



Discover *Your View*



[COMMUNITY GUIDES](#)

[LOCAL EVENTS](#)

[REAL ESTATE](#)

[MARKET REPORTS](#)

San Francisco Homes | Q3 2017

McGuire Real Estate | October 27, 2017



San Francisco's market for single-family homes maintained its strong and steady status throughout the third quarter, with an average sales price that continues to grow and the trend of homes selling for way over asking that just won't seem to go away. The city's average sales price, at \$1.655 million, was up 3 percent from last year's \$1.607 million benchmark in Q3 2016.

SAN FRANCISCO - SFH

	Average Sales Price	Days on Market	Average Price Per Sq. Ft.
Q3 2017	\$1,655,299	26	\$907
change	-13%	0%	-2%
Q2 2017	\$1,893,720	26	\$928
Q3 2017	\$1,655,299	26	\$907
change	3%	-23%	6%
Q3 2016	\$1,607,697	34	\$854

This quarter also marked the highest average sales price for San Francisco homes during a third quarter in the last 10 years. A total of 566 single-family homes sold in the city in Q3, resulting in a 5 percent increase year-over-year. More notably, the average home here sold 23 percent quicker than it did just a year ago, spending an average of 26 DOM this quarter. The story in San Francisco has more or less stayed the same throughout the year—with such limited inventory available and continued high demand—buyers are making quick decisions and attractive offers in the hope of getting what they want.

Never Miss a Post!

SUBSCRIBE BY EMAIL

Popular Posts

The 9 Most Affordable Neighborhoods Outside San Francisco

The Top 10 Neighborhoods to Trick-or-Treat in San Francisco this Halloween

The 20 Essential Farm-to-Table Restaurants in Sonoma County

20 Family-Friendly Halloween Events in the Bay Area

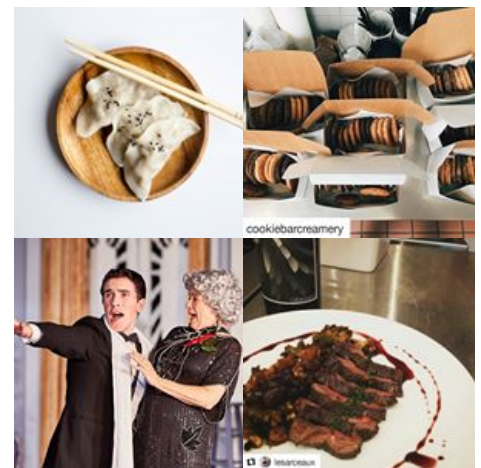
24 Bay Area Dates That Don't Involve Dinner | San Francisco, Oakland, Sausalito + Berkeley

Neighborhood	Q3 2017	Q3 2016	change
Pacific Heights	\$5,975,222	\$8,067,800	-26%
Cow Hollow	\$5,012,550	\$4,801,018	4%
Presidio Heights	\$4,748,333	\$8,616,667	-45%
Russian Hill	\$3,330,000	n/a	n/a
Clarendon Heights	\$3,250,000	\$2,245,000	45%
Jordan Lake/Laurel Hghts	\$3,131,250	\$2,733,333	15%
Eureka Valley/Dolores Hghts	\$3,070,714	\$2,417,396	27%
Sea Cliff	\$3,062,500	\$2,851,200	7%
Marina	\$3,051,167	\$3,456,568	-12%
Monterey Heights	\$3,050,000	\$2,662,500	15%

