State of the SF Housing Market: Survey Results

Entitlements over the next 12 months

- Decrease: 85%
- No change: 13%
- Increase: 2%

Residential construction prices over the next 12 months

- Lower: 3%
- Same: 46%
- Higher: 50%

Prices per-square-foot in the next 12 months

- Condo:
  - Minimum: $1,000
  - Average: $1,226
  - Maximum: $1,500
  - Price per square foot estimate:
    - Condo: $4.00
    - Apartment: $5.42

- Apartment:
  - Minimum: $1,000
  - Average: $1,226
  - Maximum: $1,500

Difficulty finding an apartment in 12 months

- Same or easier: 77%
- Harder: 23%

Current Development Activity

- Pursuing land to develop: 55%
- Sitting on the sidelines: 41%
- Selling land: 6%

Investors' confidence in SF compared to other U.S. cities

- 51%
- 30%
- 19%

Today's housing climate

- Great: 3%
- Good: 16%
- Neutral: 62%
- Bad: 19%
- Neutral: 62%

*SFHAC Members Surveyed August 24th - September 12th, 2016*