# Local Market Update – July 2026

Report provided by the San Francisco Association of REALTORS® MLS
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SAN FRANCISCO ASSOCIATION of REALTORS

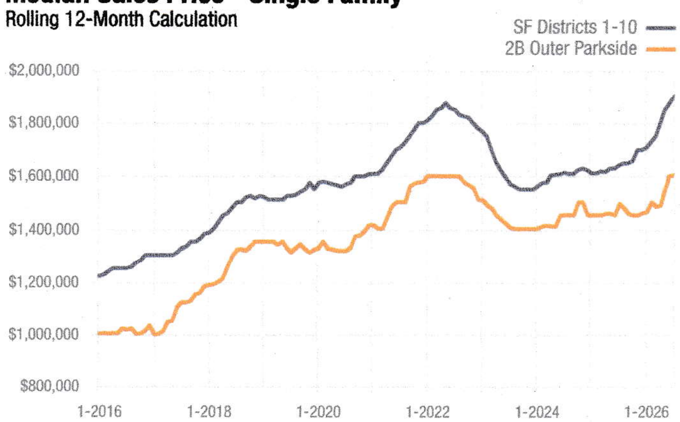
# 2B Outer Parkside

| Single Family | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 7-2025 | Thru 7-2026 | % Change |
| New Listings | 2 | **9** | + 350.0% | 55 | **48** | - 12.7% |
| Pending Sales | 3 | **6** | + 100.0% | 50 | **41** | - 18.0% |
| Sold Listings | 5 | **5** | 0.0% | 51 | **39** | - 23.5% |
| Median Sales Price* | $1,420,000 | **$1,965,000** | + 38.4% | $1,462,888 | **$1,675,000** | + 14.5% |
| Average Sales Price* | $1,678,600 | **$1,696,560** | + 1.1% | $1,700,351 | **$1,806,311** | + 6.2% |
| Days on Market | 29 | **9** | - 69.0% | 16 | **19** | + 18.8% |
| Active Listings | 2 | **4** | + 100.0% | — | **—** | — |
| % of Properties Sold Over List Price | 60.0% | **80.0%** | + 33.3% | 82.4% | **81.6%** | - 1.0% |
| % of List Price Received* | 107.9% | **144.0%** | + 33.5% | 119.0% | **128.6%** | + 8.1% |
| Months Supply of Inventory | 0.3 | **0.8** | + 166.7% | — | **—** | — |

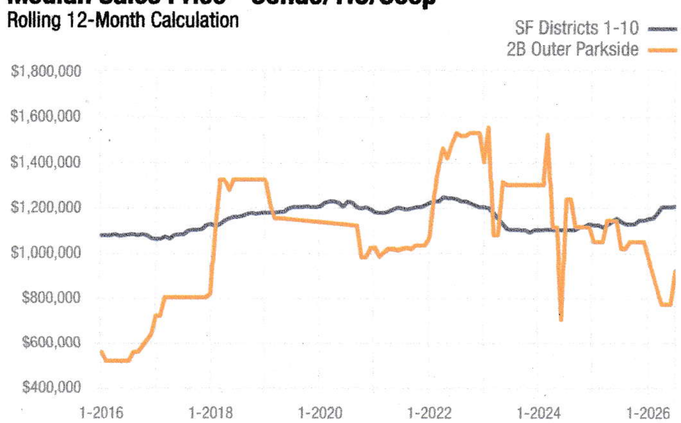
| Condo/TIC/Coop | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 7-2025 | Thru 7-2026 | % Change |
| New Listings | 0 | **0** | 0.0% | 1 | **5** | + 400.0% |
| Pending Sales | 0 | **0** | 0.0% | 1 | **4** | + 300.0% |
| Sold Listings | 0 | **2** | — | 1 | **4** | + 300.0% |
| Median Sales Price* | — | **$929,500** | — | $1,045,000 | **$917,500** | - 12.2% |
| Average Sales Price* | — | **$929,500** | — | $1,045,000 | **$849,092** | - 18.7% |
| Days on Market | — | **38** | — | — | **62** | — |
| Active Listings | 0 | **1** | — | — | **—** | — |
| % of Properties Sold Over List Price | — | **50.0%** | — | 100.0% | **50.0%** | - 50.0% |
| % of List Price Received* | — | **105.2%** | — | 105.0% | **104.5%** | - 0.5% |
| Months Supply of Inventory | — | **0.5** | — | — | **—** | — |

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## Median Sales Price - Single Family
Rolling 12-Month Calculation




## Median Sales Price - Condo/TIC/Coop
Rolling 12-Month Calculation

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SAN FRANCISCO ASSOCIATION of REALTORS

# 3B Merced Heights

| Single Family | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 7-2025** | **Thru 7-2026** | **% Change** |
| New Listings | 2 | **2** | 0.0% | 21 | **20** | - 4.8% |
| Pending Sales | 3 | **2** | - 33.3% | 18 | **16** | - 11.1% |
| Sold Listings | 2 | **0** | - 100.0% | 17 | **15** | - 11.8% |
| Median Sales Price* | $1,076,000 | **—** | — | $1,275,000 | **$1,350,000** | + 5.9% |
| Average Sales Price* | $1,076,000 | **—** | — | $1,252,118 | **$1,367,533** | + 9.2% |
| Days on Market | 23 | **—** | — | 19 | **22** | + 15.8% |
| Active Listings | 1 | **1** | 0.0% | — | **—** | — |
| % of Properties Sold Over List Price | 100.0% | **—** | — | 94.1% | **80.0%** | - 15.0% |
| % of List Price Received* | 123.8% | **—** | — | 119.9% | **117.1%** | - 2.3% |
| Months Supply of Inventory | 0.4 | **0.4** | 0.0% | — | **—** | — |

| Condo/TIC/Coop | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 7-2025** | **Thru 7-2026** | **% Change** |
| New Listings | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Pending Sales | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Sold Listings | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Median Sales Price* | — | **—** | — | — | **—** | — |
| Average Sales Price* | — | **—** | — | — | **—** | — |
| Days on Market | — | **—** | — | — | **—** | — |
| Active Listings | 0 | **0** | 0.0% | — | **—** | — |
| % of Properties Sold Over List Price | — | **—** | — | — | **—** | — |
| % of List Price Received* | — | **—** | — | — | **—** | — |
| Months Supply of Inventory | — | **—** | — | — | **—** | — |

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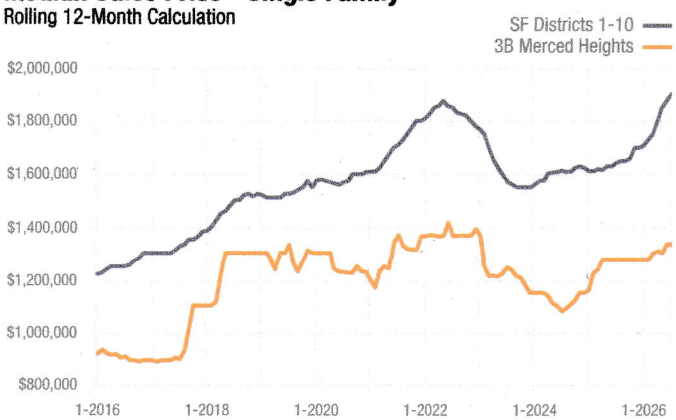
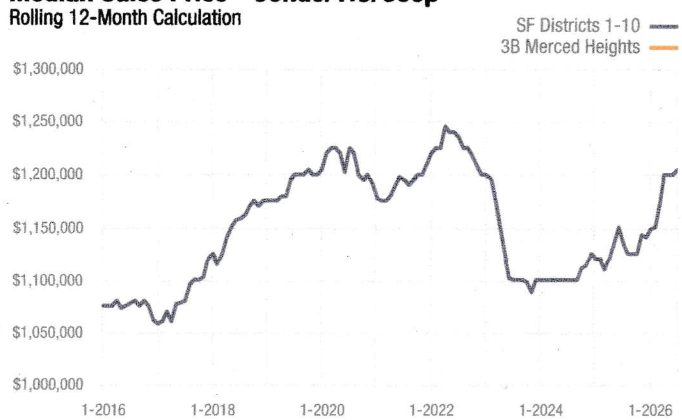
## Median Sales Price - Single Family
Rolling 12-Month Calculation




