

# Local Market Update – December 2025

Report provided by the San Francisco Association of REALTORS® MLS  
For questions or more information, contact [communications@sfrealtors.com](mailto:communications@sfrealtors.com).



## 2B Outer Parkside

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	2	0.0%	89	78	- 12.4%
Pending Sales	4	4	0.0%	83	72	- 13.3%
Sold Listings	4	6	+ 50.0%	82	72	- 12.2%
Median Sales Price*	\$1,345,000	\$1,495,000	+ 11.2%	\$1,450,000	\$1,458,944	+ 0.6%
Average Sales Price*	\$1,371,250	\$1,551,000	+ 13.1%	\$1,476,328	\$1,652,804	+ 12.0%
Days on Market	12	11	- 8.3%	21	17	- 19.0%
Active Listings	1	1	0.0%	—	—	—
% of Properties Sold Over List Price	100.0%	83.3%	- 16.7%	87.7%	83.3%	- 5.0%
% of List Price Received*	118.4%	122.4%	+ 3.4%	120.1%	119.5%	- 0.5%
Months Supply of Inventory	0.1	0.2	+ 100.0%	—	—	—

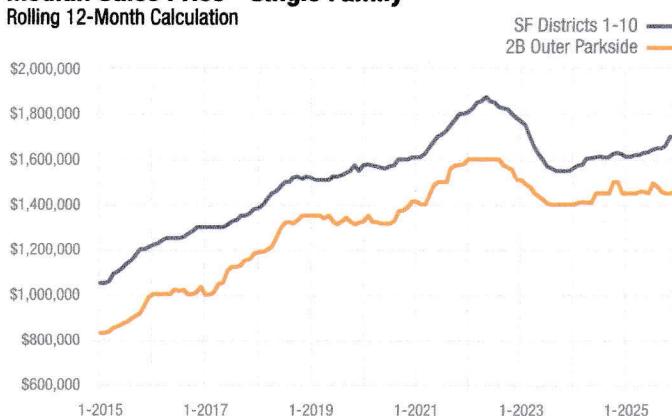
### Condo/TIC/Coop

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	1	—	6	3	- 50.0%
Pending Sales	0	0	0.0%	4	1	- 75.0%
Sold Listings	0	0	0.0%	4	1	- 75.0%
Median Sales Price*	—	—	—	\$1,112,000	\$1,045,000	- 6.0%
Average Sales Price*	—	—	—	\$1,081,000	\$1,045,000	- 3.3%
Days on Market	—	—	—	59	—	—
Active Listings	0	1	—	—	—	—
% of Properties Sold Over List Price	—	—	—	50.0%	100.0%	+ 100.0%
% of List Price Received*	—	—	—	107.3%	105.0%	- 2.1%
Months Supply of Inventory	—	1.0	—	—	—	—

\* 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.

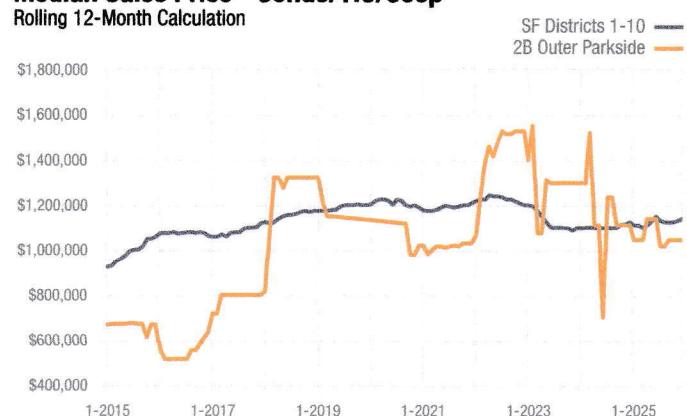
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo/TIC/Coop

