

Q1 2022 – Single Family Homes San Francisco Market Report



Ian Ivarson | DRE # 02049359
Founding Agent | Avenue 8
415.606.6520 | ian@ianiverson.com

In Q1 2022, single family homes in San Francisco increased in value by 14% while the total number of sales decreased by 8.5%. Increased demand for single family homes – along with lower inventory – contributed to higher values even as interest rates increase. In the northern part of SF, District 7 (Pacific Heights, Marina, Cow Hollow, Presidio Heights) saw the biggest gain with a year-over-year increase of 22.4%. The Dogpatch, SoMa, and the rest of District 9 saw the second biggest gain at 19.46%. District 3's increase was the lowest significantly at 4.95%.

	Q1 2022					Q1 2021			
	Average \$	Median \$	Average \$ Sq Ft	\$ Sq Ft Change	# Units	Average \$	Median \$	Average \$ Sq Ft	# Units
District 1	\$2,929,767.00	\$2,355,000.00	\$1,152.81	12.39%	48	\$2,688,097.00	\$2,460,000.00	\$1,025.71	35
District 2	\$1,853,854.00	\$1,792,000.00	\$1,171.04	12.62%	100	\$1,691,840.00	\$1,550,000.00	\$1,039.80	96
District 3	\$1,610,151.00	\$1,415,000.00	\$941.93	4.95%	43	\$1,446,044.00	\$1,363,000.00	\$897.48	34
District 4	\$2,450,711.00	\$2,300,000.00	\$1,188.16	16.07%	69	\$1,993,022.00	\$1,820,000.00	\$1,023.64	94
District 5	\$3,157,683.00	\$2,695,000.00	\$1,440.44	14.56%	78	\$3,277,566.00	\$2,507,500.00	\$1,257.37	90
District 6	\$3,136,200.00	\$2,850,000.00	\$1,214.44	13.49%	15	\$3,309,688.00	\$3,000,000.00	\$1,070.04	16
District 7	\$6,316,100.00	\$5,200,000.00	\$1,762.81	22.40%	25	\$5,618,705.00	\$4,222,500.00	\$1,440.18	28
District 8	\$3,471,071.00	\$2,645,000.00	\$1,385.56	11.36%	7	\$3,524,444.00	\$2,450,000.00	\$1,244.26	9
District 9	\$2,050,236.00	\$1,810,000.00	\$1,239.26	19.46%	60	\$1,651,356.00	\$1,615,000.00	\$1,037.42	75
District 10	\$1,282,071.00	\$1,267,500.00	\$901.33	13.34%	98	\$1,081,698.00	\$1,100,000.00	\$795.24	117
Average/Total	\$2,825,784.40	\$2,432,950.00	\$1,239.78	14.06%	543	\$2,628,246.00	\$2,208,800.00	\$1,083.11	594

Data compiled from the MLS. It's reliable yet is subject to revision.

District 1:
Central Richmond, Inner Richmond, Outer Richmond, Jordan Park / Laurel Heights, Presidio, Lake Street, Sea Cliff, Lone Mountain.

District 2:
Golden Gate Heights, Outer Parkside, Outer Sunset, Parkside, Central Sunset, Inner Sunset, Inner Parkside.

District 3:
Lake Shore, Merced Heights, Pine Lake Park, Stonestown, Lakeside, Merced Manor, Ingleside, Oceanview.

District 4:
Balboa Terrace, Diamond Heights, Forest Hill, Forest Knolls, Ingleside Terrace, Midtown Terrace, Saint Francis Wood, Miraloma Park, Forest Hill Extension, Sherwood Forest, Mount Davidson Manor, Westwood Highlands, Westwood Park, Sunnyside, West Portal, Monterey Heights.

District 5:
Glen Park, Height Ashbury, Noe Valley, Twin Peaks, Cole Valley / Parnassus Heights, Buena Vista / Ashbury Heights, Castro, Corona Heights, Clarendon Heights, Duboce Triangle, Eureka Valley / Dolores Heights, Mission Dolores.

District 6:
Anza Vista, Hayes Valley, Lower Pacific Heights, Western Addition, Alamo Square, North of the Panhandle (NoPa).

District 7:
Marina, Pacific Heights, Presidio Heights, Cow Hollow.

District 8:
Downtown, Financial District / Barbary Coast, Nob Hill, North Beach, Russian Hill, Van Ness / Civic Center, Telegraph Hill, North Waterfront, Tenderloin.

District 9:
Bernal Heights, Inner Mission, Mission Bay, Potrero Hill, South of Market, Yerba Buena, South Beach, Central Waterfront / Dogpatch.

District 10:
Bayview, Crocker Amazon, Excelsior, Outer Mission, Visitacion Valley, Portola, Silver Terrace, Mission Terrace, Hunter's Point, Bayview Heights, Candlestick, Little Hollywood.

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