Local Market Update for July 2020

Report provided by the San Francisco Association of REALTORS®

SAN FRANCISCO ASSOCIATION of REALTORS®

SF District 3

Single Family

	July			Year to Date		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 7-2019**	**Thru 7-2020**	Percent Change
New Listings	20	**16**	- 20.0%	99	**99**	0.0%
Pending Sales	15	**17**	+ 13.3%	84	**62**	- 26.2%
Sold Listings	17	**12**	- 29.4%	81	**61**	- 24.7%
Median Sales Price*	$1,305,000	**$1,155,250**	- 11.5%	$1,200,000	**$1,230,000**	+ 2.5%
Average Sales Price*	$1,302,294	**$1,208,708**	- 7.2%	$1,270,774	**$1,256,462**	- 1.1%
Days on Market	20	**27**	+ 35.0%	24	**26**	+ 8.3%
Active Listings	26	**37**	+ 42.3%	--	--	--
% of Properties Sold Over List Price	100.0%	**66.7%**	- 33.3%	85.2%	**68.9%**	- 19.1%
Percent of List Price Received*	124.2%	**106.1%**	- 14.6%	116.4%	**109.1%**	- 6.3%
Months Supply	2.2	**3.6**	+ 63.6%	--	**--**	--

* 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	3	**11**	+ 266.7%	24	**27**	+ 12.5%
Pending Sales	2	**4**	+ 100.0%	20	**10**	- 50.0%
Sold Listings	2	**2**	0.0%	18	**10**	- 44.4%
Median Sales Price*	$822,500	**$972,500**	+ 18.2%	$900,000	**$1,037,500**	+ 15.3%
Average Sales Price*	$822,500	**$972,500**	+ 18.2%	$990,917	**$1,009,900**	+ 1.9%
Days on Market	104	**19**	- 81.7%	62	**55**	- 11.3%
Active Listings	7	**15**	+ 114.3%	--	--	--
% of Properties Sold Over List Price	100.0%	**100.0%**	0.0%	55.6%	**30.0%**	- 46.0%
Percent of List Price Received*	113.4%	**105.3%**	- 7.1%	103.9%	**102.8%**	- 1.1%
Months Supply	2.3	**5.2**	+ 126.1%	--	**--**	--

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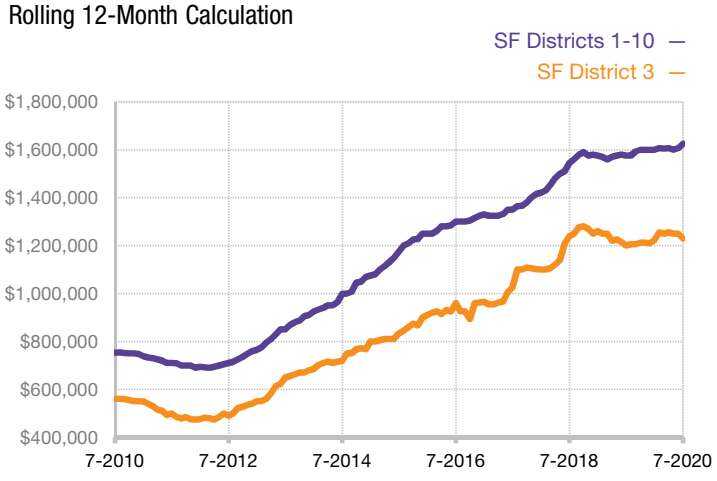
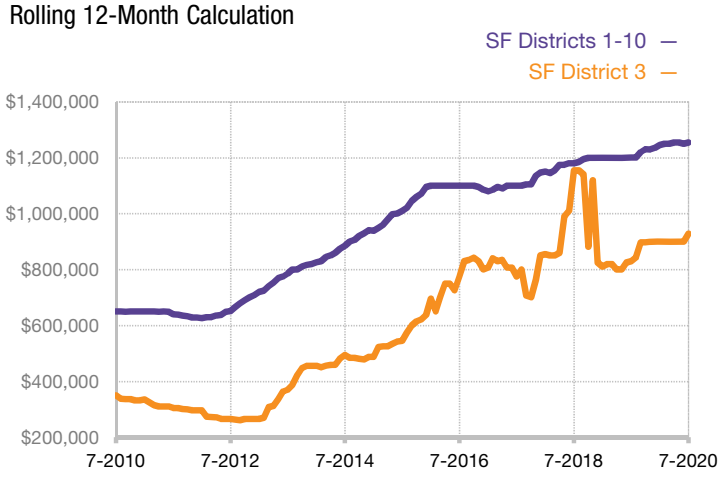
Median Sales Price – Single Family

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.