	+17.0%	62.1%	+14.2%
Dec-2013	65.5%	+6.2%	54.5%	+18.0%
12-Month Avg	76.2%	+28.5%	64.6%	+41.9%

* % of Properties Sold Over List Price for all properties from January 2013 through December 2013. This is not the average of the individual figures above.

Historical % of Properties Sold Over List Price by Month

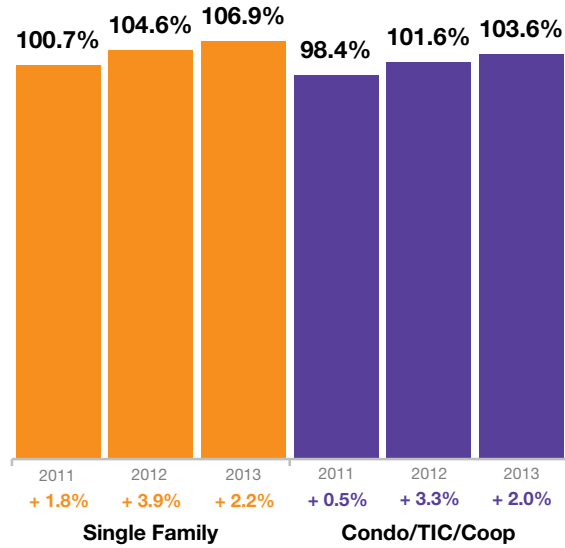


% of List Price Received

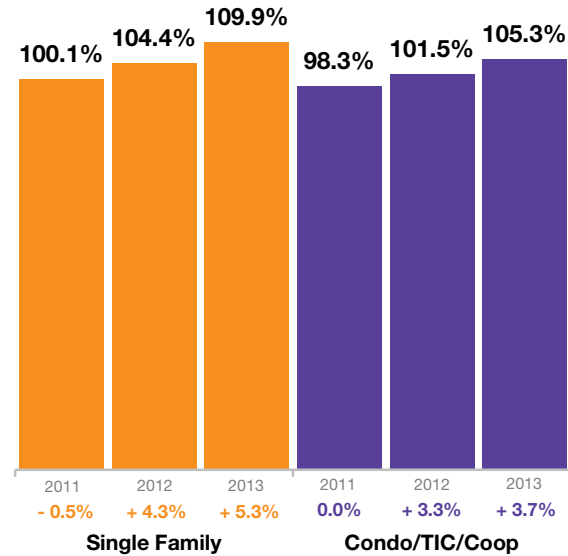


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

December



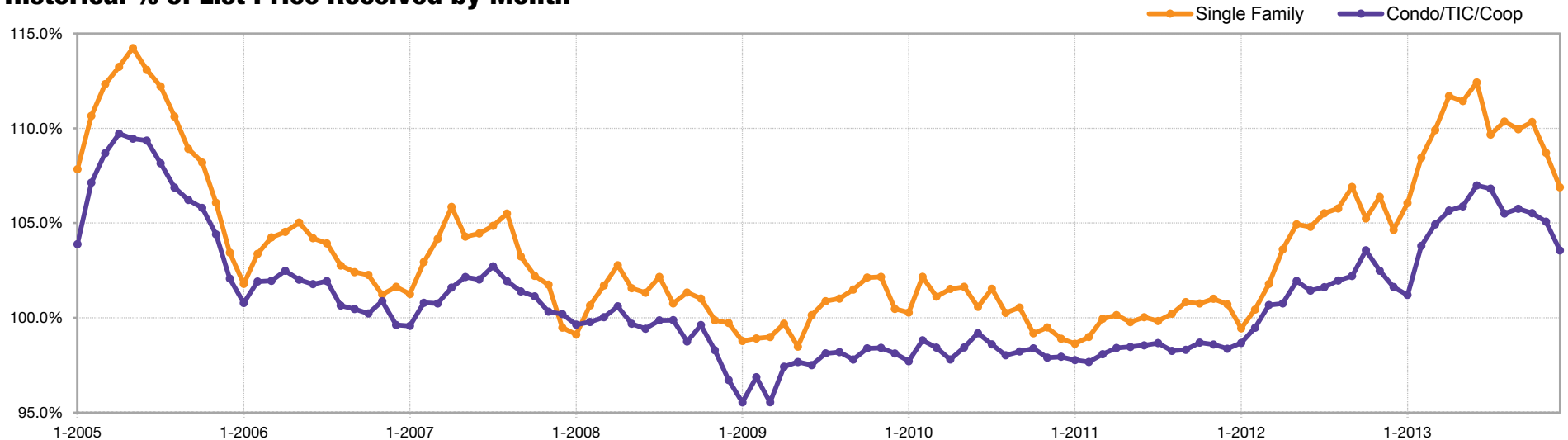
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2013	106.1%	+6.7%	101.2%	+2.5%
Feb-2013	108.4%	+8.0%	103.8%	+4.3%
Mar-2013	109.9%	+8.0%	104.9%	+4.2%
Apr-2013	111.7%	+7.8%	105.7%	+4.9%
May-2013	111.4%	+6.2%	105.9%	+3.9%
Jun-2013	112.4%	+7.3%	107.0%	+5.5%
Jul-2013	109.7%	+4.0%	106.8%	+5.1%
Aug-2013	110.4%	+4.3%	105.5%	+3.4%
Sep-2013	109.9%	+2.8%	105.8%	+3.5%
Oct-2013	110.3%	+4.8%	105.5%	+1.8%
Nov-2013	108.7%	+2.2%	105.1%	+2.5%
Dec-2013	106.9%	+2.2%	103.6%	+2.0%
12-Month Avg*	109.9%	+5.3%	105.3%	+3.7%

