

NOVEMBER 2015

San Francisco Metro

**National Home Values**

Current: \$183,000  
 Monthly Change: 0.3%  
 Quarterly Change: 1%  
 Annual Change: 3.9%  
 Negative Equity\*: 13.4%

**San Francisco Home Values**

Current: \$781,900  
 Monthly Change: 0.6%  
 Quarterly Change: 2.2%  
 Annual Change: 12.7%  
 Negative Equity\*: 4.7%

**Home Values Forecast**

(next 12 months)

National: 2.6%  
 San Francisco Metro: 3.2%

**Major Cities - Home Values**

**San Francisco**

Current: \$1,119,500  
 Monthly Change: 0.2%  
 Annual Change: 14.3%

**Oakland**

Current: \$570,600  
 Monthly Change: 0.9%  
 Annual Change: 16.2%

**Fremont**

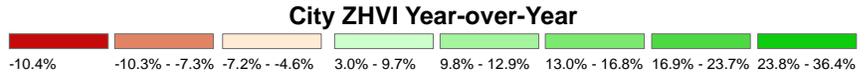
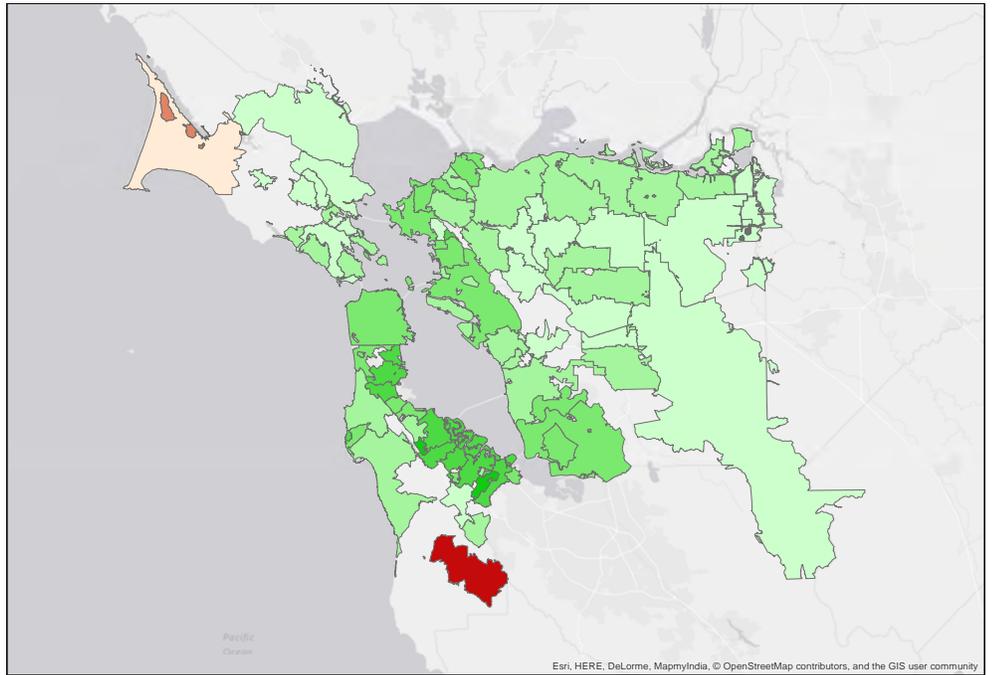
Current: \$866,200  
 Monthly Change: 1.1%  
 Annual Change: 16.5%

**Hayward**

Current: \$501,700  
 Monthly Change: 0.9%  
 Annual Change: 10.7%

**Concord**

Current: \$492,600  
 Monthly Change: 0.9%  
 Annual Change: 10.5%



**Home Values (ZHVI)**

Increasing Values: 89.2%  
 Decreasing Values: 7.9%  
 Fall From Peak: 0%  
 Peak ZHVI Date: 2015-11  
 Peak ZHVI: \$781,900

