Local Market Update for July 2020

Report provided by the San Francisco Association of REALTORS®

3A Lake Shore

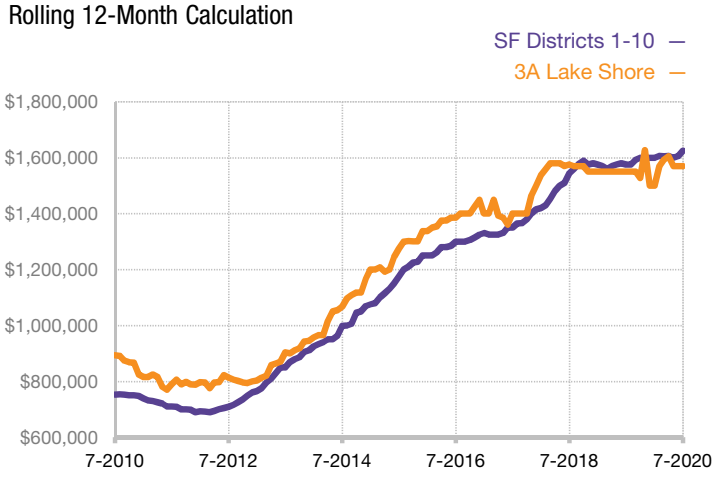
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	1	**0**	- 100.0%	9	**8**	- 11.1%
Pending Sales	2	**1**	- 50.0%	8	**6**	- 25.0%
Sold Listings	3	**1**	- 66.7%	7	**7**	0.0%
Median Sales Price*	$1,640,000	**$1,650,000**	+ 0.6%	$1,615,000	**$1,650,000**	+ 2.2%
Average Sales Price*	$1,585,000	**$1,650,000**	+ 4.1%	$1,562,143	**$1,633,571**	+ 4.6%
Days on Market	23	**43**	+ 87.0%	24	**28**	+ 16.7%
Active Listings	4	**6**	+ 50.0%	--	--	--
% of Properties Sold Over List Price	100.0%	**100.0%**	0.0%	85.7%	**100.0%**	+ 16.7%
Percent of List Price Received*	124.1%	**103.2%**	- 16.8%	115.2%	**112.9%**	- 2.0%
Months Supply	2.1	**4.5**	+ 114.3%	--	**--**	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

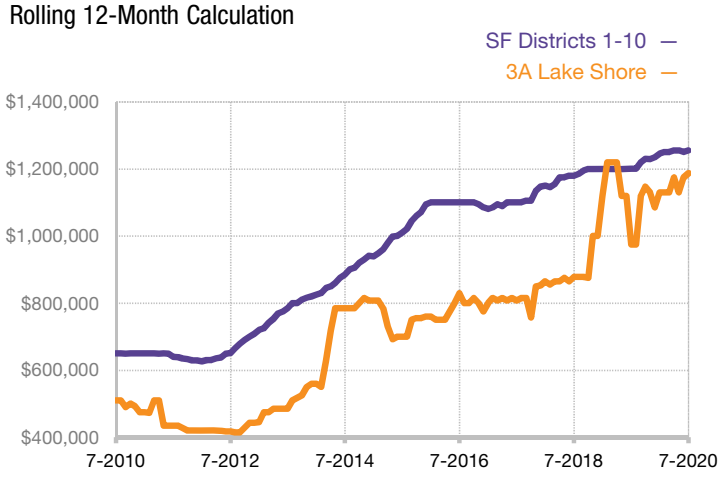
Condo/TIC/Coop	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	2	**2**	0.0%	4	**7**	+ 75.0%
Pending Sales	0	**2**	--	2	**5**	+ 150.0%
Sold Listings	0	**1**	--	2	**5**	+ 150.0%
Median Sales Price*	$0	**$1,260,000**	--	$1,000,000	**$1,240,000**	+ 24.0%
Average Sales Price*	$0	**$1,260,000**	--	$1,000,000	**$1,157,000**	+ 15.7%
Days on Market	0	**14**	--	60	**43**	- 28.3%
Active Listings	3	**2**	- 33.3%	--	--	--
% of Properties Sold Over List Price	0.0%	**100.0%**	--	0.0%	**40.0%**	--
Percent of List Price Received*	0.0%	**105.0%**	--	98.2%	**105.9%**	+ 7.8%
Months Supply	3.0	**1.6**	- 46.7%	--	**--**	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Condo/TIC/Coop
Rolling 12-Month Calculation



Current as of August 11, 2020. All data from the San Francisco MLS. Report © 2020 ShowingTime.