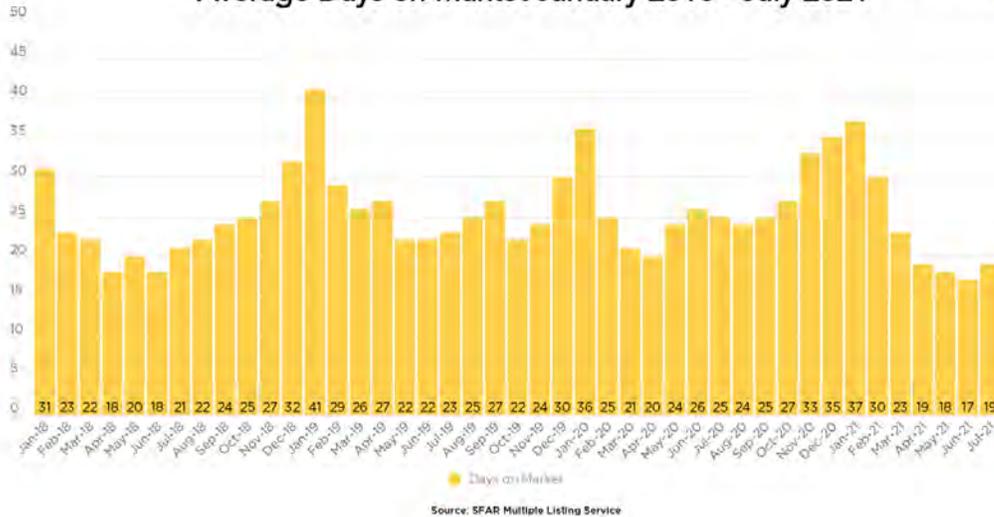


Monthly Market Update

San Francisco

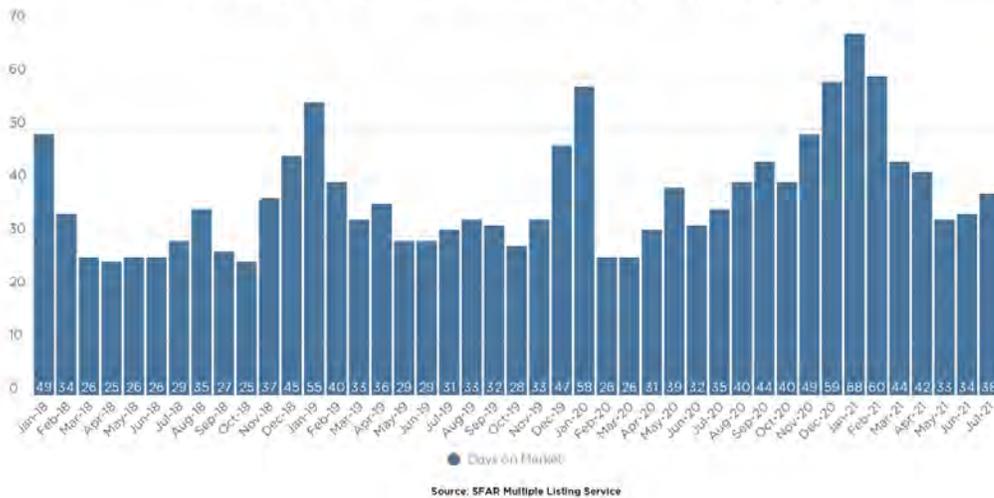
San Francisco Single Family Homes
Average Days on Market January 2018 - July 2021