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

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## 3B Merced Heights

Single Family		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		0	2	—	31	37	+ 19.4%
Pending Sales		2	2	0.0%	28	31	+ 10.7%
Sold Listings		1	5	+ 400.0%	29	32	+ 10.3%
Median Sales Price*		\$1,225,000	<b>\$1,250,000</b>	+ 2.0%	\$1,150,500	<b>\$1,275,000</b>	+ 10.8%
Average Sales Price*		\$1,225,000	<b>\$1,247,000</b>	+ 1.8%	\$1,247,962	<b>\$1,290,188</b>	+ 3.4%
Days on Market		10	31	+ 210.0%	16	21	+ 31.3%
Active Listings		0	2	—	—	—	—
% of Properties Sold Over List Price		100.0%	<b>100.0%</b>	0.0%	86.2%	<b>96.9%</b>	+ 12.4%
% of List Price Received*		122.7%	<b>106.5%</b>	- 13.2%	114.0%	<b>117.8%</b>	+ 3.3%
Months Supply of Inventory		—	<b>0.8</b>	—	—	—	—

Condo/TIC/Coop		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% 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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## 4D Forest Knolls

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	2	—	7	16	+ 128.6%
Pending Sales	0	2	—	5	13	+ 160.0%
Sold Listings	0	2	—	5	13	+ 160.0%
Median Sales Price*	—	<b>\$1,350,000</b>	—	\$1,505,000	<b>\$1,550,000</b>	+ 3.0%
Average Sales Price*	—	<b>\$1,350,000</b>	—	\$1,561,600	<b>\$1,774,077</b>	+ 13.6%
Days on Market	—	15	—	27	15	- 44.4%
Active Listings	0	1	—	—	—	—
% of Properties Sold Over List Price	—	0.0%	—	80.0%	61.5%	- 23.1%
% of List Price Received*	—	90.9%	—	106.4%	105.2%	- 1.1%
Months Supply of Inventory	—	0.5	—	—	—	—

### Condo/TIC/Coop

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	0	4	—
Pending Sales	0	1	—	0	4	—
Sold Listings	0	0	0.0%	0	3	—
Median Sales Price*	—	—	—	—	<b>\$1,025,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$1,028,333</b>	—
Days on Market	—	—	—	—	25	—
Active Listings	0	0	0.0%	—	—	—
% of Properties Sold Over List Price	—	—	—	—	66.7%	—
% of List Price Received*	—	—	—	—	105.0%	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

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## 10C Excelsior

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	5	+ 150.0%	126	127	+ 0.8%
Pending Sales	6	5	- 16.7%	102	104	+ 2.0%
Sold Listings	11	6	- 45.5%	101	103	+ 2.0%
Median Sales Price*	\$1,020,000	\$950,000	- 6.9%	\$1,110,000	\$1,100,000	- 0.9%
Average Sales Price*	\$1,082,273	\$977,500	- 9.7%	\$1,149,511	\$1,114,447	- 3.1%
Days on Market	65	29	- 55.4%	39	30	- 23.1%
Active Listings	12	7	- 41.7%	—	—	—
% of Properties Sold Over List Price	81.8%	83.3%	+ 1.8%	77.2%	79.6%	+ 3.1%
% of List Price Received*	109.5%	112.9%	+ 3.1%	111.3%	112.5%	+ 1.1%
Months Supply of Inventory	1.4	0.8	- 42.9%	—	—	—