## Median Sales Price - Condo/TIC/Coop
Rolling 12-Month Calculation

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SAN FRANCISCO ASSOCIATION *of* REALTORS

## 4D Forest Knolls

| Single Family | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 7-2025 | Thru 7-2026 | % Change |
| New Listings | 1 | **0** | - 100.0% | 8 | **4** | - 50.0% |
| Pending Sales | 2 | **0** | - 100.0% | 6 | **4** | - 33.3% |
| Sold Listings | 2 | **0** | - 100.0% | 5 | **4** | - 20.0% |
| Median Sales Price* | $1,949,000 | **—** | — | $1,468,000 | **$2,438,750** | + 66.1% |
| Average Sales Price* | $1,949,000 | **—** | — | $1,673,600 | **$2,400,625** | + 43.4% |
| Days on Market | 10 | **—** | — | 13 | **25** | + 92.3% |
| Active Listings | 0 | **0** | 0.0% | — | **—** | — |
| % of Properties Sold Over List Price | 100.0% | **—** | — | 80.0% | **75.0%** | - 6.3% |
| % of List Price Received* | 111.6% | **—** | — | 108.2% | **132.9%** | + 22.8% |
| Months Supply of Inventory | — | **—** | — | — | **—** | — |

| Condo/TIC/Coop | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 7-2025 | Thru 7-2026 | % Change |
| New Listings | 0 | **0** | 0.0% | 2 | **1** | - 50.0% |
| Pending Sales | 0 | **0** | 0.0% | 1 | **1** | 0.0% |
| Sold Listings | 0 | **0** | 0.0% | 1 | **1** | 0.0% |
| Median Sales Price* | — | **—** | — | $1,025,000 | **$1,155,000** | + 12.7% |
| Average Sales Price* | — | **—** | — | $1,025,000 | **$1,155,000** | + 12.7% |
| Days on Market | — | **—** | — | 40 | **244** | + 510.0% |
| Active Listings | 1 | **0** | - 100.0% | — | **—** | — |
| % of Properties Sold Over List Price | — | **—** | — | 0.0% | **0.0%** | 0.0% |
| % of List Price Received* | — | **—** | — | 100.0% | **98.3%** | - 1.7% |
| Months Supply of Inventory | 1.0 | **—** | — | — | **—** | — |

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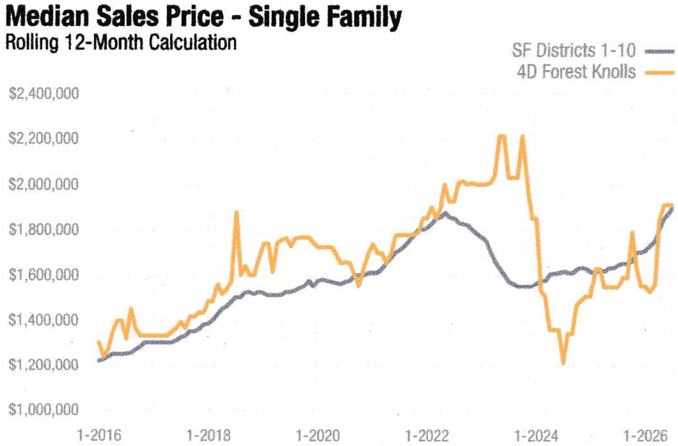
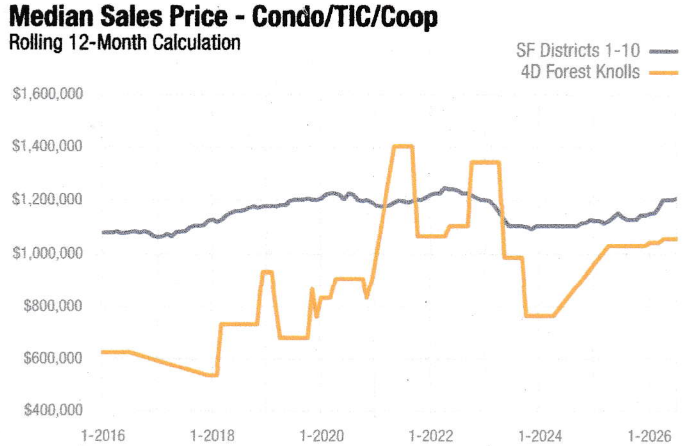
**Median Sales Price - Single Family**
Rolling 12-Month Calculation




**Median Sales Price - Condo/TIC/Coop**
Rolling 12-Month Calculation

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SAN FRANCISCO ASSOCIATION of REALTORS

## 10C Excelsior

| Single Family | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 7-2025 | Thru 7-2026 | % Change |
| New Listings | 15 | **12** | - 20.0% | 85 | **69** | - 18.8% |
| Pending Sales | 13 | **10** | - 23.1% | 62 | **63** | + 1.6% |
| Sold Listings | 9 | **9** | 0.0% | 56 | **60** | + 7.1% |
| Median Sales Price* | $1,125,000 | **$1,035,000** | - 8.0% | $1,122,500 | **$1,200,000** | + 6.9% |
| Average Sales Price* | $1,157,889 | **$1,050,444** | - 9.3% | $1,149,713 | **$1,299,663** | + 13.0% |
| Days on Market | 23 | **18** | - 21.7% | 28 | **20** | - 28.6% |
| Active Listings | 14 | **10** | - 28.6% | — | **—** | — |
| % of Properties Sold Over List Price | 77.8% | **55.6%** | - 28.5% | 76.8% | **85.0%** | + 10.7% |
| % of List Price Received* | 113.4% | **112.9%** | - 0.4% | 112.5% | **120.2%** | + 6.8% |
| Months Supply of Inventory | 1.7 | **1.2** | - 29.4% | — | **—** | — |

| Condo/TIC/Coop | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 7-2025 | Thru 7-2026 | % Change |
| New Listings | 0 | **0** | 0.0% | 1 | **0** | - 100.0% |
| Pending Sales | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Sold Listings | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Median Sales Price* | — | **—** | — | — | **—** | — |
| Average Sales Price* | — | **—** | — | — | **—** | — |
| Days on Market | — | **—** | — | — | **—** | — |
| Active Listings | 1 | **0** | - 100.0% | — | **—** | — |
| % of Properties Sold Over List Price | — | **—** | — | — | **—** | — |
| % of List Price Received* | — | **—** | — | — | **—** | — |
| Months Supply of Inventory | 0.5 | **—** | — | — | **—** | — |

