

TODAY'S MARKET TRENDS

Wednesday, December 17, 2014



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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

When you see that rents have jumped 13.5 percent this year in San Francisco, keep in mind that some neighborhoods have seen larger increases, and some neighborhoods have actually seen decreases.

For example, SFGate reported on Monday that rents in Noe Valley were up 29.2 percent and up 20 percent in the Mission. Conversely, rents were on the wane in the City's northern neighborhoods, with rents on Nob Hill down 6.3% and on Russian Hill down 4.3% percent. Not that rents in these latter neighborhoods are low. It's just that demand won't support big increases at this point.

Rents, like home prices, in San Francisco's southern neighborhoods continue to climb because base prices were lower to begin with, and because these neighborhoods are well located - close to transportation hubs and routes for southbound tech workers.

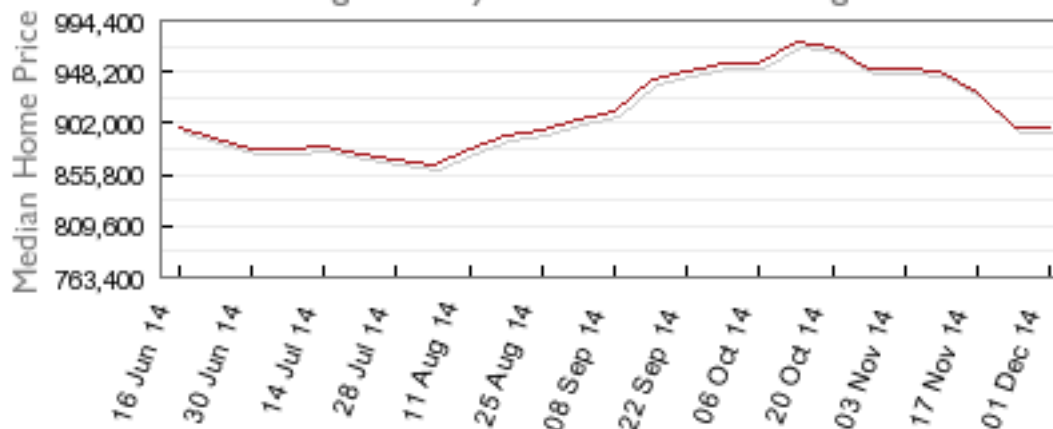
Market Update for San Francisco*

11/30/2014 - 12/06/2014

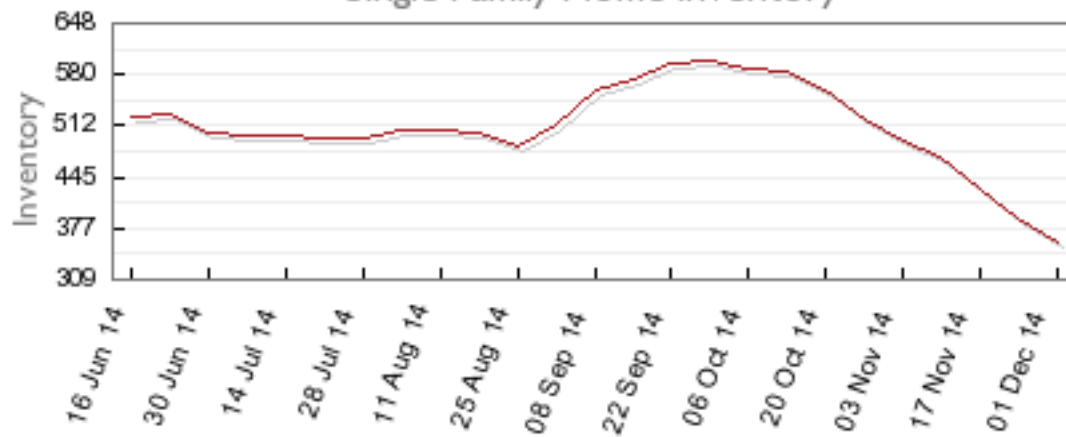
Single Family Homes - 41 Sold

- Median Sale Price: **\$1,239,988**
- **32** Sold OVER Asking Price
- **8** Sold UNDER Asking Price
- **1** Sold AT Asking Price
- There are currently **342** Single Family Homes on the market

