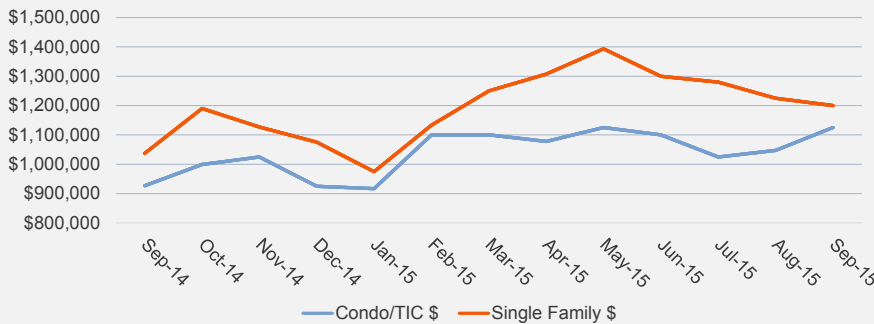


SAN FRANCISCO MARKET UPDATE OCTOBER 2015

POSITIVE ECONOMIC OUTLOOK

Home values continue to excel, with median Third Quarter values up 18 percent, compared to the same period last year. The median Third Quarter sale price was \$1,150,000. However, the average sale price was approximately \$1,350,000. The average days on market remained relatively unchanged at approximately 30 days. Fitch Ratings recently attested to the City's "exceptionally strong economic base", giving City financing instruments a AA- rating. The ratings Firm further stated that "wealth indicators are very strong and the tax and employment bases are very diverse." It is estimated that sales activity will increase by twenty percent this month, based on past market performance.

MEDIAN SALE PRICE



SEPTEMBER 2015 MEDIAN

Condo/TIC
\$1,125,000
 +21% year-over-year

Single Family
\$1,200,000
 +16% year-over-year

MEDIAN NEIGHBORHOOD VALUES

Neighborhood	Condo/TIC \$	Condo/TIC \$/SqFt	Single Family \$	Single Family \$/SqFt
Alamo Square/NOPA	\$1,375,000	\$929	\$3,100,000	\$848
Bayview/Hunters Point	\$730,000	\$626	\$675,000	\$529
Bernal Heights/Glen Park	\$1,067,500	\$983	\$1,325,000	\$966
Buena Vista/Corona Heights	\$1,260,000	\$1,054	\$2,337,500	\$1,111
Castro/Duboce Triangle	\$1,362,500	\$1,049	\$2,135,000	\$1,181
Cole Valley/Haight-Ashbury	\$1,100,000	\$976	\$3,295,000	\$1,074
Diamond Heights	\$725,000	\$742	\$1,521,000	\$703
Dogpatch	\$1,200,000	\$964	N/A	N/A
Hayes Valley	\$1,125,000	\$1,055	\$2,234,000	\$1,121
Lower Pac Heights/Laurel Heights	\$1,140,000	\$1,062	\$2,550,000	\$755
Marina/Cow Hollow	\$1,36,000	\$1,107	\$3,750,000	\$1,407
Mission	\$960,000	\$1,068	\$1,684,500	\$1,024
Mission Dolores	\$1,200,000	\$1,060	N/A	N/A
Mission Bay	\$1,288,000	\$1,072	N/A	N/A
Nob Hill	\$1,332,500	\$1,098	N/A	N/A
Noe Valley	\$1,350,000	\$1,075	\$2,335,000	\$1,257
North Beach/Fisherman's	\$1,030,000	\$934	N/A	N/A
Pacific/Presidio Heights	\$1,425,000	\$1,140	\$7,275,000	\$1,445
Potrero Hill	\$1,112,500	\$948	\$1,650,000	\$1,051
Richmond	\$950,000	\$758	\$1,628,800	\$813
Russian Hill	\$1,650,000	\$1,229	\$3,262,500	\$1,294
SOMA	\$915,000	\$929	N/A	N/A
South Beach/Yerba Buena	\$1,185,000	\$1,196	N/A	N/A
Sunset	\$1,155,000	\$837	\$1,216,000	\$772

N/A results from insufficient sales data. Sources: SFAR, Fitch Ratings; Data from 4/1/2015 - 9/30/2015 was used for neighborhood values. Property types covered: Single-family & condo/TIC. BMRs and senior housing have been excluded from stats where possible. All information is deemed reliable, but not guaranteed for accuracy. ©2015 Vanguard Properties. All rights reserved. Equal Housing Opportunity. BRE No. 01486075