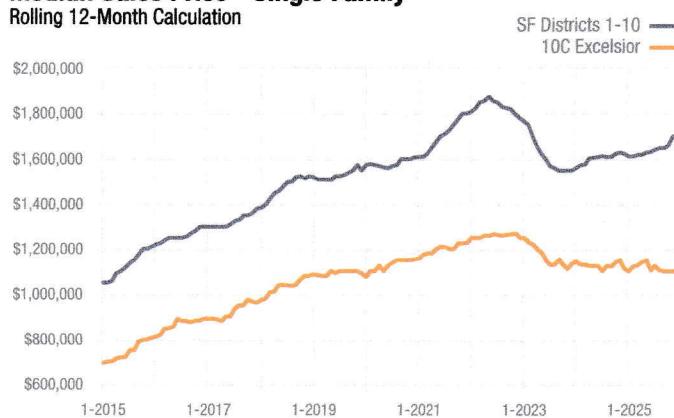
### Condo/TIC/Coop

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Sold Listings	0	0	0.0%	2	2	0.0%
Median Sales Price*	—	—	—	\$852,500	\$791,500	- 7.2%
Average Sales Price*	—	—	—	\$852,500	\$791,500	- 7.2%
Days on Market	—	—	—	7	90	+ 1,185.7%
Active Listings	0	0	0.0%	—	—	—
% of Properties Sold Over List Price	—	—	—	50.0%	0.0%	- 100.0%
% of List Price Received*	—	—	—	105.9%	98.2%	- 7.3%
Months Supply of Inventory	—	—	—	—	—	—

\* 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

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## 10F Portola

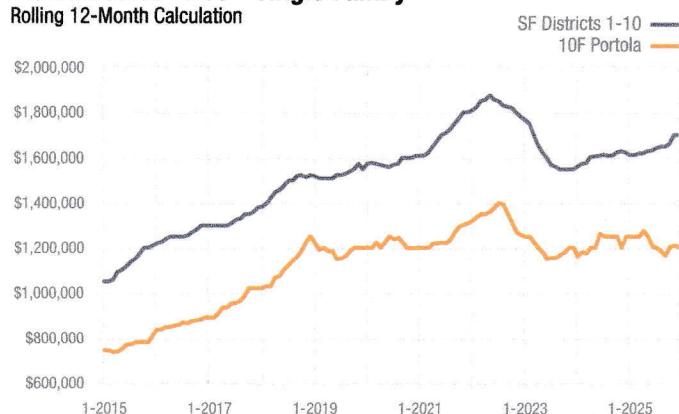
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	5	5	0.0%	66	91	+ 37.9%
Pending Sales	7	3	- 57.1%	57	73	+ 28.1%
Sold Listings	4	9	+ 125.0%	51	76	+ 49.0%
Median Sales Price*	\$1,350,000	\$1,200,000	- 11.1%	\$1,250,000	\$1,202,600	- 3.8%
Average Sales Price*	\$1,252,547	\$1,174,444	- 6.2%	\$1,202,260	\$1,223,191	+ 1.7%
Days on Market	17	27	+ 58.8%	25	24	- 4.0%
Active Listings	6	6	0.0%	—	—	—
% of Properties Sold Over List Price	75.0%	88.9%	+ 18.5%	78.4%	80.3%	+ 2.4%
% of List Price Received*	114.5%	114.7%	+ 0.2%	113.1%	112.0%	- 1.0%
Months Supply of Inventory	1.3	1.0	- 23.1%	—	—	—

Condo/TIC/Coop	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	11	0	- 100.0%
Pending Sales	1	0	- 100.0%	8	0	- 100.0%
Sold Listings	3	0	- 100.0%	8	0	- 100.0%
Median Sales Price*	\$1,124,900	—	—	\$1,112,450	—	—
Average Sales Price*	\$1,064,933	—	—	\$1,069,963	—	—
Days on Market	111	—	—	79	—	—
Active Listings	0	0	0.0%	—	—	—
% of Properties Sold Over List Price	0.0%	—	—	12.5%	—	—
% of List Price Received*	87.6%	—	—	94.9%	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