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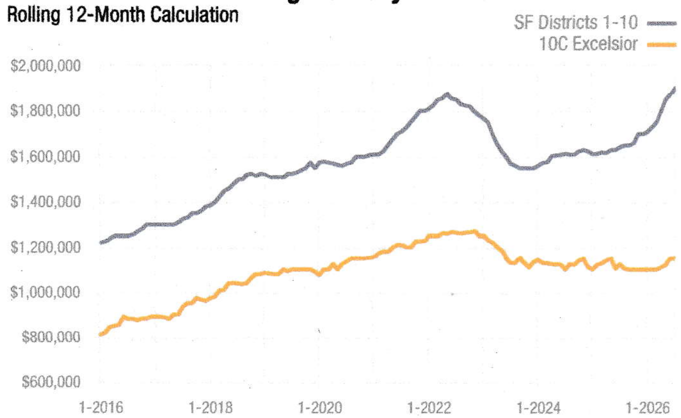
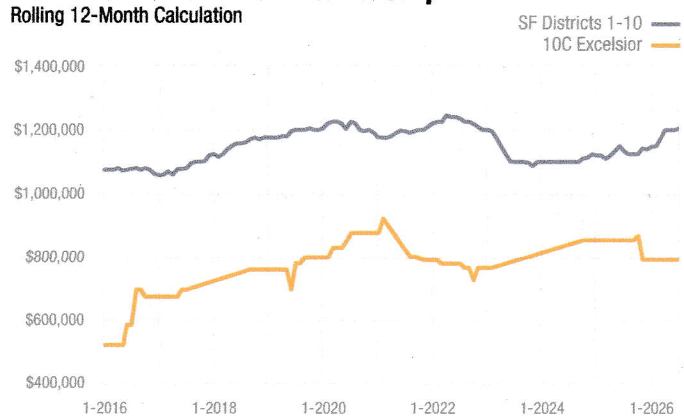
### Median Sales Price - Single Family
Rolling 12-Month Calculation




### Median Sales Price - Condo/TIC/Coop
Rolling 12-Month Calculation

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# 10F Portola

| Single Family | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 7-2025 | Thru 7-2026 | % Change |
| New Listings | 6 | **7** | + 16.7% | 55 | **58** | + 5.5% |
| Pending Sales | 8 | **8** | 0.0% | 40 | **47** | + 17.5% |
| Sold Listings | 8 | **5** | - 37.5% | 42 | **46** | + 9.5% |
| Median Sales Price* | $1,104,000 | **$1,105,000** | + 0.1% | $1,174,950 | **$1,320,000** | + 12.3% |
| Average Sales Price* | $1,099,375 | **$1,181,000** | + 7.4% | $1,208,890 | **$1,320,123** | + 9.2% |
| Days on Market | 16 | **21** | + 31.3% | 25 | **24** | - 4.0% |
| Active Listings | 12 | **9** | - 25.0% | — | **—** | — |
| % of Properties Sold Over List Price | 62.5% | **100.0%** | + 60.0% | 78.6% | **89.1%** | + 13.4% |
| % of List Price Received* | 109.0% | **119.4%** | + 9.5% | 111.9% | **119.3%** | + 6.6% |
| Months Supply of Inventory | 2.2 | **1.4** | - 36.4% | — | **—** | — |

| Condo/TIC/Coop | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 7-2025 | Thru 7-2026 | % Change |
| New Listings | 0 | **1** | — | 0 | **1** | — |
| Pending Sales | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Sold Listings | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Median Sales Price* | — | **—** | — | — | **—** | — |
| Average Sales Price* | — | **—** | — | — | **—** | — |
| Days on Market | — | **—** | — | — | **—** | — |
| Active Listings | 0 | **1** | — | — | **—** | — |
| % of Properties Sold Over List Price | — | **—** | — | — | **—** | — |
| % of List Price Received* | — | **—** | — | — | **—** | — |
| Months Supply of Inventory | — | **—** | — | — | **—** | — |

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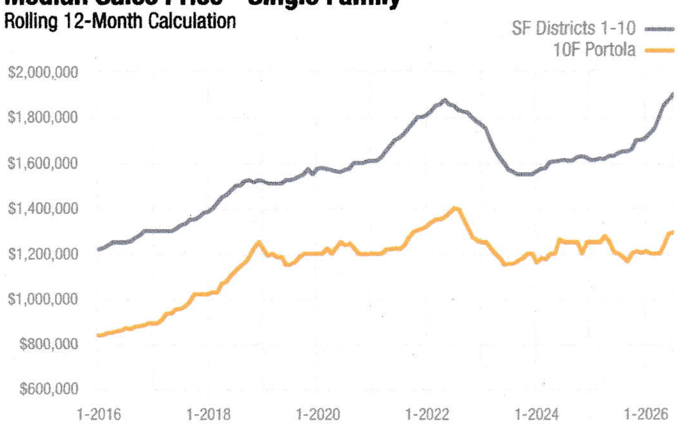
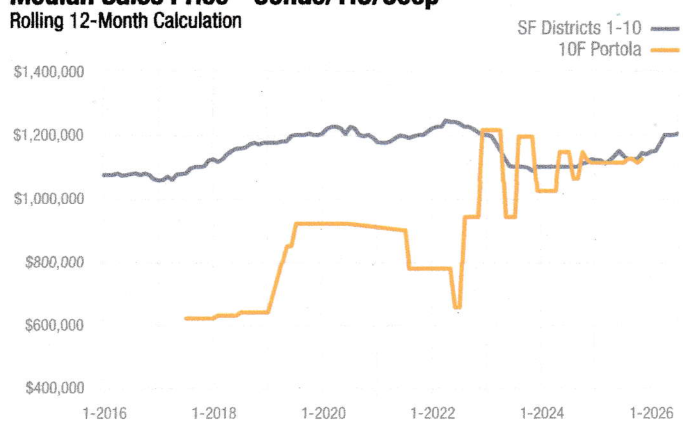
## Median Sales Price - Single Family
Rolling 12-Month Calculation




## Median Sales Price - Condo/TIC/Coop
Rolling 12-Month Calculation

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## 10H Mission Terrace

### Single Family

| Key Metrics | July 2025 | July 2026 | % Change | Year to Date Thru 7-2025 | Year to Date Thru 7-2026 | % Change |
|---|---|---|---|---|---|---|
| New Listings | 3 | **3** | 0.0% | 33 | **29** | - 12.1% |
| Pending Sales | 5 | **1** | - 80.0% | 23 | **25** | + 8.7% |
| Sold Listings | 9 | **5** | - 44.4% | 24 | **25** | + 4.2% |
| Median Sales Price* | $1,300,000 | **$1,650,000** | + 26.9% | $1,230,000 | **$1,415,000** | + 15.0% |
| Average Sales Price* | $1,159,444 | **$1,555,000** | + 34.1% | $1,180,625 | **$1,469,880** | + 24.5% |
| Days on Market | 19 | **10** | - 47.4% | 23 | **16** | - 30.4% |
| Active Listings | 4 | **3** | - 25.0% | — | **—** | — |
| % of Properties Sold Over List Price | 55.6% | **100.0%** | + 79.9% | 75.0% | **100.0%** | + 33.3% |
| % of List Price Received* | 112.6% | **133.5%** | + 18.6% | 115.4% | **128.0%** | + 10.9% |
| Months Supply of Inventory | 1.1 | **0.8** | - 27.3% | — | **—** | — |

