

Q2 2022 – Single Family Homes

San Francisco Market Intelligence



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Whereas Q1 2022 saw a 14% appreciation in single family homes, Q2 delivered a 7.35% increase over the same time period last year. Number of sales decreased 11.5%. Low supply and high demand kept SFHs' values strong and on the up. Whereas District 7 (Pacific Heights, Marina, Cow Hollow, Presidio Heights) saw a 22.4% increase in Q1, values here dropped in Q2 (-1.5%). Hayes Valley and the rest of District 6 saw a slight decrease, too (-0.69%). At just over 10% in appreciation were Districts 2 (Outer Sunset), 3 (Stonestown), and 10 (Outer Mission). North Beach, Nob and Russian Hills, and the rest of District 8 saw a 14.86% increase. 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	\$3,041,747.00	\$2,723,800.00	\$1,225.18	5.81%	72	\$2,432,500.00	\$2,275,000.00	\$1,157.91	60
District 2	\$1,958,877.00	\$1,900,000.00	\$1,182.46	10.10%	157	\$1,832,109.00	\$1,750,000.00	\$1,074.00	148
District 3	\$1,614,935.00	\$1,531,500.00	\$1,040.57	10.31%	46	\$1,532,050.00	\$1,410,000.00	\$943.32	55
District 4	\$2,360,173.00	\$2,152,500.00	\$1,155.97	6.44%	94	\$2,362,968.00	\$2,138,880.00	\$1,086.05	135
District 5	\$3,262,060.00	\$2,800,000.00	\$1,401.43	8.89%	117	\$3,119,685.00	\$2,898,000.00	\$1,287.04	151
District 6	\$3,381,941.00	\$3,000,000.00	\$1,216.03	-0.69%	17	\$3,884,216.00	\$3,115,000.00	\$1,224.54	16
District 7	\$6,074,578.00	\$5,587,500.00	\$1,643.19	-1.51%	32	\$7,172,949.00	\$5,825,000.00	\$1,668.44	59
District 8	\$4,596,863.00	\$3,690,001.00	\$1,432.94	14.86%	13	\$3,903,053.00	\$3,606,106.00	\$1,247.50	4
District 9	\$2,166,178.00	\$2,011,500.00	\$1,174.67	8.80%	86	\$1,915,003.00	\$1,708,125.00	\$1,079.62	106
District 10	\$1,340,478.00	\$1,313,400.00	\$915.44	10.46%	146	\$1,238,235.00	\$1,230,000.00	\$828.73	147
Average/Total	\$2,979,783.00	\$2,671,020.10	\$1,238.79	7.35%	780	\$2,939,276.80	\$2,595,611.10	\$1,159.72	881

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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