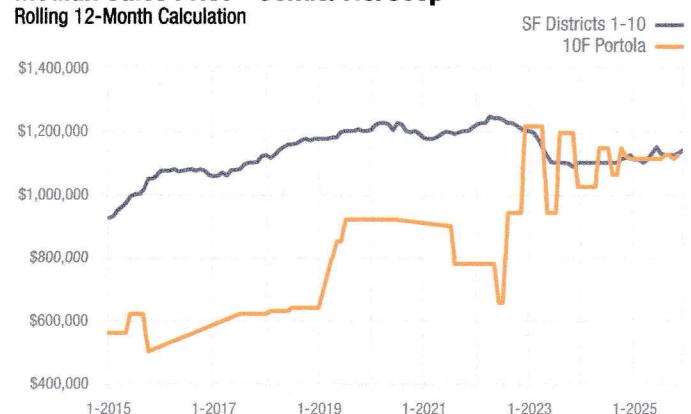
### Median Sales Price - Single Family

Rolling 12-Month Calculation



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## 10H Mission Terrace

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	0	- 100.0%	51	47	- 7.8%
Pending Sales	1	0	- 100.0%	45	37	- 17.8%
Sold Listings	5	1	- 80.0%	44	38	- 13.6%
Median Sales Price*	\$1,100,000	<b>\$835,000</b>	- 24.1%	\$1,263,500	<b>\$1,210,000</b>	- 4.2%
Average Sales Price*	\$1,162,000	<b>\$835,000</b>	- 28.1%	\$1,247,373	<b>\$1,216,579</b>	- 2.5%
Days on Market	13	18	+ 38.5%	28	26	- 7.1%
Active Listings	2	0	- 100.0%	—	—	—
% of Properties Sold Over List Price	100.0%	<b>100.0%</b>	0.0%	86.4%	<b>76.3%</b>	- 11.7%
% of List Price Received*	118.8%	<b>119.5%</b>	+ 0.6%	116.4%	<b>114.1%</b>	- 2.0%
Months Supply of Inventory	0.5	—	—	—	—	—

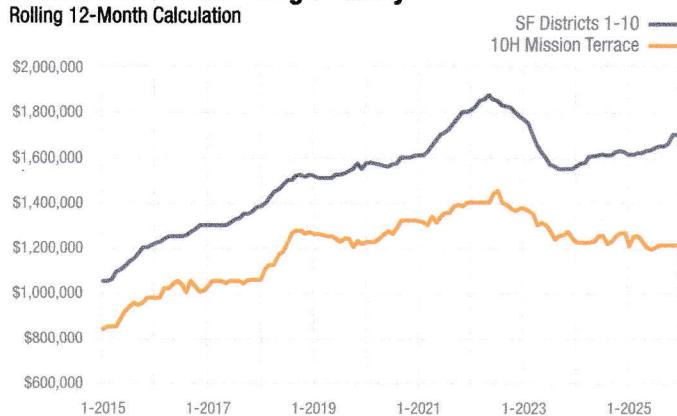
### Condo/TIC/Coop

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	1	<b>2</b>	+ 100.0%
Pending Sales	0	0	0.0%	0	<b>1</b>	—
Sold Listings	0	0	0.0%	0	<b>1</b>	—
Median Sales Price*	—	—	—	—	<b>\$1,050,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$1,050,000</b>	—
Days on Market	—	—	—	—	<b>28</b>	—
Active Listings	0	1	—	—	—	—
% of Properties Sold Over List Price	—	—	—	—	<b>100.0%</b>	—
% of List Price Received*	—	—	—	—	<b>117.3%</b>	—
Months Supply of Inventory	—	<b>1.0</b>	—	—	—	—

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### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo/TIC/Coop

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# Monthly Indicators



## December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

New Listings were down 2.6 percent for single family homes and 26.7 percent for Condo/TIC/Coop properties. Pending Sales decreased 12.1 percent for single family homes but increased 31.0 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 10.5 percent to \$1,690,000 for single family homes and 2.4 percent to \$1,075,000 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 44.4 percent for single family units and 43.5 percent for Condo/TIC/Coop units.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

## Monthly Snapshot

**+ 10.5%**      **+ 2.4%**      **+ 3.8%**

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
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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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Current as of January 11, 2026. All data from the San Francisco Association of REALTORS® MLS. Report © 2026 ShowingTime Plus, LLC.

