

TODAY'S MARKET TRENDS

Wednesday, January 7, 2015



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If you have any questions about anything you see in this newsletter, or about real estate in general, please be sure to contact me. I am here to assist you in any way I can. And naturally, should you, your family or your acquaintances require real estate representation, I hope you'll keep me in mind.

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A Quick Note

According to the San Francisco Examiner, the three most competitive neighborhoods in the country for homebuyers last year were all located in San Francisco. In fact, of the top 30 competitive neighborhoods in the nation, San Francisco was home to seven.

It's important to note that New York City was not part of this survey, but the cities of Boston, Los Angeles, Seattle and Washington D.C. were all included. Rankings were based on price growth, the average number of days on the market and the percent of listings that sold above asking, along with other factors.

Here's how our neighborhoods placed, in reverse order: Haight-Ashbury (30), Noe Valley (25), Westlake (23), Glen Park (22), Bernal Heights (3), the Castro (2) and in the number one spot, the Sunset District, where older residents who have paid off their homes are cashing in and moving out as young families and investors purchase their properties.

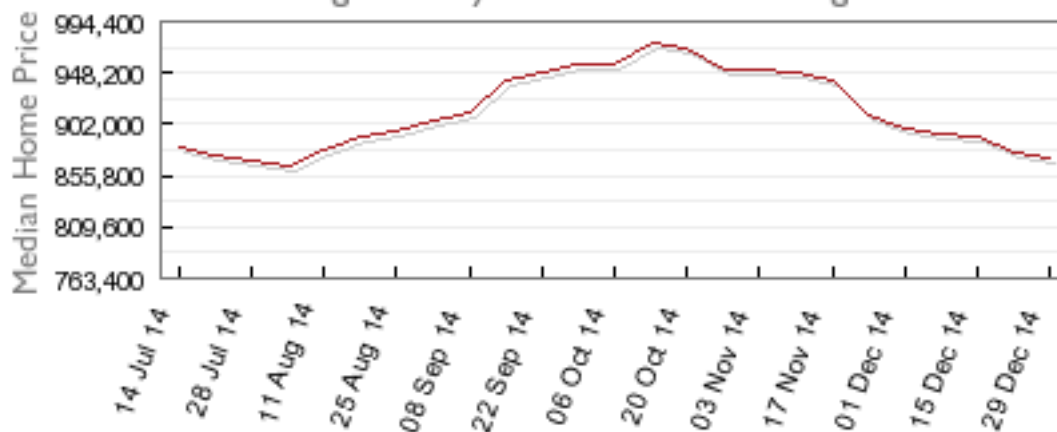
Market Update for San Francisco*

12/21/2014 - 12/27/2014

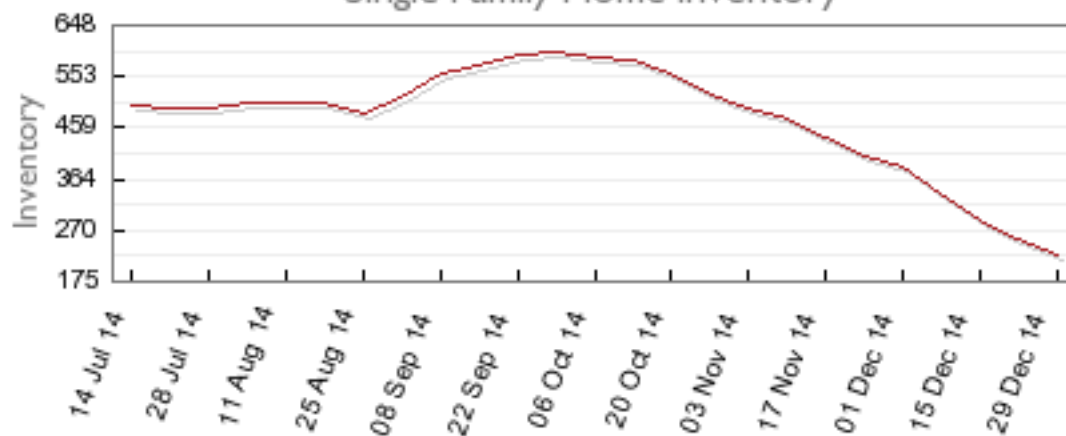
Single Family Homes - 17 Sold

- Median Sale Price: **\$1,350,000**
- **13** Sold OVER Asking Price
- **4** Sold UNDER Asking Price
- **0** Sold AT Asking Price
- There are currently **212** Single Family Homes on the market