### Condo/TIC/Coop

| Key Metrics | July 2025 | July 2026 | % Change | Year to Date Thru 7-2025 | Year to Date Thru 7-2026 | % Change |
|---|---|---|---|---|---|---|
| New Listings | 0 | **0** | 0.0% | 1 | **1** | 0.0% |
| Pending Sales | 0 | **0** | 0.0% | 1 | **1** | 0.0% |
| Sold Listings | 0 | **1** | — | 1 | **1** | 0.0% |
| Median Sales Price* | — | **$1,180,000** | — | $1,050,000 | **$1,180,000** | + 12.4% |
| Average Sales Price* | — | **$1,180,000** | — | $1,050,000 | **$1,180,000** | + 12.4% |
| Days on Market | — | **18** | — | 28 | **18** | - 35.7% |
| Active Listings | 0 | **0** | 0.0% | — | **—** | — |
| % of Properties Sold Over List Price | — | **100.0%** | — | 100.0% | **100.0%** | 0.0% |
| % of List Price Received* | — | **131.8%** | — | 117.3% | **131.8%** | + 12.4% |
| Months Supply of Inventory | — | **—** | — | — | **—** | — |

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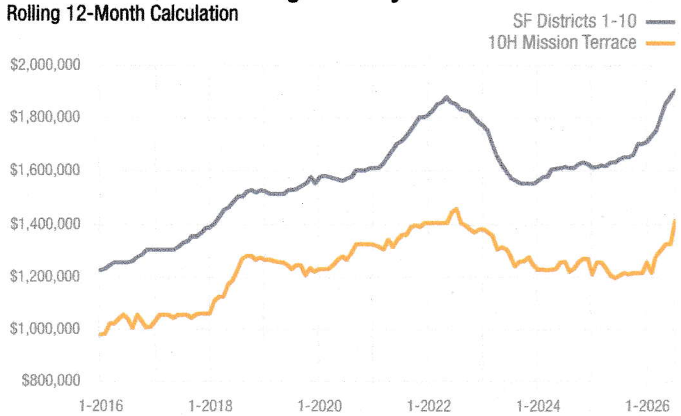
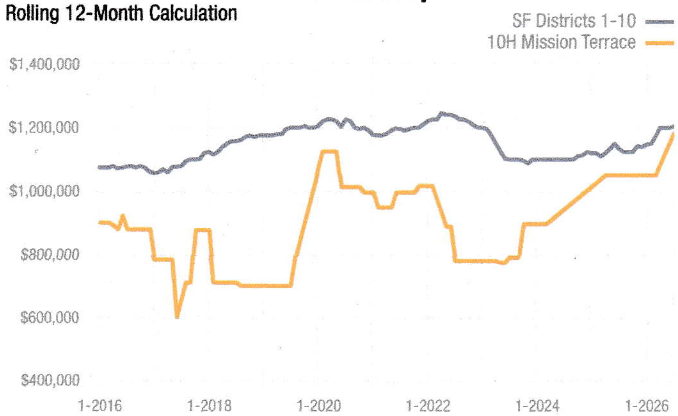
### Median Sales Price - Single Family
Rolling 12-Month Calculation




### Median Sales Price - Condo/TIC/Coop
Rolling 12-Month Calculation

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# Monthly Indicators

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## July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings were up 13.4 percent for single family homes and 1.2 percent for Condo/TIC/Coop properties. Pending Sales decreased 7.8 percent for single family homes but increased 23.3 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 24.9 percent to $2,050,000 for single family homes and 12.7 percent to $1,240,000 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 42.9 percent for single family units and 55.6 percent for Condo/TIC/Coop units.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

## Monthly Snapshot

| + 24.9% | + 12.7% | + 7.3% |
|---|---|---|
| One-Year Change in **Median Sales Price Single Family** | One-Year Change in **Median Sales Price Condo/TIC/Coop** | One-Year Change in **Median Sales Price All Property Types** |

Residential real estate activity in San Francisco County (Districts 1-10) composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.



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# Sold Listings

A count of the actual sales that closed in a given month.

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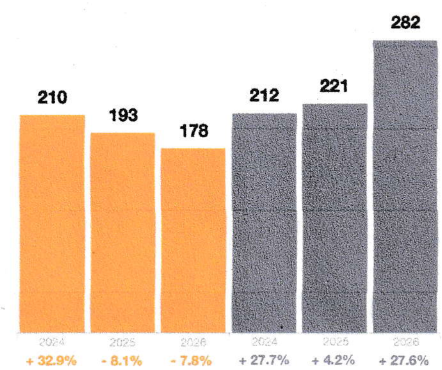
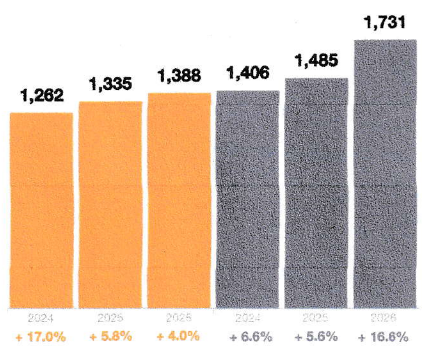
## July

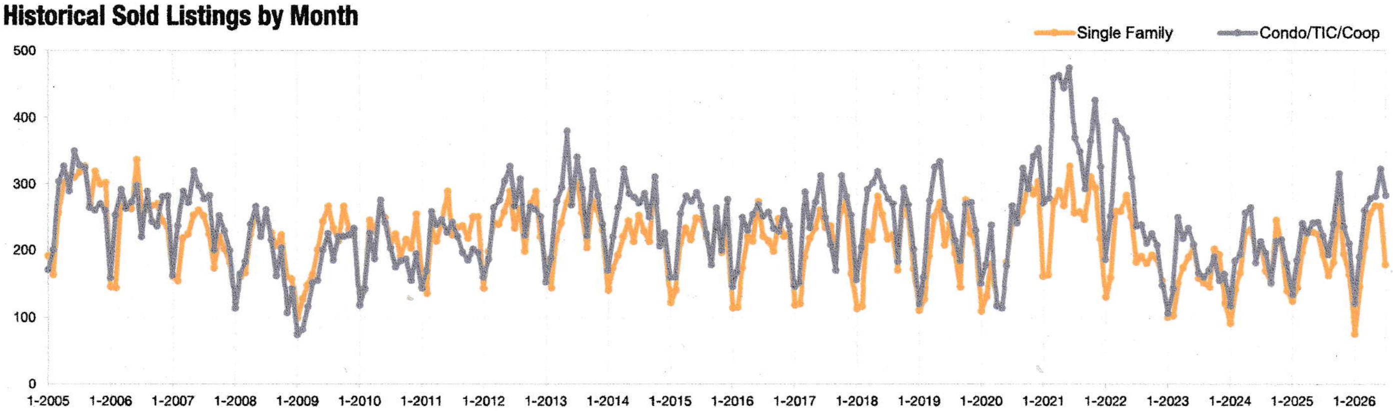



## Year to Date




| Sold Listings | Single Family | Year-Over-Year Change | Condo/TIC/ Coop | Year-Over-Year Change |
|---|---|---|---|---|
| Aug-2025 | 162 | -4.1% | 193 | -1.0% |
| Sep-2025 | 181 | +20.7% | 238 | +56.6% |
| Oct-2025 | 274 | +12.3% | 315 | +47.9% |
| Nov-2025 | 194 | -7.2% | 234 | +8.8% |
| Dec-2025 | 163 | +17.3% | 209 | +16.1% |
| Jan-2026 | 75 | -39.5% | 121 | -9.7% |
| Feb-2026 | 146 | +0.7% | 190 | +2.7% |
| Mar-2026 | 204 | +4.1% | 259 | +8.4% |
| Apr-2026 | 254 | +11.4% | 277 | +23.1% |
| May-2026 | 266 | +17.7% | 280 | +16.7% |
| Jun-2026 | 265 | +18.8% | 322 | +33.6% |
| **Jul-2026** | **178** | **-7.8%** | **282** | **+27.6%** |
| 12-Month Avg | 197 | +5.2% | 243 | +19.7% |