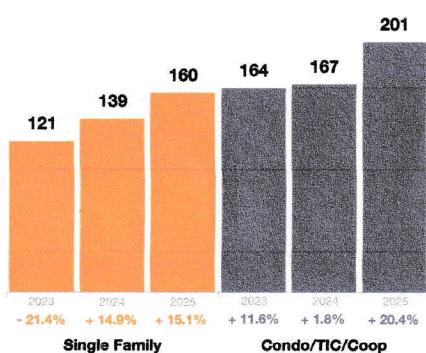
# Sold Listings

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

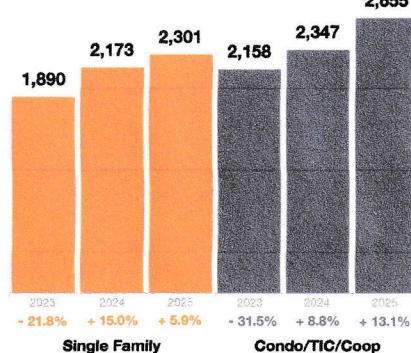


SAN FRANCISCO  
ASSOCIATION of REALTORS

## December

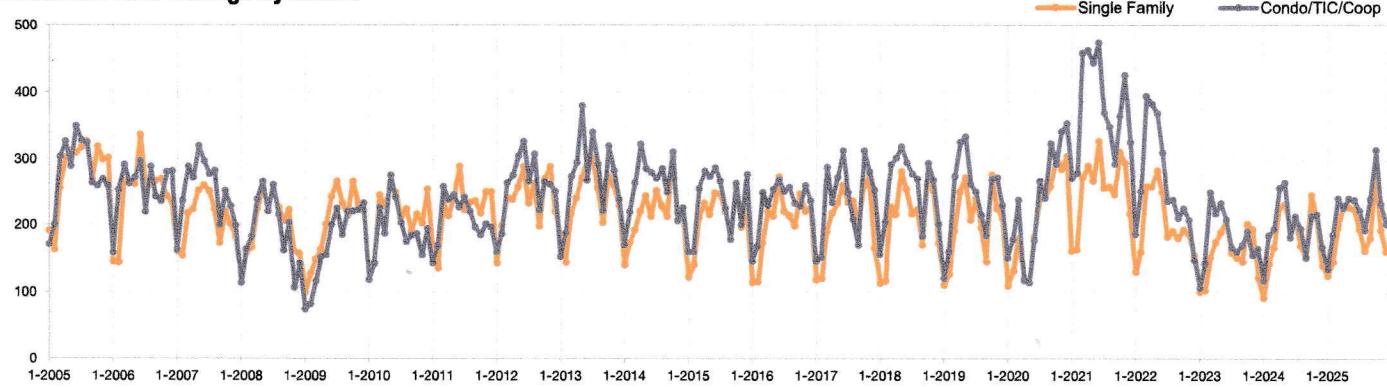


## Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2025	124	+36.3%	134	+14.5%
Feb-2025	145	+2.8%	185	+0.5%
Mar-2025	195	+17.5%	239	+23.2%
Apr-2025	228	+0.9%	225	-11.8%
May-2025	226	-1.7%	239	-9.1%
Jun-2025	223	+12.6%	237	+30.9%
Jul-2025	193	-8.1%	221	+4.2%
Aug-2025	161	-4.7%	192	-1.0%
Sep-2025	180	+20.0%	238	+56.6%
Oct-2025	274	+12.3%	313	+46.9%
Nov-2025	192	-8.1%	231	+7.4%
Dec-2025	160	+15.1%	201	+20.4%
12-Month Avg	192	+5.9%	221	+13.1%

