

San Francisco Ten Year Trend - Total Closings



- Conclusions
1. Average transaction volume about 5200 per year (2,400 SFHs and 2,800 Condos/TICs)
 2. Transaction volume peaked in 2021 due to Covid (why so many condo transactions?)
 3. Transaction went down to a historical low in 2023 - Interest Handcuff
 4. YTD 2024, volume remains very low.

30-Year Fixed Rate Mortgage Average in the United States (MORTGAGE30US)

DOWNLOAD

Observation:
2024-06-20: 6.87
(+ more)
Updated: Jun 20, 2024 11:01 AM CDT

Units:
Percent,
Not Seasonally Adjusted

Frequency:
Weekly,
Ending Thursday

1Y | 5Y | 10Y | Max

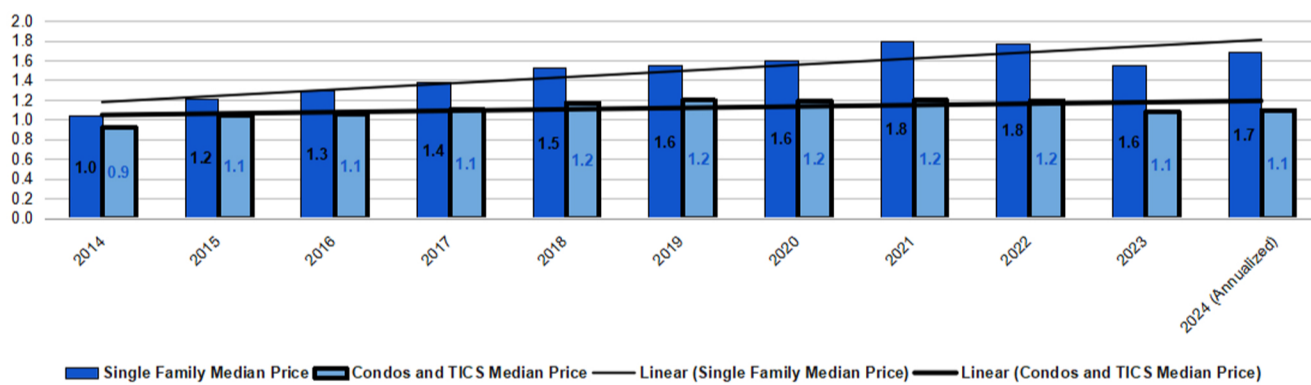
2014-01-01 to 2024-06-20

EDIT GRAPH

FRED 30-Year Fixed Rate Mortgage Average in the United States



San Francisco Ten Year Trend - Median Price



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Yearly Growth
SFH Growth	17%	7%	6%	11%	2%	4%	12%	-2%	-12%	9%	5%
Condo TIC Growth	13%	1%	5%	6%	2%	-1%	1%	0%	-10%	2%	2%

- Conclusions
1. SFH has gradually appreciated and peaked in 2021. 2022 has come down 1.7%. 2023 has a drop about 12%. Annual appreciation average 5% YOY. (Still a very good investment).
 2. Condos remained flat from 2019 through 2022. 2023 dropped 10% and came back up 2% YTD. About 1.7% appreciation over the same 10 year period.

Single Family Homes

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 (Annualized)	2024
Median Price per sf	676	762	812	886	942	963	979	1,057	1,061	960	1,041
% of List Price Received	115%	122%	118%	119%	118%	112%	107%	116%	118%	107%	114%
Days on Market	21	21	21	14	14	15	14	12	13	16	13

Median SFH(2024) 3 bed 2 bath 1,778 sf

Condos and TICs

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 (Annualized)
Median Price per sf	902	1,004	1,010	1,042	1,107	1,134	1,070	1,086	1,031	981	995
% of List Price Received	107%	110%	107%	106%	108%	108%	100%	104%	108%	100%	101%
Days on Market	25	21	28	24	19	20	32	26	25	36	30

Median Condo (2024) 2 bed 2 bath 1,155 sf