Single Family Home Median Listing Price



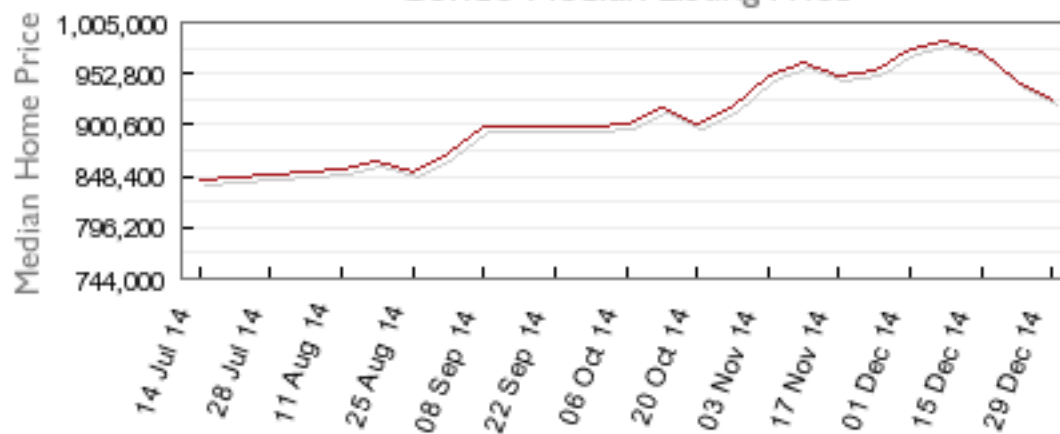
Single Family Home Inventory



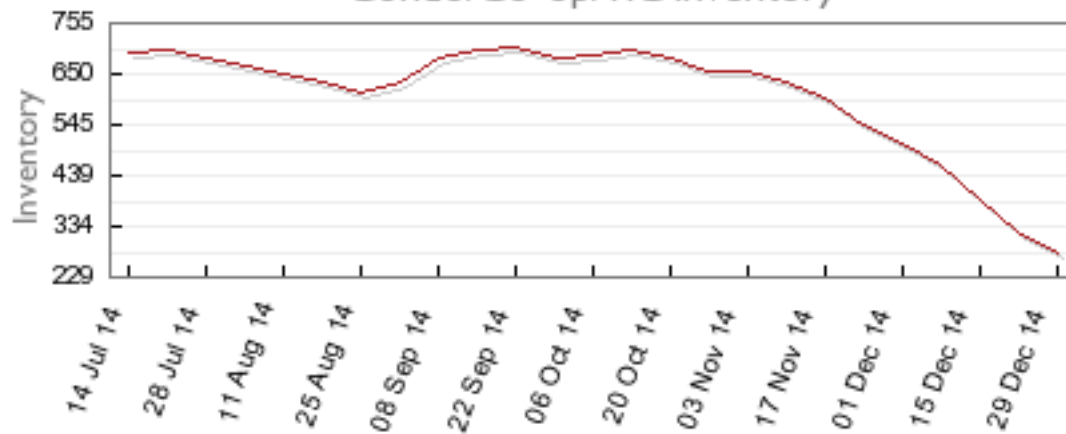
Condos/Lofts/TICs - 29 Sold

- Median Sale Price: **\$866,800**
- **11** Sold OVER Asking Price
- **13** Sold UNDER Asking Price
- **5** Sold AT Asking Price
- There are currently **258** Condos/Lofts/TICs on the market

Condo Median Listing Price



Condo/Co-op/TIC Inventory



*Source: San Francisco Association of Realtors®

Mortgage Update

Discussions within the Federal Reserve about raising interest rates are still on track to happen about mid-2015, the head of the San Francisco Fed, John Williams said on Monday.

Williams comments come as Yellen and the Fed lay the groundwork for the central bank's first tightening cycle since 2004. The Fed changed its interest rate guidance last month at its policy-setting meeting, adding language in its statement to indicate that it's moving closer to raising

rates.

This information is provided by Tim Wood at Terra Mortgage Banking/Opes Advisers, a mortgage bank. Tim can be reached at 415.464.1374, by email TWood@TerraMB.com or through his web site <http://www.tinyurl.com/Tim-Wood-Loans>.

Mortgage Rates

Mortgage Rates as of Tuesday, January 6, 2015

Conforming Loan Rates

30 Year Fixed	3.847%	« calculate mortgage at this rate
15 Year Fixed	3.120%	« calculate mortgage at this rate
10/1 Year ARM	3.696%	« calculate mortgage at this rate

Jumbo Loan Rates

30 Year Fixed	3.953%	« calculate mortgage at this rate
15 Year Fixed	3.345%	« calculate mortgage at this rate
10/1 Year ARM	3.585%	« calculate mortgage at this rate

Rates change daily and vary by product. They are provided here to give you a general sense of current average California rates. Your rate will vary and depends on credit and other factors. Rates are not published on weekends. Source: Topix.com

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