* % of List Price Received for all properties from January 2013 through December 2013. This is not the average of the individual figures above.

Historical % of List Price Received by Month

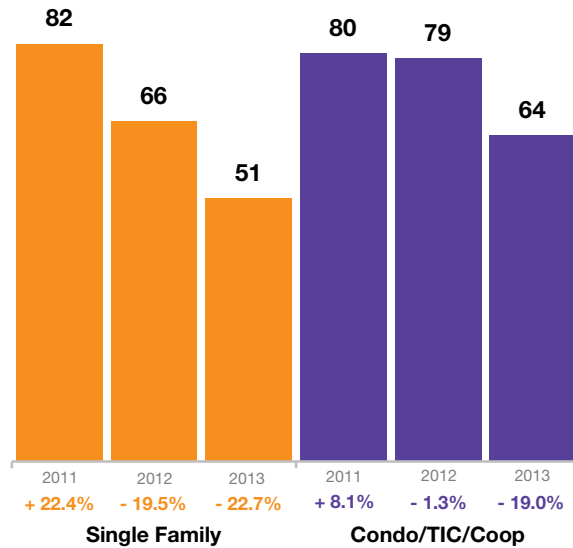


Housing Affordability Ratio

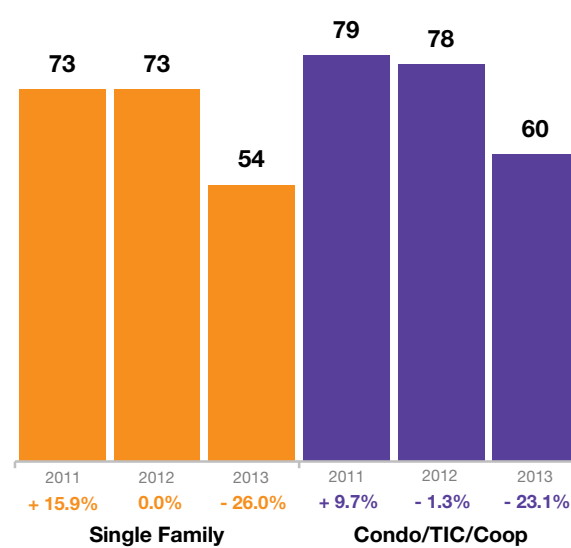


This index measures housing affordability for the region. An index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

