

Q2 2022 – Condominiums

San Francisco Market Intelligence



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

Even with increasing interest rates, limited inventory and demand has provided San Francisco condominiums with a nearly 5% appreciation in Q2 2022 as compared to a year ago. Units sold decreased by nearly a quarter (23.1%). District 10 (Outer Mission and others) was the winner for value appreciation (16.35%), followed by District 3 (Lake Shore, Stonestown, etc.) at 8.6% – and Districts 1 (Richmond, Lake Street), 2 (Sunset), and 7 (Marina, Cow Hollow, Pacific Heights) at 7.2% each. Decreases were seen in Districts 4 (-2.4%) and 6 (-3%). For specific neighborhood data or questions about the market, please contact me directly.

	Q2 2022					Q2 2021			
	Average \$	Median \$	Average \$ Sq Ft	\$ Sq Ft Change	# Units	Average \$	Median \$	Average \$ Sq Ft	# Units
District 1	\$1,513,958.00	\$1,525,000.00	\$1,157.10	7.27%	36	\$1,533,952.00	\$1,490,000.00	\$1,078.64	52
District 2	\$1,477,000.00	\$1,525,000.00	\$1,113.60	7.22%	9	\$1,354,500.00	\$1,254,000.00	\$1,038.63	18
District 3	\$969,400.00	\$859,000.00	\$836.68	8.62%	10	\$1,149,383.00	\$1,297,500.00	\$770.28	18
District 4	\$966,308.00	\$816,500.00	\$914.34	-2.43%	22	\$963,633.00	\$759,000.00	\$937.09	15
District 5	\$1,651,903.00	\$1,540,000.00	\$1,217.45	5.20%	174	\$1,524,238.00	\$1,525,000.00	\$1,157.31	170
District 6	\$1,394,946.00	\$1,322,750.00	\$1,135.12	-3.02%	104	\$1,422,337.00	\$1,347,500.00	\$1,170.48	120
District 7	\$1,968,067.00	\$1,925,000.00	\$1,358.15	7.26%	103	\$1,874,787.00	\$1,575,000.00	\$1,266.27	141
District 8	\$1,333,949.00	\$1,135,000.00	\$1,143.87	0.95%	139	\$1,235,102.00	\$1,035,000.00	\$1,133.09	189
District 9	\$1,278,971.00	\$1,140,000.00	\$1,118.68	1.84%	309	\$1,266,107.00	\$1,132,500.00	\$1,098.42	453
District 10	\$766,944.00	\$777,500.00	\$744.33	16.35%	22	\$750,399.00	\$775,000.00	\$639.75	29
Average/Total	\$1,332,144.60	\$1,256,575.00	\$1,073.93	4.93%	928	\$1,307,443.80	\$1,219,050.00	\$1,029.00	1205

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.

THE NEW WAY HOME

ianivarson.com