**Sales**

Median Sale Price: \$671,800  
 Monthly Change: -2.8%  
 Annual Change: 3.2%  
 Sale Price/Sq. Ft.: \$446  
 Sale-to-list Price Ratio: -  
 Sold for a Loss/Gain: 5.7%/94.3%

**Foreclosures**

Homes Foreclosed: 1.05/10,000  
 Monthly Change: -0.1  
 Annual Change: -0.5  
 Foreclosure Resales: 4.2%  
 Monthly Change: 0.1pp  
 Annual Change: -0.1pp

**Rent**

Zillow Rent Index: \$3,349  
 Monthly Change: 0.7%  
 Annual Change: 13.8%  
 Rent List Price: \$3,300  
 Rent List/Sq. Ft.: \$2.3

**Listings**

Median List Price: \$735,000  
 Monthly Change: -%  
 Annual Change: -%  
 List Price/Sq. Ft.: \$455  
 Listings with Price Cut: 7.9%  
 Amount of Price Cut: 4%

**How do we track home values?** To track home values, we use the Zillow Home Value Index (ZHVI). The ZHVI is the mid-point of estimated home values for the area. Half the estimated home values are above this number and half are below.

\* Negative equity data is from 2015Q3.

## Largest Cities Covered by Zillow

	Home Values- ZHVI (\$)	ZHVI MoM (%)	ZHVI QoQ (%)	ZHVI YoY (%)	ZHVI Peak (\$)	Peak Month	Change from Peak (%)	Rents- ZRI (\$)	ZRI MoM (%)	ZRI QoQ (%)	ZRI YoY (%)	Forecast ZHVI (\$)	Forecast YoY (%)	Home Value Bottom	Negative Equity (%)
Alameda	834,500	0.6	1.9	12.8	834,500	2015-11	0.0	3,344	0.8	2.7	10.3	862,478.9	3.4	2011 Q4	2.5
Antioch	342,400	0.6	2.4	10.4	517,900	2006-01	-33.9	1,944	0.6	2.4	7	352,141.6	2.8	2011 Q4	15.0
Berkeley	977,000	0.3	1.2	14.1	977,000	2015-11	0.0	3,629	1.3	1.7	9.7	1,012,399	3.6	2011 Q3	1.7
Concord	492,600	0.9	2.9	10.5	585,500	2006-01	-15.9	2,410	0.2	1	6.5	505,153.9	2.5	2011 Q4	7.4
Daly City	763,200	0.6	2.4	13.5	763,200	2015-11	0.0	3,425	1.3	1.4	13.1	787,386.2	3.2	2011 Q3	3.7
Fremont	866,200	1.1	3.5	16.5	866,200	2015-11	0.0	3,094	0.2	0.8	14.8	900,150.1	3.9	2011 Q4	3.1
Hayward	501,700	0.9	3.1	10.7	584,700	2006-08	-14.2	2,461	0.6	1.7	11.8	517,624	3.2	2011 Q4	7.4
Livermore	683,700	0.6	1.8	8.7	683,700	2015-11	0.0	2,870	0.2	0.7	9.8	700,503.5	2.5	2011 Q3	2.8
Oakland	570,600	0.9	3.4	16.2	570,600	2015-11	0.0	2,722	0.7	2.2	16.3	597,942.1	4.8	2011 Q4	6.0
Pittsburg	328,900	0.6	2.7	11.3	469,900	2005-12	-30.0	1,883	0.4	1.5	6.8	340,231.4	3.4	2011 Q4	15.3
Pleasanton	944,700	0.7	2.1	10.5	944,700	2015-11	0.0	3,465	1	2.1	8.5	968,968.5	2.6	2012 Q1	2.4
Redwood City	1,257,500	0.8	2.8	19.3	1,257,500	2015-11	0.0	4,338	1	3.3	14.9	1,324,490	5.3	2011 Q3	1.4
Richmond	379,500	1.2	4.5	16.8	476,600	2006-01	-20.4	2,227	0.5	2.2	18.8	395,415.9	4.2	2011 Q4	11.9
San Francisco	1,119,500	0.2	1.5	14.3	1,119,500	2015-11	0.0	4,385	0.6	3.5	13.5	1,165,123	4.1	2011 Q4	2.4
San Leandro	518,800	1	3.4	12.3	569,400	2006-07	-8.9	2,460	0.3	0.8	11	537,339.1	3.6	2012 Q1	6.0
San Mateo	1,068,300	0.5	2.1	19.3	1,068,300	2015-11	0.0	3,923	0.3	0.6	13.1	1,107,475	3.7	2011 Q3	1.7
San Rafael	857,800	0.9	2.2	7.2	857,800	2015-11	0.0	3,731	1.6	3	4.2	868,778.4	1.3	2011 Q2	3.3
San Ramon	922,300	0.5	1.8	7.8	922,300	2015-11	0.0	3,646	-0.1	-0.3	9	939,013.1	1.8	2011 Q2	3.1
Union City	700,300	0.8	3	14.7	700,300	2015-11	0.0	2,875	0.9	3.2	14.6	729,496.3	4.2	2011 Q4	4.1
Walnut Creek	765,700	0.8	2.5	9.7	765,700	2015-11	0.0	3,254	1.1	3	15	783,105.6	2.3	2011 Q4	3.8