December



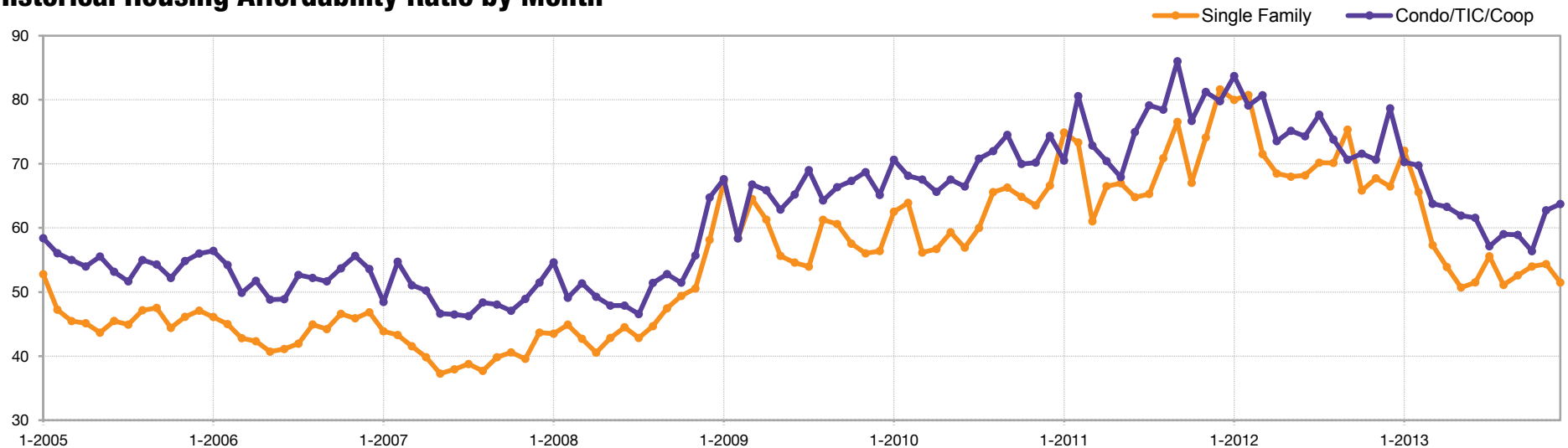
Year to Date



Affordability Ratio	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2013	72	-10.0%	70	-16.7%
Feb-2013	66	-18.5%	70	-11.4%
Mar-2013	57	-20.8%	64	-21.0%
Apr-2013	54	-20.6%	63	-14.9%
May-2013	51	-25.0%	62	-17.3%
Jun-2013	52	-23.5%	62	-16.2%
Jul-2013	56	-20.0%	57	-26.9%
Aug-2013	51	-27.1%	59	-20.3%
Sep-2013	53	-29.3%	59	-16.9%
Oct-2013	54	-18.2%	56	-22.2%
Nov-2013	54	-20.6%	63	-11.3%
Dec-2013	51	-22.7%	64	-19.0%
12-Month Avg*	56	-28.2%	71	-15.6%

* Affordability Ratio for all properties from January 2013 through December 2013. This is not the average of the individual figures above.

Historical Housing Affordability Ratio by Month

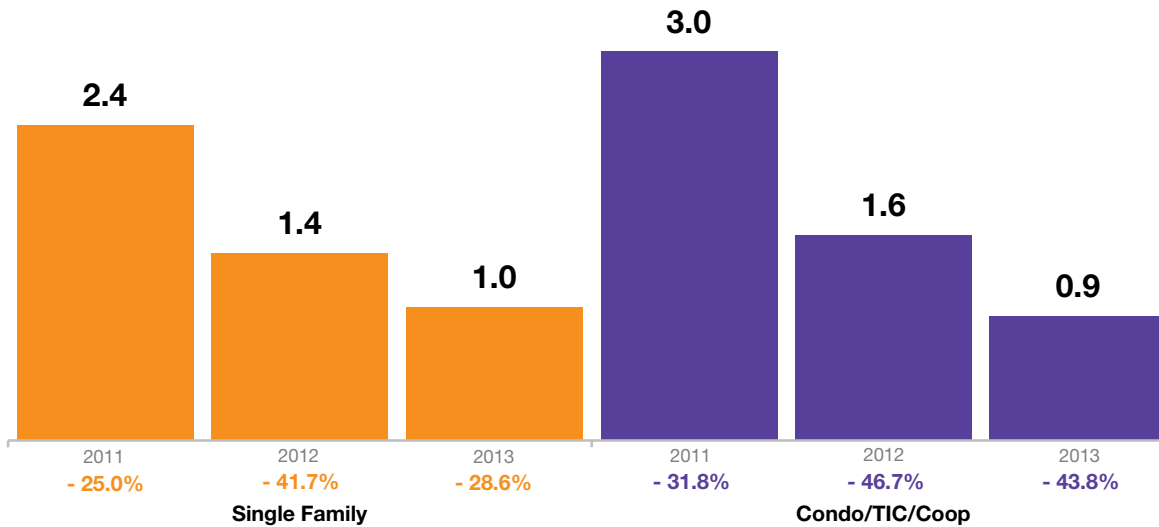


Months Supply of Inventory



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.