CORCORAN
GLOBAL LIVING



San Francisco Condominium
Average Days on Market January 2018 - July 2021

CORCORAN
GLOBAL LIVING



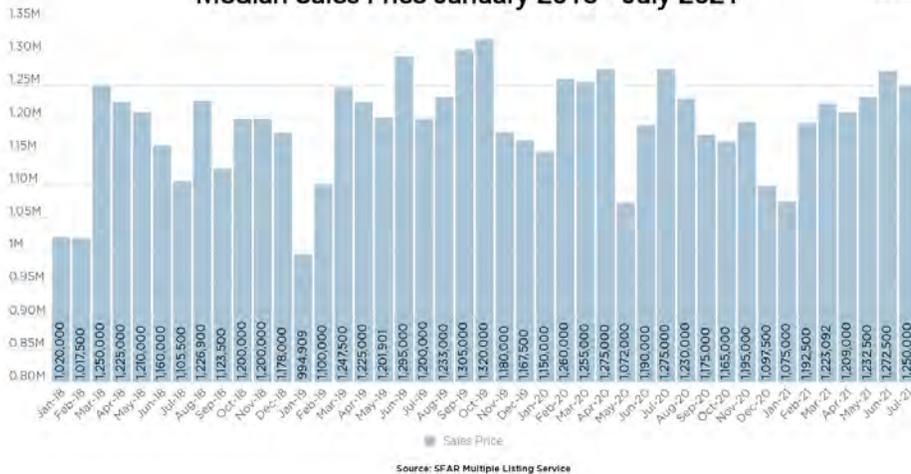
San Francisco Single Family Homes
Median Sales Price January 2018 - July 2021

CORCORAN
GLOBAL LIVING

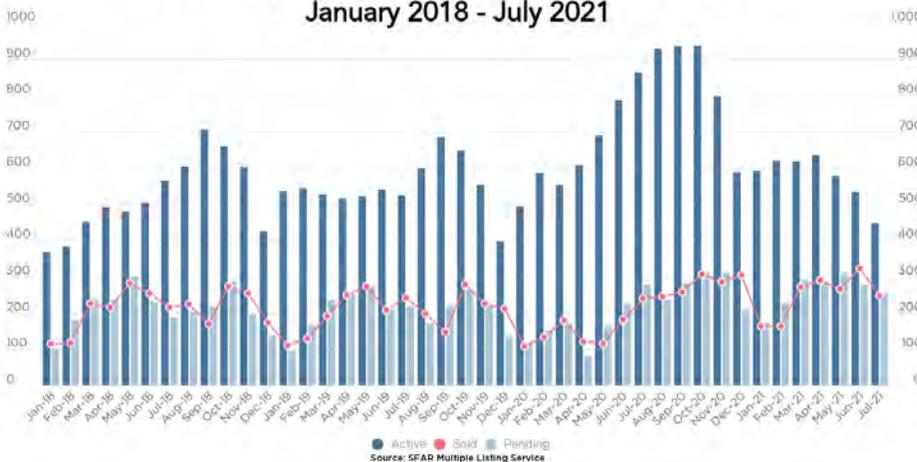




San Francisco Condominium Median Sales Price January 2018 - July 2021

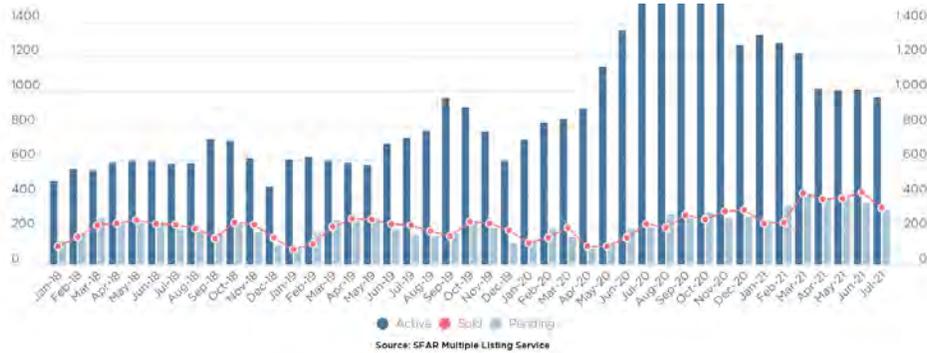


San Francisco Single Family Homes Inventory of Active, Pending, and Sold Listings January 2018 - July 2021