## Historical Sold Listings by Month

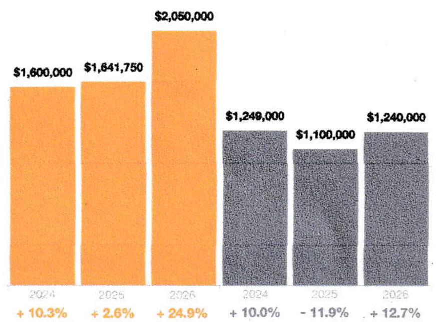


# Median Sales Price

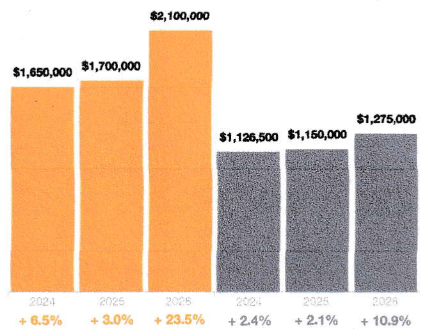
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

SAN FRANCISCO ASSOCIATION *of* REALTORS

## July



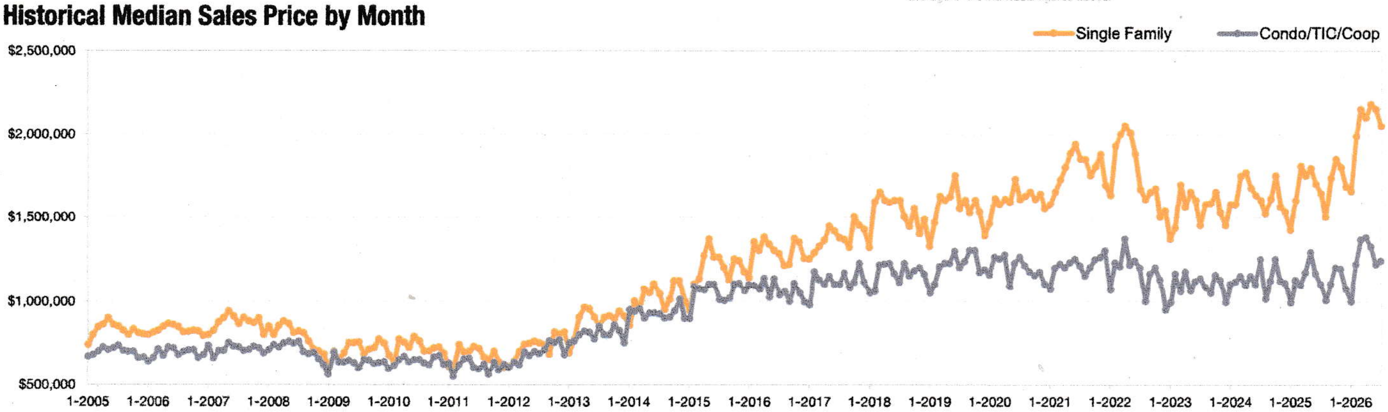

## Year to Date




| Median Sales Price | Single Family | Year-Over-Year Change | Condo/TIC/ Coop | Year-Over-Year Change |
|---|---|---|---|---|
| Aug-2025 | $1,500,000 | -1.4% | $1,007,500 | -0.7% |
| Sep-2025 | $1,735,000 | +7.8% | $1,102,500 | -1.6% |
| Oct-2025 | $1,850,000 | +5.7% | $1,200,000 | -3.9% |
| Nov-2025 | $1,800,000 | +15.4% | $1,192,500 | +6.5% |
| Dec-2025 | $1,682,500 | +10.0% | $1,074,000 | -3.0% |
| Jan-2026 | $1,653,325 | +16.2% | $999,000 | +0.7% |
| Feb-2026 | $1,988,000 | +24.3% | $1,220,000 | +8.4% |
| Mar-2026 | $2,150,000 | +18.8% | $1,365,000 | +24.7% |
| Apr-2026 | $2,100,000 | +20.0% | $1,380,000 | +17.9% |
| May-2026 | $2,180,000 | +21.4% | $1,325,000 | +2.6% |
| Jun-2026 | $2,150,000 | +26.5% | $1,218,750 | +4.6% |
| **Jul-2026** | **$2,050,000** | **+24.9%** | **$1,240,000** | **+12.7%** |
| 12-Month Avg* | $1,901,889 | +15.8% | $1,205,000 | +6.2% |

* Median Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

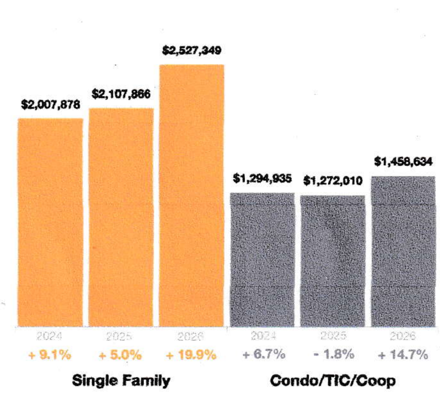


# Average Sales Price

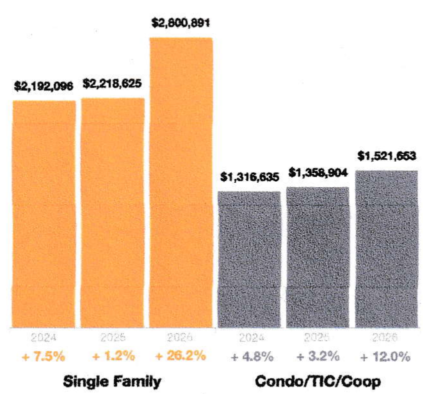
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

