



## Condo Values in Major Buildings in SoMa, South Beach, Yerba Buena & Mission Bay

Sales reported to MLS, June 1, 2014 – February 15, 2015

Building	Number of Sales	Median Sales Price	Average Dollar per Sq.Ft.*
St. Regis 188 Minna Street	3 sales	\$3,150,000	\$1765/sq.ft.*
Ritz Carlton 690 Market Street	6 sales	\$2,262,500	\$1244/sq.ft.*
The Millennium 301 Mission Street	20 sales	\$2,100,000	\$1474/sq.ft.
The Brannan 219-239 Brannan	15 sales	\$1,525,000	\$1187/sq.ft.
The Towers 88 King Street	11 sales	\$1,495,000	\$1206/sq.ft.
Infinity Towers Main & Spear Streets	26 sales	\$1,487,500	\$1290/sq.ft.
Clock Tower 461 2 <sup>nd</sup> Street	12 sales	\$1,270,000	\$905/sq.ft.
The Metropolitan 333-355 1 <sup>st</sup> Street	9 sales	\$1,199,000	\$1111/sq.ft.*
1 Rincon Hill 425 1 <sup>st</sup> Street	20 sales	\$1,149,500	\$1269/sq.ft.

Building	Number of Sales	Median Sales Price	Average Dollar per Sq.Ft.*
Portside Main & Bryant Streets	8 sales	\$1,062,500	\$947/sq.ft.
177 Townsend Street	5 sales	\$875,000	\$1127/sq.ft.*
SoMa Grand 1160 Mission Street	9 sales	\$850,000	\$998/sq.ft.
310 Townsend Street	6 sales	\$837,500	\$982/sq.ft.
Arterra 300 Berry Street	13 sales	\$825,000	\$1049/sq.ft.
The Palms 555 4 <sup>th</sup> Street	15 sales	\$770,000	\$1009/sq.ft.
The Beacon 250-260 King Street	37 sales	\$723,000	\$841/sq.ft.

Sales reported to MLS 6/1/14 - 2/15/15. When identified, outlier sales that distort the average \$/sq.ft. value were deleted. Below Market Rate (BMR) units were excluded from this analysis. Median and average statistics often conceal wide varieties of values in the underlying individual sales - and how they apply to any particular property is unknown without a specific comparative market analysis. Data from sources deemed reliable, but may contain errors and subject to revision.

\* When only a small number of sales report square footage, the average dollar per square foot value is less reliable.

During this period 465 condo sales were reported to MLS in these neighborhoods. The overall median price was \$930,000; the average dollar per square foot value was \$1019.