Search San Francisco Bay Area Properties

 to

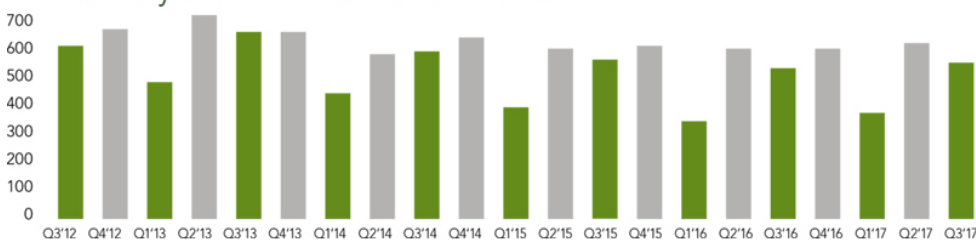
Follow [mcguire_re](#) on Instagram



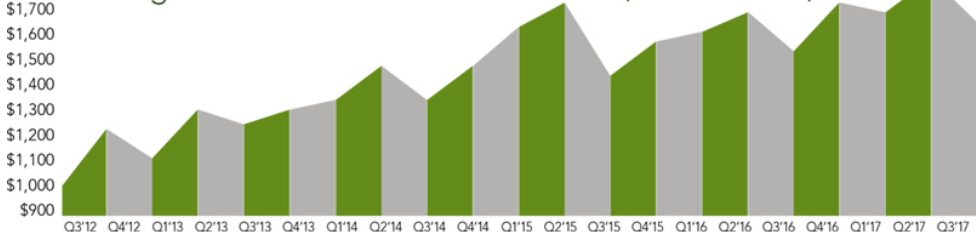
AVERAGE SALES PRICE BY NEIGHBORHOOD – THE TOP 10

Pacific Heights was home to six of the top 10 highest priced sales in San Francisco this quarter. However, the most expensive sale of Q3 was a \$12-million home in Cow Hollow, pushing its average sales price to \$5.012 million this quarter. Clarendon Heights had the greatest gain in average sales price, up 45 percent from Q3 2016.

Quantity Sold — Five Years/Quarter



Average Sales Price Five Years/Quarter (in thousands)



SALES PRICE CHANGE

Sellers aggressively tested the market's ceiling this quarter and many came out on top, as those requiring no price change netted 19 percent above the initial list price—the

highest upward change in the Bay Area. Sellers who tested the market were only able to recoup 91 percent of their original ask.

[DOWNLOAD THE MCGUIRE QUARTERLY REPORT.](#)

FOR [Q3 2017](#) UPDATES ON EACH COUNTY, VISIT
McGUIRE.COM/QUARTERLY_REPORT.

Category [Market Reports](#), [Market Trends](#), [Quarterly Report](#)

Tags [Q3 2017](#), [San Francisco Q3 2017](#)





McGuire Real Estate

More posts by [McGuire Real Estate](#)

0 Comments

[Discover Your View Blog](#)

[Login](#) 1

[Recommend](#)

[Share](#)

[Sort by Best](#)



Start the discussion...

LOG IN WITH

OR SIGN UP WITH DISQUS [?](#)

Name

Be the first to comment.

ALSO ON DISCOVER YOUR VIEW BLOG

[15 Haunted Tours in the San Francisco Bay Area](#)

2 comments • 2 months ago

[Katelyn Shields](#) — These look so fun!

[The 11 Best Hard Ciders Made in the Bay Area](#)

1 comment • 2 months ago

[Jeffrey House](#) — You didn't mention our ACE Blackjack 21 all Gravenstein, aged in Chardonnay wood at 9 per ...

[27 Outstanding Local Charities in the San Francisco Bay Area + ...](#)

4 comments • a month ago

[McGuire Real Estate](#) — Great shout out, Kevin!

[The Ultimate Guide to Festival Napa Valley](#)

1 comment • 2 months ago

[Latife Hayson](#) — This is definitely a nice guide on Napa Valley Festival for this year. I made a list for people ...

[Subscribe](#) [Add Disqus to your site](#) [Add Disqus](#) [Add](#) [Privacy](#)

[PREVIOUS POST](#)

[NEXT POST](#)

You May Also Like

San Francisco's condominium market was steady in the third quarter with its \$1.253 average sales price up 2 percent from the previous year. Q3 2017 also marked the

The third quarter of the year tends to bring some of the slower months in terms of market activity for the Bay Area. While some of this is due to seasonal traveling, it's

16th consecutive quarter in which San Francisco condo units have averaged more than \$1 million. Similar to the city's housing market, it was also the highest third-quarter average sales price...

San Francisco Condos | Q3 2017

October 27, 2017

[READ POST](#)

also a common Bay Area trend that those choosing to relocate to a highly desired school district or kid-friendly neighborhood, make the move ahead of time in the spring. Naturally, this results...

Letter From the CEO | Q3 2017

October 27, 2017

[READ POST](#)