SAN FRANCISCO ASSOCIATION of REALTORS

## July



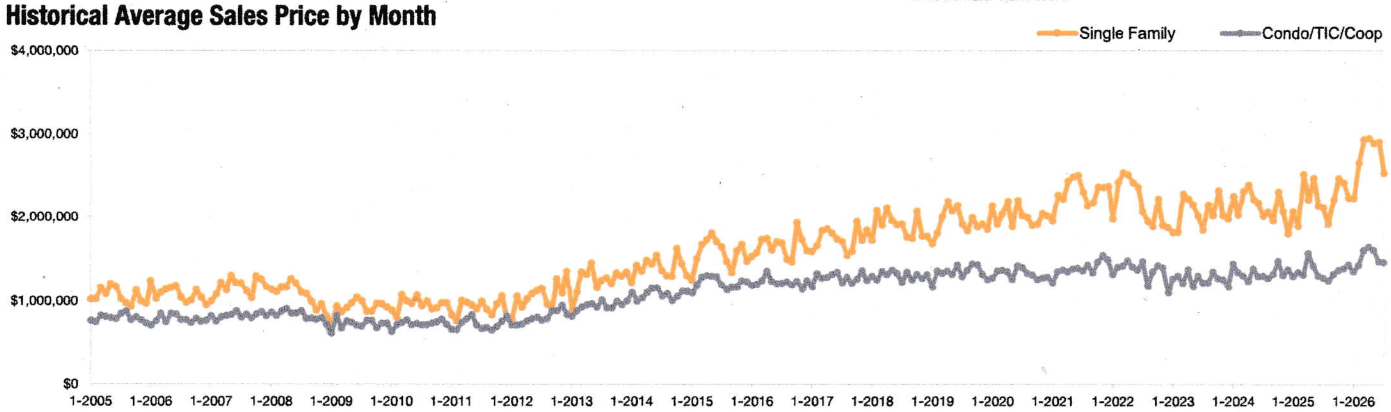

## Year to Date




| Average Sales Price | Single Family | Year-Over-Year Change | Condo/TIC/Coop | Year-Over-Year Change |
|---|---|---|---|---|
| Aug-2025 | $1,912,994 | -6.9% | $1,237,157 | -2.5% |
| Sep-2025 | $2,198,298 | +12.7% | $1,315,383 | -0.1% |
| Oct-2025 | $2,461,744 | +7.2% | $1,364,116 | -7.3% |
| Nov-2025 | $2,408,332 | +16.9% | $1,382,894 | +6.2% |
| Dec-2025 | $2,224,638 | +24.0% | $1,428,243 | +4.1% |
| Jan-2026 | $2,220,675 | +7.9% | $1,349,114 | +4.5% |
| Feb-2026 | $2,651,123 | +40.6% | $1,425,304 | +6.6% |
| Mar-2026 | $2,933,364 | +16.7% | $1,595,746 | +22.1% |
| Apr-2026 | $2,947,016 | +33.8% | $1,638,045 | +4.7% |
| May-2026 | $2,888,426 | +17.3% | $1,601,760 | +13.1% |
| Jun-2026 | $2,901,960 | +36.2% | $1,469,151 | +13.4% |
| **Jul-2026** | **$2,527,349** | **+19.9%** | **$1,458,634** | **+14.7%** |
| 12-Month Avg* | $2,582,154 | +19.8% | $1,451,237 | +7.1% |

* Avg. Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

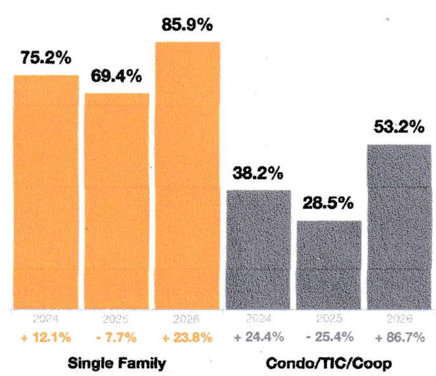


# % of Properties Sold Over List Price

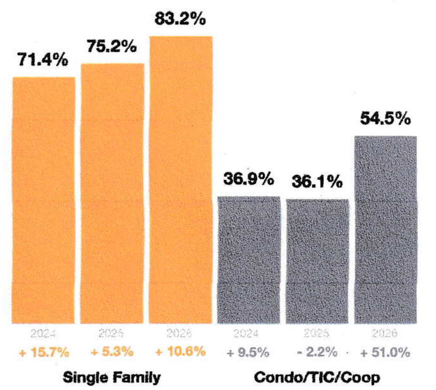
Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.

SAN FRANCISCO ASSOCIATION *of* REALTORS

## July



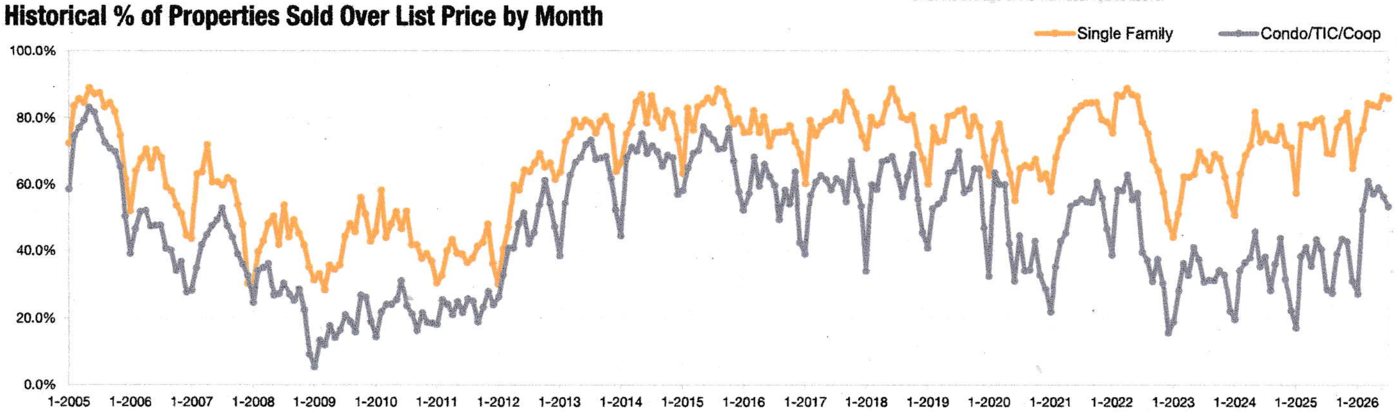

## Year to Date




| % of Properties Sold Over List Price | Single Family | Year-Over-Year Change | Condo/TIC/Coop | Year-Over-Year Change |
|---|---|---|---|---|
| Aug-2025 | 69.1% | -5.9% | 27.5% | -2.5% |
| Sep-2025 | 76.8% | +4.9% | 39.1% | +8.0% |
| Oct-2025 | 79.2% | +2.2% | 43.5% | -0.5% |
| Nov-2025 | 81.4% | +13.4% | 42.7% | +35.1% |
| Dec-2025 | 64.8% | -8.7% | 31.1% | +40.1% |
| Jan-2026 | 73.3% | +27.9% | 27.3% | +58.7% |
| Feb-2026 | 76.7% | -1.5% | 52.1% | +35.7% |
| Mar-2026 | 84.3% | +7.9% | 61.0% | +48.8% |
| Apr-2026 | 83.8% | +8.5% | 57.0% | +60.1% |
| May-2026 | 83.3% | +5.2% | 58.9% | +36.0% |
| Jun-2026 | 86.4% | +8.3% | 56.2% | +39.1% |
| **Jul-2026** | **85.9%** | **+23.8%** | **53.2%** | **+86.7%** |
| 12-Month Avg | 79.9% | +7.1% | 47.7% | +37.3% |

* % of Properties Sold Over List Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