Single Family Home Median Listing Price



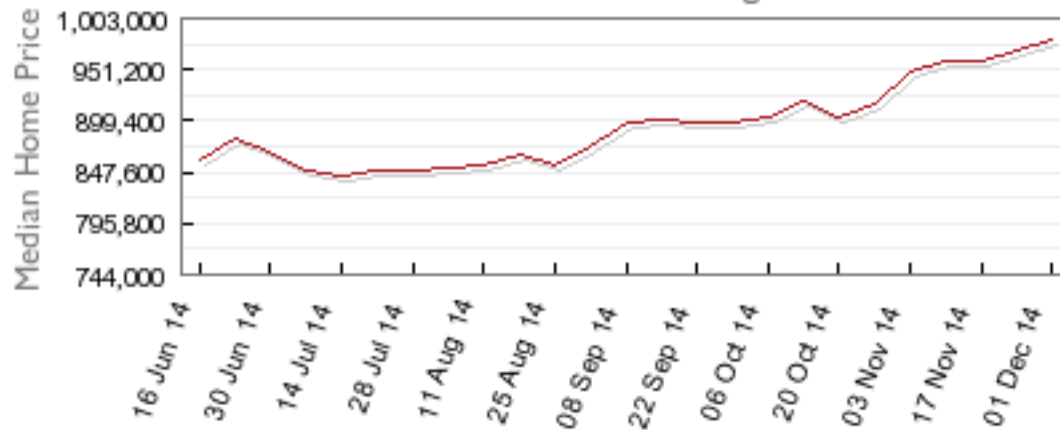
Single Family Home Inventory



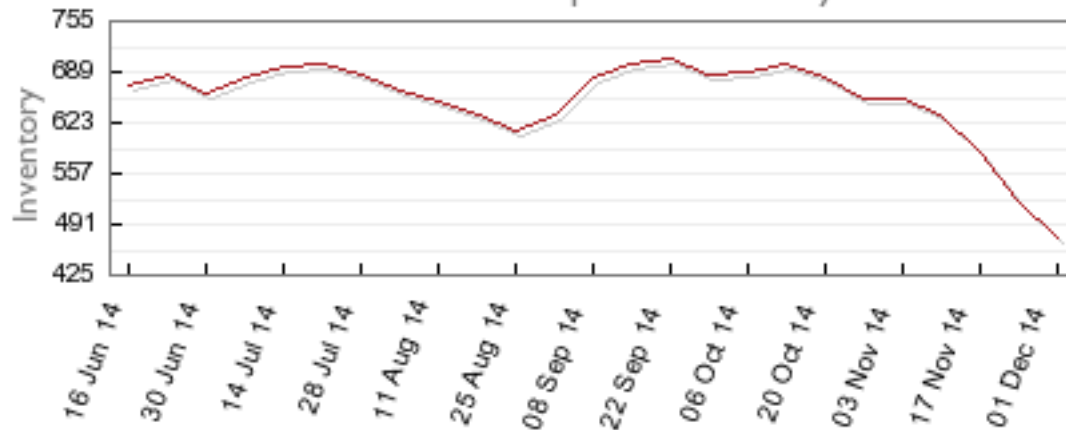
Condos/Lofts/TICs - 55 Sold

- Median Sale Price: **\$960,000**
- **32** Sold OVER Asking Price
- **14** Sold UNDER Asking Price
- **9** Sold AT Asking Price
- There are currently **438** Condos/Lofts/TICs on the market

Condo Median Listing Price



Condo/Co-op/TIC Inventory



*Source: San Francisco Association of Realtors®

Mortgage Update

Weak economic news from China and the euro zone coupled with oil selling at a five year low has driven mortgage rates lower. In times of economic uncertainty, investors seek the safety of U.S. bonds. This demand for bonds drives rates down. Residential mortgage rates are down again and in the favor of buyers.

This information is provided by Tim Wood at Terra Mortgage Banking/Opes Advisers, a mortgage bank. Tim can be reached at

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<http://www.tinyurl.com/Tim-Wood-Loans>.

Mortgage Rates

Mortgage Rates as of Tuesday, December 16, 2014

Conforming Loan Rates

30 Year Fixed	3.907%	« calculate mortgage at this rate
15 Year Fixed	3.174%	« calculate mortgage at this rate
10/1 Year ARM	3.667%	« calculate mortgage at this rate

Jumbo Loan Rates

30 Year Fixed	3.982%	« calculate mortgage at this rate
15 Year Fixed	3.354%	« calculate mortgage at this rate
10/1 Year ARM	3.567%	« 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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