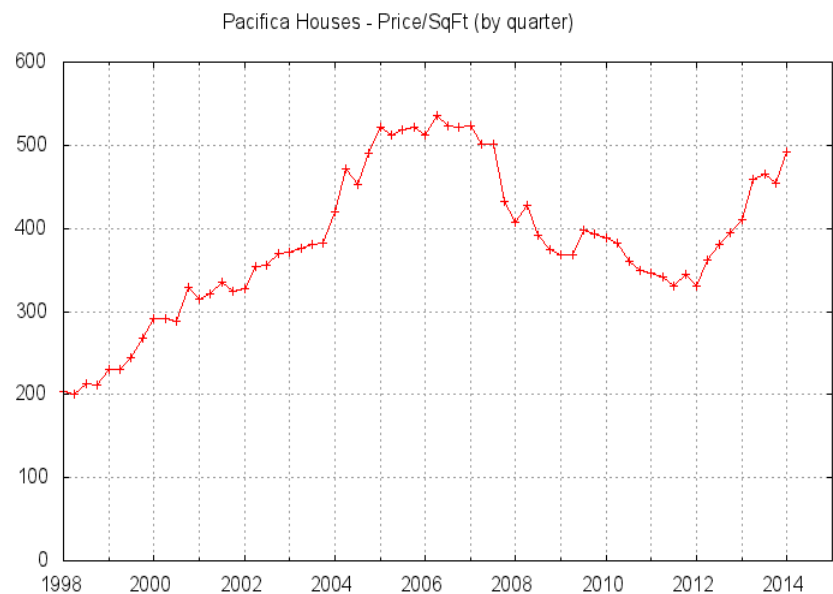


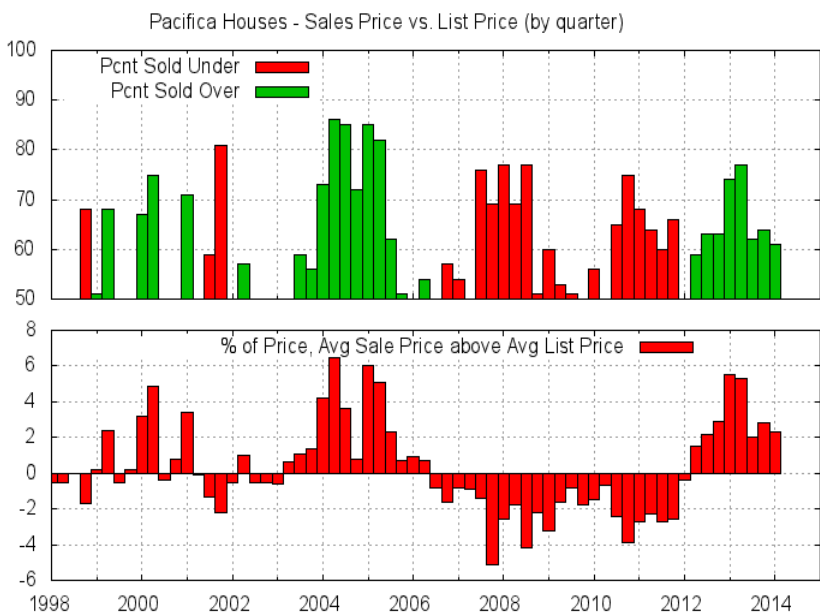
Neighborhood Home Values

Pacifica Single Family, CA (Apr 2, 2013)