## Historical % of Properties Sold Over List Price by Month



# % of List Price Received

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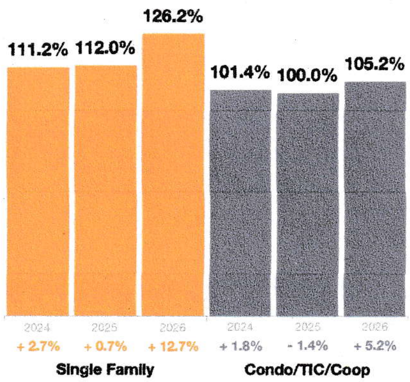
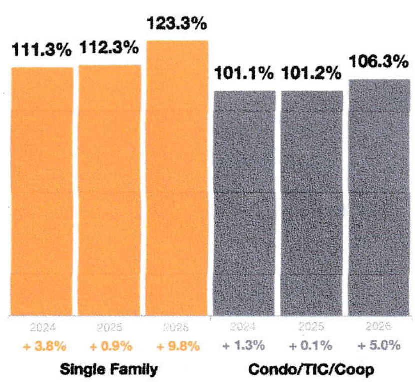
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## July



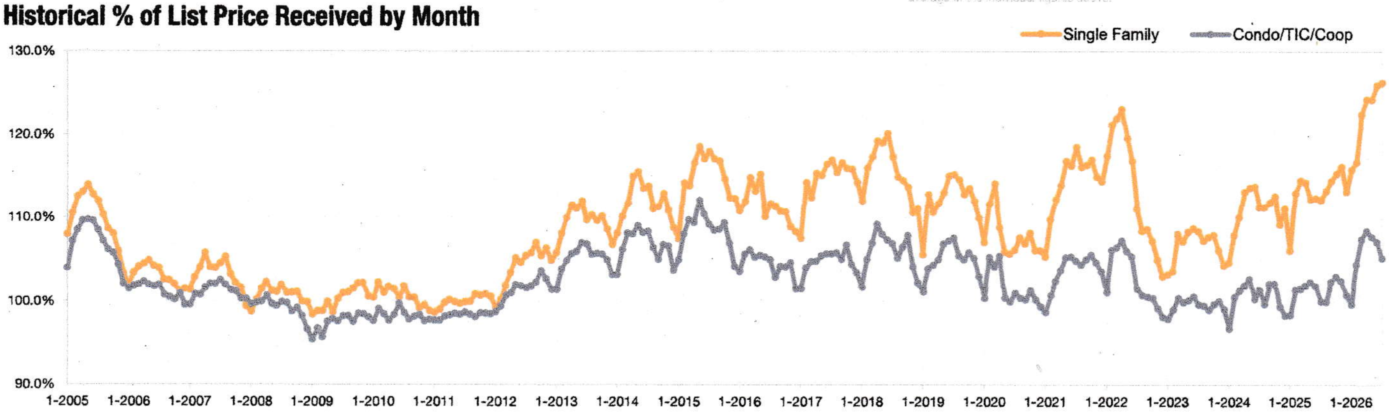

## Year to Date




| % of List Price Received | Single Family | Year-Over-Year Change | Condo/TIC/ Coop | Year-Over-Year Change |
|---|---|---|---|---|
| Aug-2025 | 113.2% | +1.8% | 99.9% | +0.2% |
| Sep-2025 | 114.4% | +2.4% | 102.3% | +0.2% |
| Oct-2025 | 115.3% | +2.5% | 103.0% | +0.9% |
| Nov-2025 | 116.1% | +6.4% | 102.4% | +3.0% |
| Dec-2025 | 113.1% | +1.8% | 100.7% | +2.4% |
| Jan-2026 | 115.8% | +9.2% | 99.6% | +1.2% |
| Feb-2026 | 116.7% | +3.4% | 104.4% | +3.0% |
| Mar-2026 | 122.5% | +7.1% | 107.4% | +5.8% |
| Apr-2026 | 124.2% | +8.8% | 108.4% | +6.4% |
| May-2026 | 124.2% | +10.7% | 107.7% | +5.3% |
| Jun-2026 | 125.9% | +12.1% | 107.1% | +5.2% |
| **Jul-2026** | **126.2%** | **+12.7%** | **105.2%** | **+5.2%** |
| 12-Month Avg* | 119.7% | +7.0% | 104.5% | +3.6% |

* % of List Price Received for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

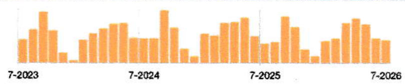
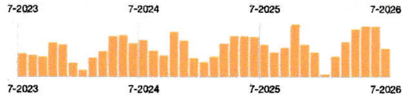
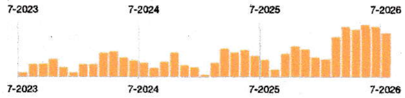
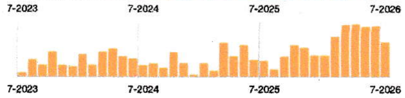
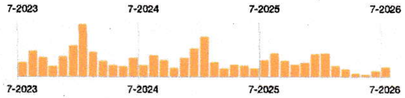
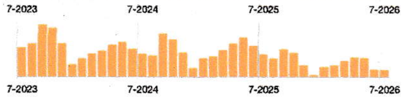
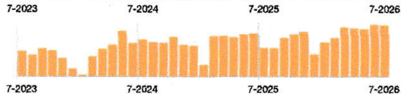
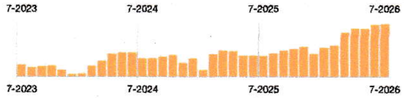
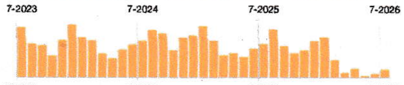
## Historical % of List Price Received by Month



# All Properties Activity Overview

SAN FRANCISCO ASSOCIATION *of* REALTORS

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

| Key Metrics | Historical Sparkbars | 7-2025 | 7-2026 | Percent Change | YTD 2025 | YTD 2026 | Percent Change |
|---|---|---|---|---|---|---|---|
| **New Listings** |  | 422 | **447** | + 5.9% | 4,322 | **4,109** | - 4.9% |
| **Pending Sales** |  | 367 | **390** | + 6.3% | 2,899 | **3,285** | + 13.3% |
| **Sold Listings** |  | 423 | **465** | + 9.9% | 2,857 | **3,153** | + 10.4% |
| **Median Sales Price** |  | $1,375,000 | **$1,475,000** | + 7.3% | $1,398,250 | **$1,600,000** | + 14.4% |
| **Avg. Sales Price** |  | $1,655,879 | **$1,867,977** | + 12.8% | $1,760,343 | **$2,083,892** | + 18.4% |
| **Days on Market** |  | 46 | **35** | - 23.9% | 42 | **32** | - 23.8% |
| **Active Listings** |  | 1,007 | **577** | - 42.7% | -- | -- | -- |
| **% of Properties Sold Over List Price** |  | 47.8% | **65.9%** | + 37.9% | 54.7% | **67.3%** | + 23.0% |
| **% of List Price Received** |  | 105.6% | **113.3%** | + 7.3% | 106.4% | **113.8%** | + 7.0% |
| **Affordability Ratio** |  | 27 | **25** | - 7.4% | 26 | **22** | - 15.4% |
| **Months Supply** |  | 2.6 | **1.3** | - 50.0% | -- | -- | -- |

# Activity by District

Key metrics by report month for the districts of San Francisco.

