

SAN FRANCISCO

Report for the week of
Sunday December 13, 2009

CITY OVERVIEW

THIS WEEK

The median single family home price in SAN FRANCISCO this week is \$827,000. There are 508 homes for sale in the city and they've been on the market for an average of 150 days.

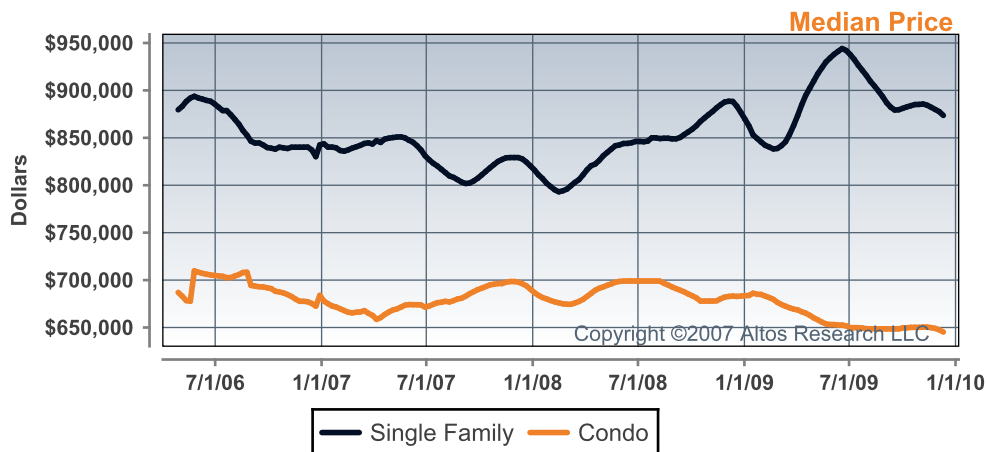
The median condominium price this week is \$619,500. There are 1014 condos for sale, on the market for an average of 145 days.

Real-Time Market Profile

	Single Family	Condos
Median List Price	\$827,000	\$619,500
Average List Price	\$1,263,937	\$761,273
Least Expensive Listing	\$110,000	\$98,000
Most Expensive Listing	\$14,000,000	\$8,500,000
Price per Square Foot	\$490	\$595
Average Days on Market	150	145
Total Inventory	508	1014
Absorbed This Week	62	100
Median Sq ft	1,686	1,061
Bedrooms	3	2
Bathrooms	2	1
Median Age	80	45

PRICE

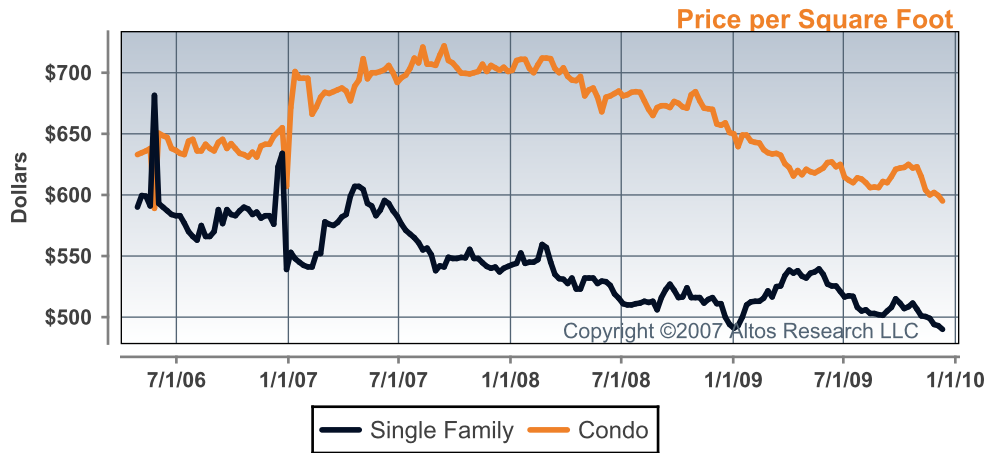
The median single family home price in the city this week is \$827,000. The median price of all condos in the city this week is \$619,500.



PRICE AND VALUE

Price per square foot is a measure of the value placed on properties. Watch for changes in the long term trends of price per square foot as signals of changes in the market.

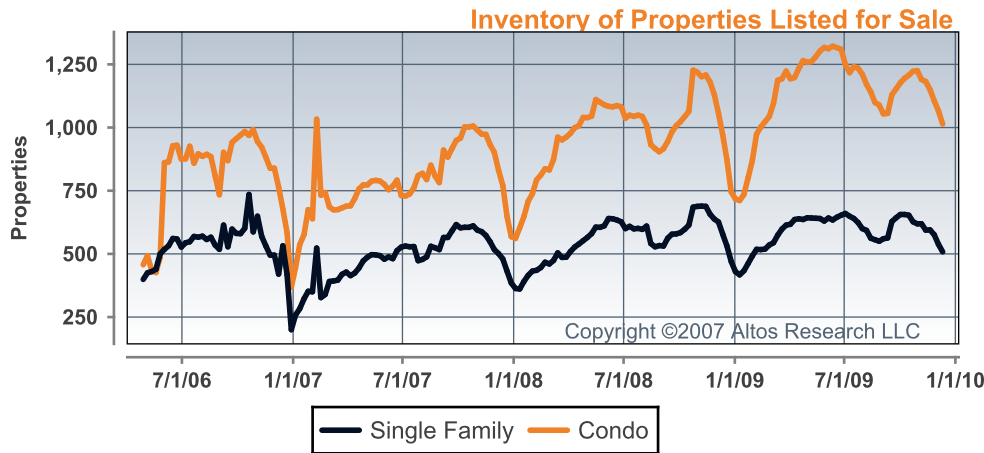
The median price per square foot for single family homes this week is \$490. For condos the median price per square foot is \$595.