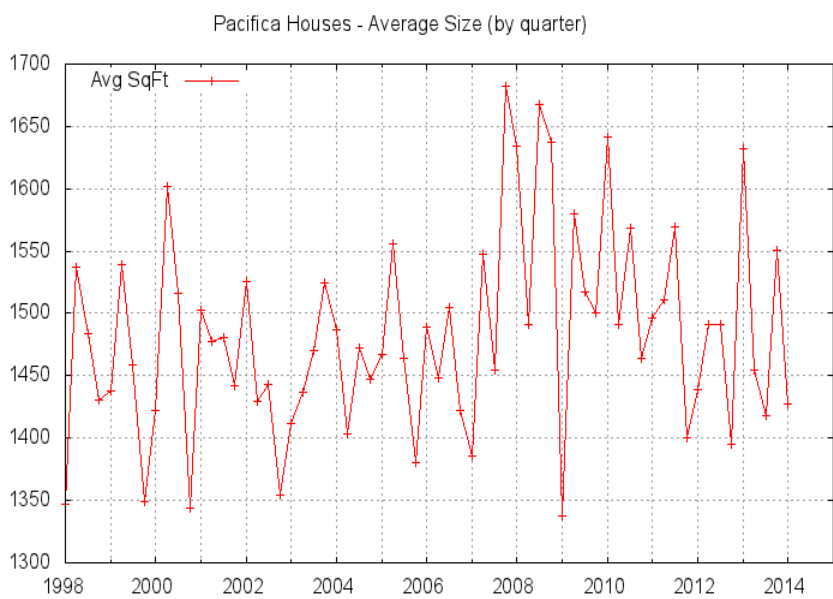
Juliana Lee
650-857-1000



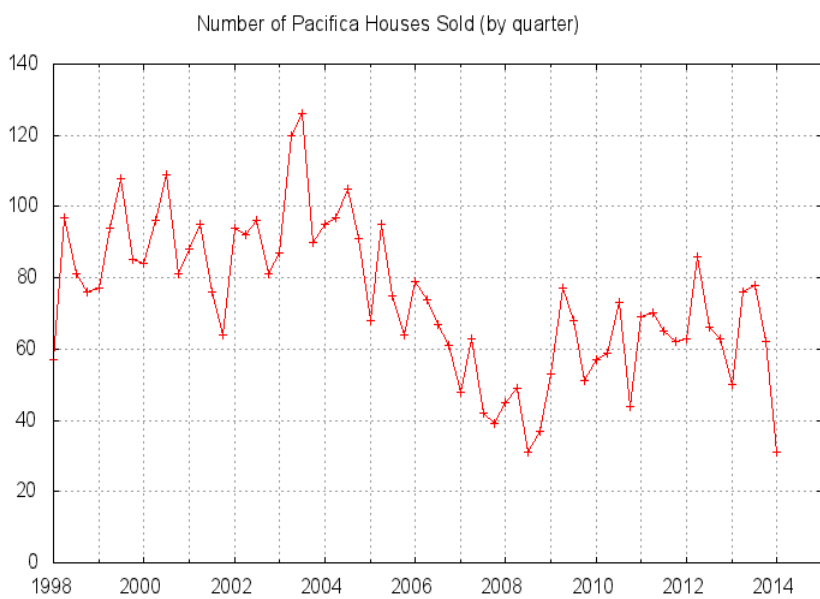
The avg price per sq ft for Pacifica homes is similar to other cities having an average sales price of about \$800k. The peak was reached near 2007 and prices have not yet reached that level again. Most higher priced cities have surpassed 2007 levels.



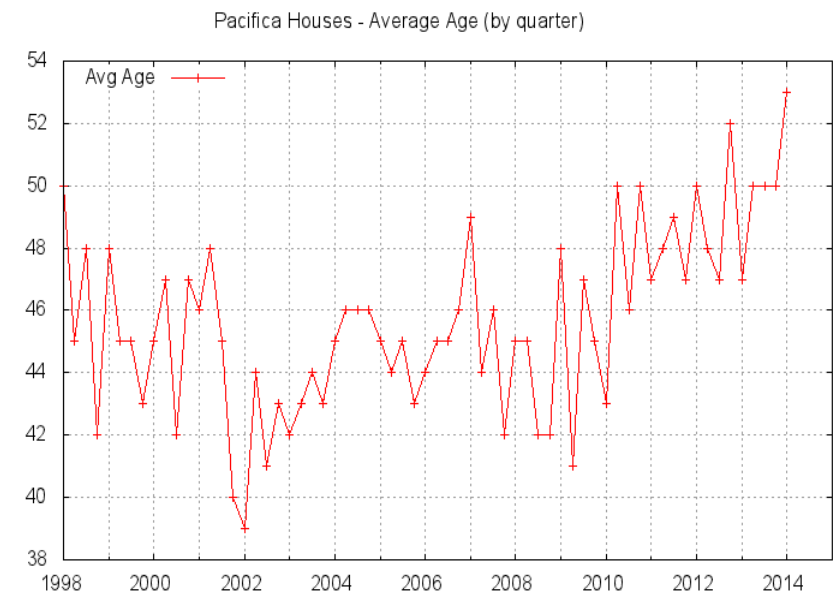
These two plots show market conditions quickly. The green area in the top plot shows homes selling over list price; a sign of increasing competition to buy a home. The bottom plot shows the avg percentage paid over/under list price.



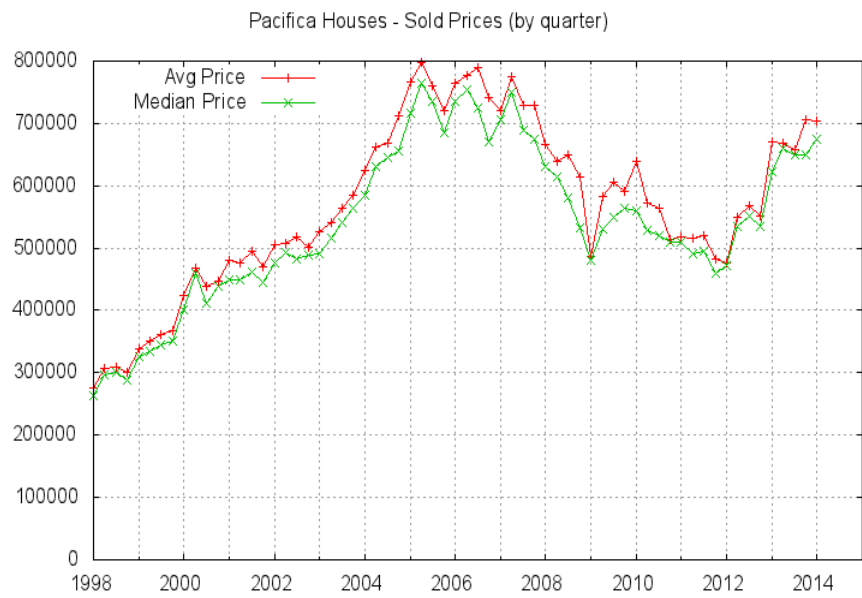
When comparing prices it is important to compare home specifications. The average size of a home sold in Pacifica has not shown a long term trend for either larger or smaller homes.



The number of homes sold in Pacifica dropped dramatically in 2008 and has remained lower than before 2008. Although there are differences between cities this is true for most SF Peninsula cities.



The average age of a single family home sold in Pacifica has been increasing since about 2008. This implies that few new homes are being sold.



Pacifica homes do not show the “bubble” in 2000 that many Silicon Valley cities do. The downturn in 2008 and recovery matches similarly priced Silicon Valley cities.

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