

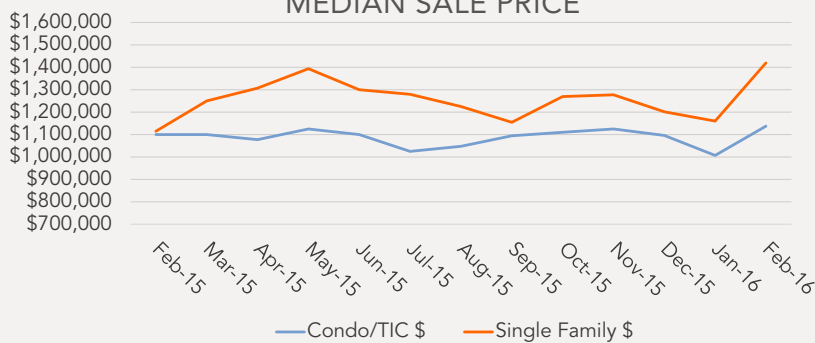
SAN FRANCISCO MARKET UPDATE MARCH 2016

THE MIDDLE HEATS UP

February 2016 figures showed particular strength in the single family home sector. Specifically, the middle one-third of the market (\$1.1MM - \$1.6MM) experienced nearly double the level of appreciation, as compared to the top- and bottom-third of the market. The middle also saw the lowest Days on Market (13 days), and the highest sale-to-list price ratio (117%).

The national economy continues to show signs of strength, with recent reports showing better-than-expected gains in private sector employment. Furthermore, recent gains in oil prices helped global equity shares hit a two-month high. European and Asian equities rose on anticipation of further monetary easing in Europe, and stimulus measures in China. San Francisco Fed President John Williams stated that the U.S. economy is weathering difficulties in international markets, and that there is no tangible risk of a recession. In light of recent positive reports on the economy, it is expected that the Fed will resume their course of rate hikes this year.

MEDIAN SALE PRICE



FEBRUARY 2016 MEDIAN

Condo/TIC
\$1,137,500
 + 3% year-over-year

Single Family
\$1,420,000
 + 27% year-over-year

MEDIAN NEIGHBORHOOD VALUES

Neighborhood	Condo/TIC \$	Condo/TIC \$/SqFt	Single Family \$	Single Family \$/SqFt
Alamo Square/NOPA	\$1,225,000	\$929	\$3,125,000	\$971
Bayview/Hunters Point	\$655,000	\$615	\$660,000	\$499
Bernal Heights/Glen Park	\$918,750	\$852	\$1,325,000	\$936
Buena Vista/Corona Heights	\$1,337,500	\$1,050	\$2,000,000	\$963
Castro/Duboce Triangle	\$1,230,000	\$1,014	\$2,287,188	\$1,144
Cole Valley/Haight-Ashbury	\$1,250,126	\$916	\$2,651,000	\$880
Diamond Heights	\$677,269	\$737	\$1,615,150	\$685
Dogpatch	\$1,215,000	\$896	N/A	N/A
Hayes Valley	\$1,367,500	\$1,130	\$2,010,000	\$897
Lower Pac/Laurel Heights	\$1,225,000	\$997	\$2,550,000	\$1,000
Marina/Cow Hollow	\$1,407,500	\$1,166	\$3,600,000	\$1,458
Mission	\$1,057,500	\$962	\$1,500,000	\$842
Mission Dolores	\$1,375,000	\$1,036	N/A	N/A
Mission Bay	\$1,152,000	\$1,093	N/A	N/A
Nob Hill	\$1,100,000	\$1,065	N/A	N/A
Noe Valley	\$1,172,500	\$992	\$2,250,000	\$1,188
North Beach/Fisherman's Wharf	\$985,000	\$972	N/A	N/A
Pacific/Presidio Heights	\$1,510,000	\$1,167	\$5,050,000	\$1,418
Potrero Hill	\$1,099,000	\$1,085	\$1,700,000	\$1,145
Richmond	\$1,000,000	\$745	\$1,500,000	\$794
Russian Hill	\$1,448,075	\$1,129	\$2,828,000	\$1,630
SOMA	\$900,000	\$924	N/A	N/A
South Beach/Yerba Buena	\$1,218,000	\$1,189	N/A	N/A
Sunset	\$1,025,000	\$780	\$1,200,000	\$739

N/A results from insufficient sales data. Sources: SFAR, Reuters; Data from 9/1/2015 - 2/29/2016 was used for neighborhood values. Property types covered: Single-family & condo/TIC. BMRs and senior housing have been excluded from stats where possible. All information is deemed reliable, but not guaranteed for accuracy. ©2016 Vanguard Properties. All rights reserved. Equal Housing Opportunity. BRE No. 01486075