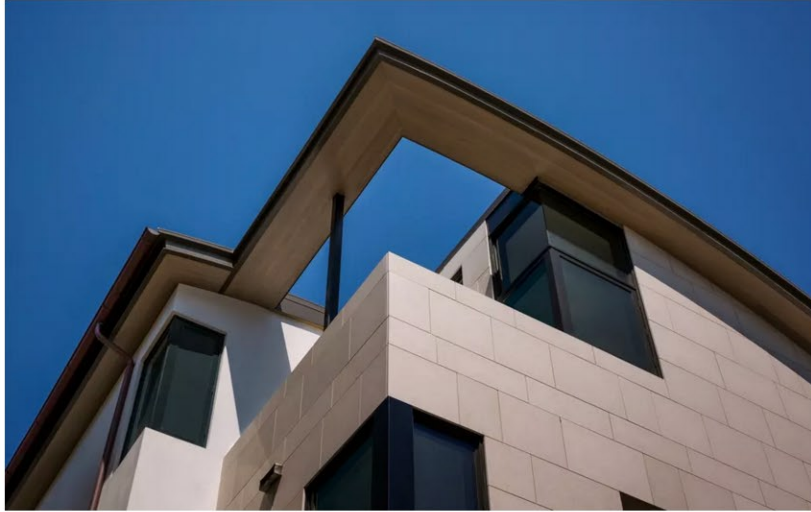


San Francisco's 10 most expensive homes, analyzed

The ten most expensive properties for sale in the city range from \$12 million to \$40 million in asking prices

BY BROCK KEELING | MAY 10, 2017, 9:48AM PDT



2712 Broadway: asking \$40 million. | Photo by Jacob Elliott

It's a city and region out of control. A conscious dearth of housing has resulted in gentrification and skyrocketing home prices benefitting a select few in the Bay Area. Oakland is **feeling the brunt** of it right now. And San Francisco has felt it for what seems like forever.

But there are some homes in the city worthy of the priciest-above-all accolade, built with the intention of being cream of the crop, top of the heap.

The most expensive property currently for sale in San Francisco is **2712 Broadway** but that's only using one metric: asking price. While this contemporary Billionaires Row home is the most expensive in term of listing, it's not the most expensive on a per-square-foot basis (*only* \$3,508/square feet compared to the **condo at 2006 Washington**, asking \$4,298/square foot).

The second-most expensive property currently for sale in San Francisco is **2820 Scott** in Cow Hollow, a 16,000-square-foot 1905 Italianate asking 29.5 million.

"This house highlights the importance of metrics. It is one of the most expensive properties on asking price. But it is near the bottom of the list on price per-square-foot (only \$1,843/square foot)," said NeighborhoodX founder Constantine Valhoulis.

He adds, "On a per-square-foot basis, the most expensive property on this list is 2006 Washington, #8, which is asking \$4,298/square foot."

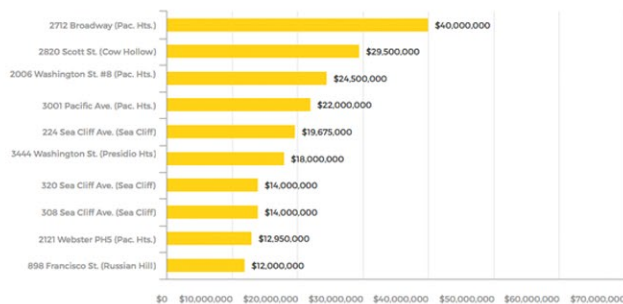
What's more, **2820 Scott**, as beautiful as it is, has been listed for over 400 days, which suggests that the price may be mis-aligned to the market.

On a per square foot basis, the 10 most expensive properties in the city range from \$1,612/square foot (**3001 Pacific** in Pacific Heights) to \$4,298/square foot (2006 Washington, #8 in the same neighborhood).

Here's the breakdown, care of **NeighborhoodX**.

Price (High to Low) ▼

San Francisco: 10 most expensive properties (May 2017)



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SOURCE: Proprietary analysis of current market rate listings. Analysis excludes foreclosures and short sales, income-restricted, affordable, or age-restricted housing properties conveyed with a rent-controlled tenant in place; properties primarily positioned as development sites, requiring significant renovation, or which do not qualify for conventional financing; and certain listings with incomplete or contradictory data.