INVENTORY

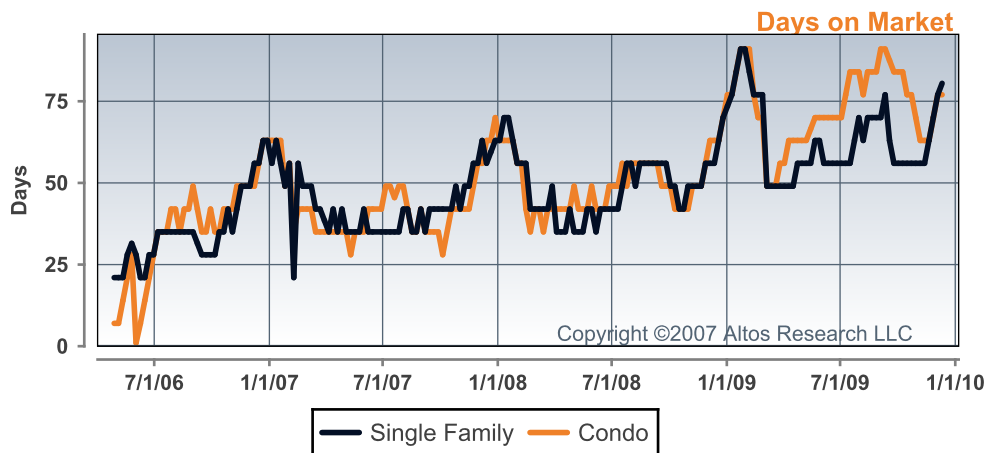
Notice that all markets have seasonal fluctuations in inventory (fewer homes are for sale in winter, for example) so a change in inventory alone does not signal strength or weakness.

There are 508 single family homes available this week. And 1014 condominiums on the market in SAN FRANCISCO.



DAYS ON MARKET

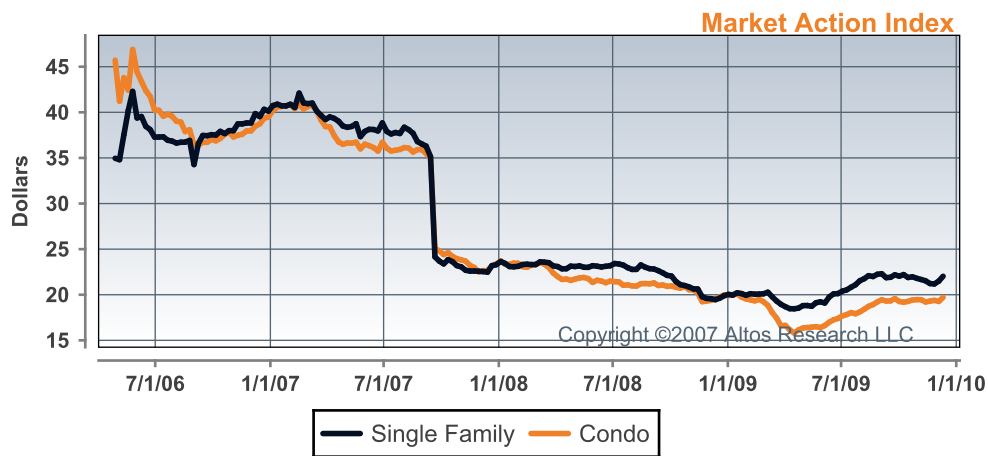
The single family homes have been on the market for an average of 150 days. Half of the listings have been on the market less than 22 weeks. The currently available condos have been on the market for an average of 145 days. Half of the condo listings have been on the market less than 21 weeks.



SUPPLY AND DEMAND

Single-family home demand conditions are currently in the Buyer's Market zone (below 30), though not strongly so. The 90-day Market Action Index stands this week at 22.

Condo demand conditions are currently quite strongly in the Buyer's Market zone (below 30). The condo Market Action Index stands at 19.



About This Report

Prepared by Altos Research LLC. You can subscribe to the Altos Research Real-Time Market Update reports for every neighborhood in the San Francisco Bay Area.

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* Metric "Absorbed this Week" covers properties sold and those taken off the market for other reasons. Since sales sometimes take months to close, it is impossible to discern in real-time exactly which properties sold. Report contents Copyright 2005-2009 Altos Research Corp. all rights reserved. All information contained herein is based on publicly available information for properties currently listed for sale. The data presented in this report is accurate to the best of our knowledge, but cannot be guaranteed as such. Use this report as one input in the real estate decision making process, but do not rely on it for accuracy. This report is for information purposes only and is not a recommendation to buy or sell property. We recommend you work with a licensed real estate agent.

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