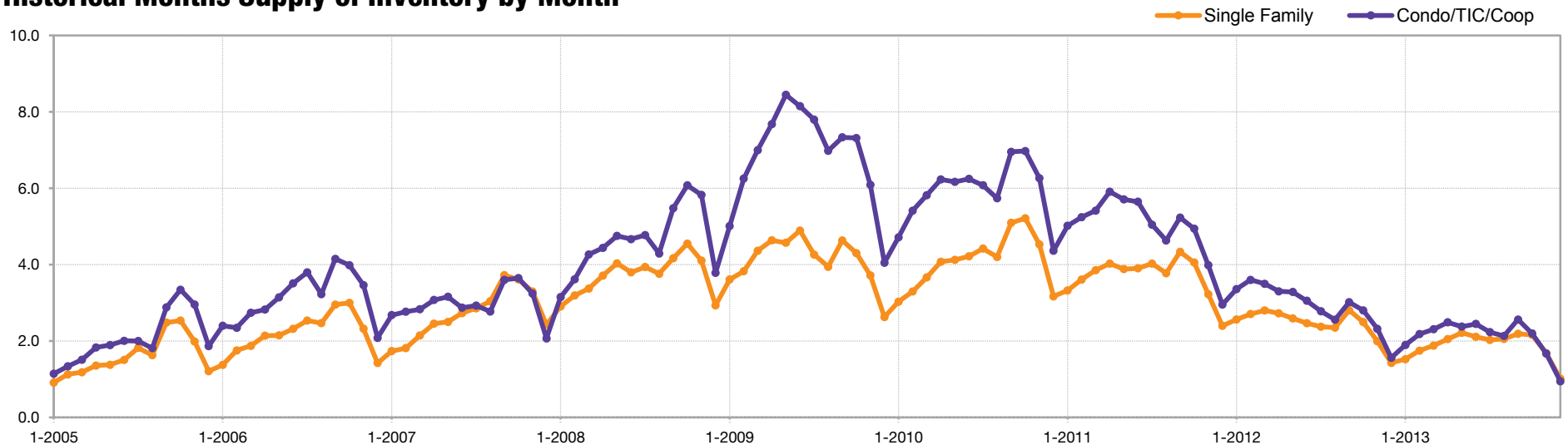
December



Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2013	1.5	-42.3%	1.9	-44.1%
Feb-2013	1.7	-37.0%	2.2	-38.9%
Mar-2013	1.9	-32.1%	2.3	-34.3%
Apr-2013	2.0	-25.9%	2.5	-24.2%
May-2013	2.2	-15.4%	2.4	-27.3%
Jun-2013	2.1	-16.0%	2.4	-22.6%
Jul-2013	2.0	-16.7%	2.2	-21.4%
Aug-2013	2.1	-8.7%	2.1	-19.2%
Sep-2013	2.2	-21.4%	2.6	-13.3%
Oct-2013	2.2	-12.0%	2.2	-21.4%
Nov-2013	1.7	-15.0%	1.7	-26.1%
Dec-2013	1.0	-28.6%	0.9	-43.8%
12-Month Avg*	1.9	-22.7%	2.1	-27.6%

* Months Supply for all properties from January 2013 through December 2013. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Activity Overview



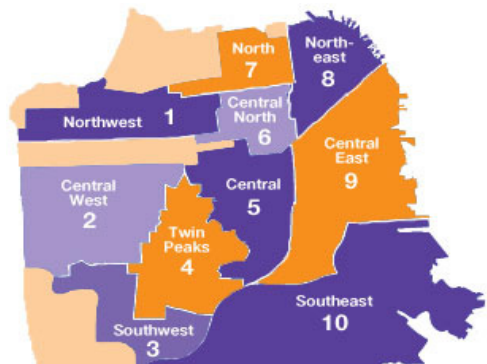
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Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	12-2012	12-2013	Percent Change	YTD 2012	YTD 2013	Percent Change
New Listings		216	182	- 15.7%	6,562	6,795	+ 3.6%
Pending Sales		373	363	- 2.7%	5,805	5,974	+ 2.9%
Sold Listings		460	439	- 4.6%	5,798	5,948	+ 2.6%
Median Sales Price		\$765,500	\$850,000	+ 11.0%	\$735,000	\$851,000	+ 15.8%
Average Sales Price		\$1,096,066	\$1,183,963	+ 8.0%	\$948,537	\$1,110,368	+ 17.1%
Days on Market		55	43	- 21.8%	58	39	- 32.8%
Active Listings		725	485	- 33.1%	--	--	--
% of Properties Sold Over List Price		53.3%	59.7%	+ 12.0%	51.8%	69.8%	+ 34.7%
% of List Price Received		103.0%	105.1%	+ 2.0%	102.8%	107.3%	+ 4.4%
Affordability Ratio		51	42	- 17.7%	59	45	- 23.8%
Months Supply		1.5	1.0	- 33.3%	--	--	--