## Largest Counties Covered by Zillow

	Home Values- ZHVI (\$)	ZHVI MoM (%)	ZHVI QoQ (%)	ZHVI YoY (%)	ZHVI Peak (\$)	Peak Month	Change from Peak (%)	Rents- ZRI (\$)	ZRI MoM (%)	ZRI QoQ (%)	ZRI YoY (%)	Forecast ZHVI (\$)	Forecast YoY (%)	Home Value Bottom	Negative Equity (%)
Alameda	697,000	0.7	2.5	12.4	697,000	2015-11	0.0	2,909	0.6	2.1	14.1	720,757.4	3.4	2011 Q4	4.5
Contra Costa	519,600	0.9	2.9	10.3	622,500	2006-01	-16.5	2,477	0.5	1.1	7.5	533,302.6	2.6	2012 Q1	7.8
Marin	955,600	1	2.6	7.2	955,600	2015-11	0.0	4,037	0.2	1.2	4.5	966,513.9	1.1	2012 Q1	2.9
San Francisco	1,120,100	0.2	1.5	14.3	1,120,100	2015-11	0.0	4,386	0.7	3.5	13.5	1,165,960	4.1	2011 Q4	2.5
San Mateo	1,033,700	0.6	2.3	17	1,033,700	2015-11	0.0	3,964	1	1.8	14.1	1,078,258	4.3	2011 Q3	2.2

\*The top 20 largest cities and top 10 (or all) counties within the metro are listed. Additional counties, cities, neighborhoods and ZIP codes may be available online at [www.zillow.com/research/data](http://www.zillow.com/research/data) by emailing [press@zillow.com](mailto:press@zillow.com)

### Zillow Research:

Zillow® is the leading real estate and rental marketplace dedicated to empowering consumers with data, inspiration and knowledge around the place they call home, and connecting them with the best local professionals who can help. In addition, Zillow operates an industry-leading economics and analytics bureau led by Zillow's Chief Economist Dr. Svenja Gudell. Dr. Gudell and her team of economists and data analysts produce extensive housing data and research covering more than 450 markets at Zillow Real Estate Research. Zillow also sponsors the quarterly Zillow Home Price Expectations Survey, which asks more than 100 leading economists, real estate experts and investment and market strategists to predict the path of the Zillow Home Value Index over the next five years. Zillow also sponsors the bi-annual Zillow Housing Confidence Index (ZHCI) which measures consumer confidence in local housing markets, both currently and over time. Launched in 2006, Zillow is owned and operated by Zillow Group (NASDAQ: Z), and headquartered in Seattle.