San Francisco Condominium Inventory of Active, Pending, and Sold Listings January 2018 - July 2021





More of the Same

Prices continue to rise in both single family homes, hitting a median sales price of \$1.852M, and condos, which hit a median sales price of \$1.250M. While prices go up, inventory continues to fall, with SFH headed into an extreme seller's market at only 1.8 MSI (Months Supply of Inventory) and condos finally heading into more familiar seller's market territory with only 3 MSI. These conditions are nothing new for San Francisco, which has consistently been in a seller's market for almost 10 years now, minus a few months at the beginning of the pandemic. To top it all off, the Fed continues to keep interest rates at record lows month after month, giving buyers the opportunity to stretch their budgets without actually spending more of their funds. It seems that not much can slow these statistics' pace.

One of These Things is Not Like the Other

A few areas of the city, however, are exceeding the normal steady climb in value over time. Most notable is District 2, home of the Sunset and the Parkside, where single family homes are selling at a staggering median price of \$1.810M, a whopping 25% gain since July 2020 and the highest that's ever been recorded. This isn't just because there have been a few big sales: 52 houses sold in July alone represents a 67.7% increase compared to the 31 houses sold in July 2020. For years, people have jokingly referred to this slower, quieter part of town as the San Francisco suburbs. Maybe the joke is on the rest of the city, as the numbers suggest that District 2 may be the most desirable area to buy a home right now. In theory, if you bought a single family house in the Sunset last July, made no changes to it, and sold it in July 2021, you would still have made a 15-20% profit after all your taxes, fees, and commissions were paid.

How Can I Help?

In any neighborhood, there truly is no investment like San Francisco real estate. Please don't hesitate to reach out to me to see if now might be the right time for you

to make a move!

What to do around the city?



Yerba Buena Gardens Festival

Tucked away near the Metreon on a busy downtown block, the Yerba Buena Gardens can be easy to overlook when we're in a hurry. The Festival offers us the opportunity to pause there and enjoy curated performances at no charge. Jazz music, contemporary and traditional dance, and cultural events are all on the calendar.

No registration is required and picnicking is encouraged! If you're very lucky, the bells of St. Patrick's across Mission may also surprise you with an enchanting concert. Take Muni or BART to Powell, or take a cable car south, free all this month while crews break them back in! [Read more »](#)





Hamilton at the Orpheum Theater

Before its 2021-2022 season begins later this year, BroadwaySF is welcoming theatergoers back with a brief return of one of the most popular musicals of recent years. Written by Lin-Manuel Miranda and inspired by Ron Chernow's biography of the founding father, "Hamilton" has become a global phenomenon with its clever blend of rap and song.

Mayor Breed said it well: "There's no clearer sign that San Francisco is coming back to life than seeing live performances returning to our stages." Check out the whole calendar at the beautifully restored Golden Gate and Orpheum Theatres and see which might interest you! Take Muni or BART to Civic Center. [Read more »](#)





Nightlife at the California Academy of Sciences

The California Academy of Sciences in Golden Gate Park invites lovers of science and nature over 21 to “embark on a nocturnal adventure” every Thursday! The museum’s 40,000 animals are joined by field experts, craft cocktails, and live DJs to help visitors see the world around them in new ways. Each week features a new theme.

In daylight hours, the Academy is open daily. Newer exhibits featuring sharks, venom, and photography complement favorites including the 4-story rainforest, 75-foot domed planetarium, and of course Claude the albino alligator! Take the N Judah, 5 Fulton, 7 Haight, or 44 O’Shaughnessy, or park at the Music Concourse Garage. [Read more »](#)



Paula Pagano

BRE#592260

Broker Associate/A Top Producer

www.PaulaPagano.com

415.860.4209