Activity by District

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



- 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, Shrwrd Fst, Miraloma Pk, Dmnd Hts, Mdtwn Terr)
- SF District 5: Central (Haight Ashbury, Cole Vly / Prnsus Hts, Clarmdn 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		
	12-2012	12-2013	+ / -	12-2012	12-2013	+ / -	12-2012	12-2013	+ / -	12-2012	12-2013	+ / -	12-2012	12-2013	+ / -
Single Family															
1 SF District 1	28	13	-53.6%	14	18	+28.6%	\$1,010,000	\$1,225,000	+21.3%	52	27	-48.1%	1.5	0.7	-54.0%
2 SF District 2	40	33	-17.5%	39	38	-2.6%	\$776,000	\$830,000	+7.0%	39	38	-1.0%	1.1	0.8	-28.5%
3 SF District 3	20	24	+20.0%	16	15	-6.3%	\$605,000	\$850,000	+40.5%	46	49	+5.9%	1.2	1.6	+25.8%
4 SF District 4	36	23	-36.1%	39	35	-10.3%	\$1,035,000	\$1,130,000	+9.2%	62	52	-17.0%	1.2	0.8	-31.8%
5 SF District 5	36	19	-47.2%	74	25	-66.2%	\$1,517,500	\$1,750,000	+15.3%	44	36	-19.6%	1.1	0.6	-46.0%
6 SF District 6	8	6	-25.0%	31	3	-90.3%	\$1,774,000	\$1,488,000	-16.1%	54	45	-15.9%	1.9	1.6	-16.5%
7 SF District 7	21	13	-38.1%	40	13	-67.5%	\$4,990,000	\$3,825,000	-23.3%	43	66	+52.5%	2.0	1.1	-45.2%
8 SF District 8	7	1	-85.7%	49	3	-93.9%	\$1,057,500	\$2,500,000	+136.4%	11	126	+1103.2%	2.6	0.5	-81.3%
9 SF District 9	37	20	-45.9%	97	18	-81.4%	\$800,250	\$1,251,000	+56.3%	59	29	-50.4%	1.9	0.9	-56.0%
10 SF District 10	82	70	-14.6%	48	38	-20.8%	\$536,500	\$592,500	+10.4%	46	38	-18.6%	1.5	1.5	+1.4%
Condo/TIC/Coop															
1 SF District 1	19	19	0.0%	13	11	-15.4%	\$565,000	\$760,000	+34.5%	85	50	-41.9%	1.3	1.5	+9.7%
2 SF District 2	5	4	-20.0%	6	3	-50.0%	\$744,500	\$650,000	-12.7%	49	37	-25.4%	0.9	0.9	-3.7%
3 SF District 3	7	3	-57.1%	1	3	+200.0%	\$410,000	\$430,000	+4.9%	2	32	+1516.7%	2.0	1.0	-49.7%
4 SF District 4	12	6	-50.0%	5	1	-80.0%	\$515,000	\$375,000	-27.2%	138	59	-57.2%	2.5	1.2	-53.3%
5 SF District 5	42	26	-38.1%	44	22	-50.0%	\$723,080	\$1,262,000	+74.5%	57	41	-29.4%	1.1	0.6	-44.4%
6 SF District 6	32	34	+6.3%	25	32	+28.0%	\$755,000	\$629,000	-16.7%	61	35	-43.3%	1.2	1.2	-3.7%
7 SF District 7	57	19	-66.7%	25	19	-24.0%	\$949,000	\$1,000,000	+5.4%	46	39	-14.9%	2.0	0.6	-71.1%
8 SF District 8	66	65	-1.5%	47	49	+4.3%	\$695,000	\$890,000	+28.1%	55	45	-18.2%	1.3	1.4	+4.7%
9 SF District 9	136	77	-43.4%	81	85	+4.9%	\$676,000	\$765,000	+13.2%	61	46	-25.0%	1.6	0.8	-49.3%
10 SF District 10	34	10	-70.6%	4	8	+100.0%	\$273,000	\$499,500	+83.0%	134	62	-54.0%	5.2	1.5	-70.2%