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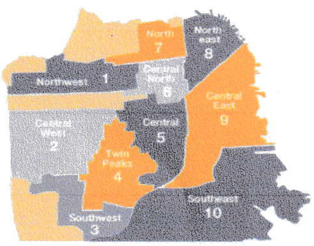


SF District 1: Northwest (Sea Cliff, Lake, Jordan Park / Laurel Heights, Outer Richmond, Central Richmond, Inner Richmond, Lone Mountain)
SF District 2: Central West (Outer Sunset, Central Sunset, Inner Sunset, Outer Parkside, Parkside, Inner Parkside, Golden Gate Heights)
SF District 3: Southwest (Pine Lake Park, Lake Shore, Merced Manor, Stonestown, Lakeside, Merced Heights, Ingleside, Ingleside Heights, Oceanview)
SF District 4: Twin Peaks W (Forest Hill (& Ext), W Portal, St Francis Wd, Balboa Terr, Mt Dav Manor, Ingleside Terr, Monterey Hts, Wstwd Pk & H'lnds, Shrwd Fst, Miraloma Pk, Dmnd Hts, Mdtwn Terr)
SF District 5: Central (Haight Ashbury, Cole Vly / Prnssus Hts, Clarndn Hts, Corona Hts, Twin Pks, Glen Pk, Noe Vly, Eureka Vly / Dolores Hts, Mission Dolores, Duboce Trngl, Buena Vista / Ashbury Hts)
SF District 6: Central North (Lower Pacific Heights, Anza Vista, Western Addition, North Panhandle, Alamo Square, Hayes Valley)
SF District 7: North (Marina, Cow Hollow, Presidio Heights, Pacific Heights)
SF District 8: Northeast (North Waterfront, North Beach, Russian Hill, Telegraph Hill, Nob Hill, Financial District / Barbary Coast, Downtown, Van Ness / Civic Center, Tenderloin)
SF District 9: Central East (Yerba Buena, South Beach, South of Market, Mission Bay, Inner Mission, Potrero Hill, Central Waterfront / Dogpatch, Bernal Heights)
SF District 10: Southeast (Outer Mission, Mission Terr, Excelsior, Portola, Bayview, Silver Terr, Hunters Pt, Candlestick Pt, Bayview Hts, Little Hollywood, Visitation Vly, Crocker Amazon)

| | | Active Listings | | | Sold Listings | | | Median Sales Price | | | Days on Market | | | Months Supply | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 7-2025 | 7-2026 | + / – | 7-2025 | 7-2026 | + / – | 7-2025 | 7-2026 | + / – | 7-2025 | 7-2026 | + / – | 7-2025 | 7-2026 | + / – |
| **Single Family** | | | | | | | | | | | | | | | | |
| 1 | SF District 1 | 17 | 10 | -41.2% | 8 | 12 | +50.0% | $2,787,500 | $2,437,500 | -12.6% | 20 | 13 | -35.0% | 1.1 | 0.6 | -45.5% |
| 2 | SF District 2 | 24 | 16 | -33.3% | 35 | 23 | -34.3% | $1,750,000 | $1,982,500 | +13.3% | 22 | 13 | -40.9% | 0.7 | 0.4 | -42.9% |
| 3 | SF District 3 | 14 | 17 | +21.4% | 11 | 19 | +72.7% | $1,430,000 | $1,518,000 | +6.2% | 21 | 22 | +4.8% | 1.2 | 1.3 | +8.3% |
| 4 | SF District 4 | 28 | 13 | -53.6% | 34 | 25 | -26.5% | $1,822,000 | $2,625,000 | +44.1% | 15 | 18 | +20.0% | 1.0 | 0.5 | -50.0% |
| 5 | SF District 5 | 32 | 11 | -65.6% | 25 | 23 | -8.0% | $2,400,000 | $2,900,000 | +20.8% | 32 | 20 | -37.5% | 1.2 | 0.4 | -66.7% |
| 6 | SF District 6 | 12 | 3 | -75.0% | 3 | 3 | 0.0% | $1,725,000 | $3,930,000 | +127.8% | 51 | 6 | -88.2% | 4.2 | 0.9 | -78.6% |
| 7 | SF District 7 | 16 | 5 | -68.8% | 8 | 5 | -37.5% | $7,075,000 | $6,700,000 | -5.3% | 45 | 160 | +255.6% | 1.8 | 0.5 | -72.2% |
| 8 | SF District 8 | 8 | 7 | -12.5% | 4 | 4 | 0.0% | $2,900,000 | $3,762,500 | +29.7% | 54 | 26 | -51.9% | 4.0 | 2.0 | -50.0% |
| 9 | SF District 9 | 29 | 22 | -24.1% | 17 | 23 | +35.3% | $1,800,000 | $2,600,000 | +44.4% | 41 | 15 | -63.4% | 1.5 | 1.0 | -33.3% |
| 10 | SF District 10 | 87 | 50 | -42.5% | 48 | 41 | -14.6% | $1,104,000 | $1,100,000 | -0.4% | 32 | 23 | -28.1% | 2.3 | 1.3 | -43.5% |
| **Condo/TIC/Coop** | | | | | | | | | | | | | | | | |
| 1 | SF District 1 | 14 | 14 | 0.0% | 17 | 9 | -47.1% | $1,045,000 | $1,800,000 | +72.2% | 59 | 51 | -13.6% | 1.4 | 1.3 | -7.1% |
| 2 | SF District 2 | 6 | 3 | -50.0% | 3 | 8 | +166.7% | $1,550,000 | $987,000 | -36.3% | 62 | 29 | -53.2% | 1.7 | 0.8 | -52.9% |
| 3 | SF District 3 | 4 | 1 | -75.0% | 1 | 4 | +300.0% | $805,000 | $582,500 | -27.6% | 68 | 38 | -44.1% | 2.9 | 0.4 | -86.2% |
| 4 | SF District 4 | 14 | 7 | -50.0% | 4 | 2 | -50.0% | $646,500 | $437,500 | -32.3% | 178 | 112 | -37.1% | 4.1 | 1.6 | -61.0% |
| 5 | SF District 5 | 72 | 28 | -61.1% | 27 | 45 | +66.7% | $1,350,000 | $1,450,000 | +7.4% | 44 | 30 | -31.8% | 2.3 | 0.7 | -69.6% |
| 6 | SF District 6 | 50 | 23 | -54.0% | 28 | 17 | -39.3% | $1,085,000 | $1,500,000 | +38.2% | 57 | 18 | -68.4% | 2.6 | 0.9 | -65.4% |
| 7 | SF District 7 | 47 | 21 | -55.3% | 25 | 22 | -12.0% | $1,975,000 | $1,667,500 | -15.6% | 41 | 29 | -29.3% | 1.8 | 0.7 | -61.1% |
| 8 | SF District 8 | 161 | 99 | -38.5% | 37 | 60 | +62.2% | $1,058,000 | $944,500 | -10.7% | 66 | 58 | -12.1% | 4.5 | 2.0 | -55.6% |
| 9 | SF District 9 | 320 | 185 | -42.2% | 77 | 110 | +42.9% | $950,000 | $1,125,000 | +18.4% | 69 | 49 | -29.0% | 4.8 | 2.3 | -52.1% |
| 10 | SF District 10 | 35 | 28 | -20.0% | 2 | 5 | +150.0% | $398,191 | $610,000 | +53.2% | 88 | 30 | -65.9% | 6.4 | 6.9 | +7.8% |