## Historical Sold Listings by Month



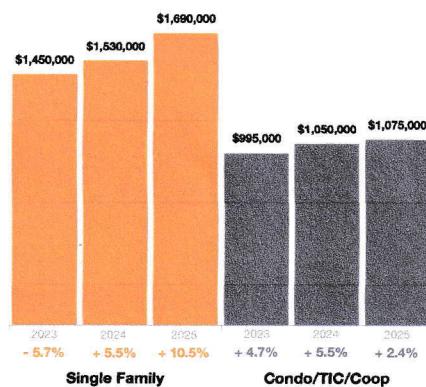
# Median Sales Price

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

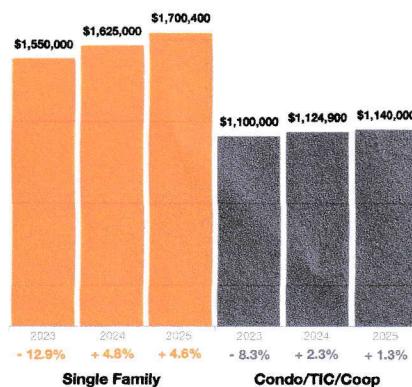


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## December



## Year to Date

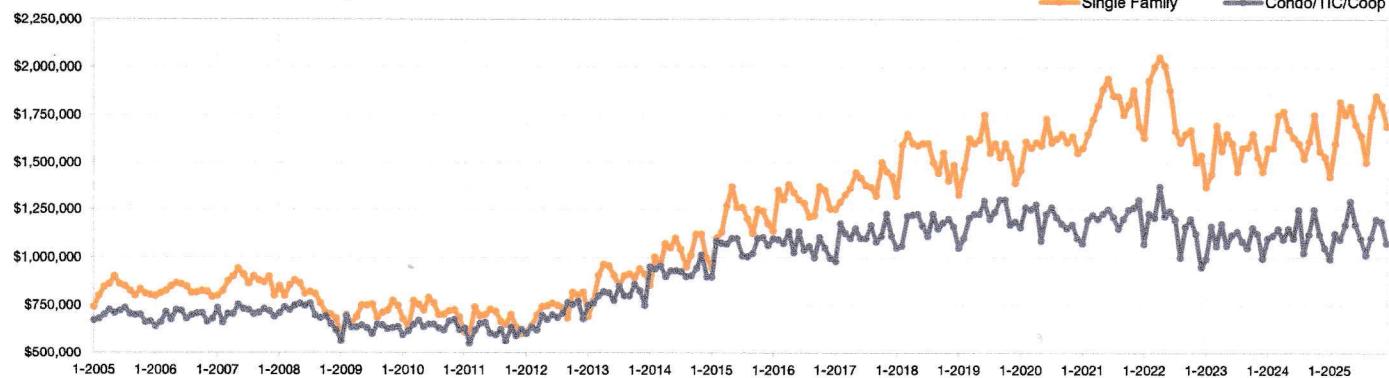


Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2025	\$1,422,500	-9.7%	\$992,500	-9.8%
Feb-2025	\$1,600,000	+1.6%	\$1,125,000	+0.9%
Mar-2025	\$1,818,375	+4.1%	\$1,095,000	-4.8%
Apr-2025	\$1,750,000	-1.1%	\$1,170,000	+6.8%
May-2025	\$1,795,000	+7.2%	\$1,293,000	+12.4%
Jun-2025	\$1,700,000	+4.3%	\$1,171,500	+6.5%
Jul-2025	\$1,641,750	+2.6%	\$1,100,000	-11.9%
Aug-2025	\$1,500,000	-1.4%	\$1,013,750	-1.0%
Sep-2025	\$1,742,500	+8.2%	\$1,102,500	-1.6%
Oct-2025	\$1,850,000	+5.7%	\$1,200,000	-3.9%
Nov-2025	\$1,800,000	+15.4%	\$1,188,000	+6.1%
Dec-2025	<b>\$1,690,000</b>	<b>+10.5%</b>	<b>\$1,075,000</b>	<b>+2.4%</b>
12-Month Avg*	\$1,700,400	+4.6%	\$1,140,000	+1.3%

\* Median Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

— Single Family    — Condo/TIC/Coop

## Historical Median Sales Price by Month



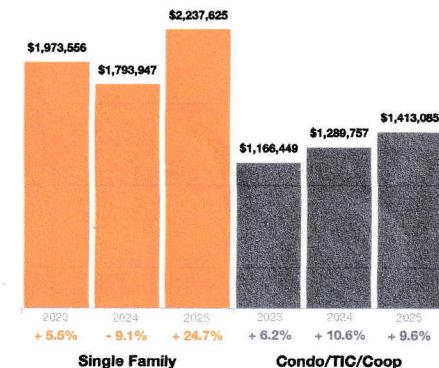
Current as of January 11, 2026. All data from the San Francisco Association of REALTORS® MLS. Report © 2026 ShowingTime Plus, LLC. | 7

# Average Sales Price

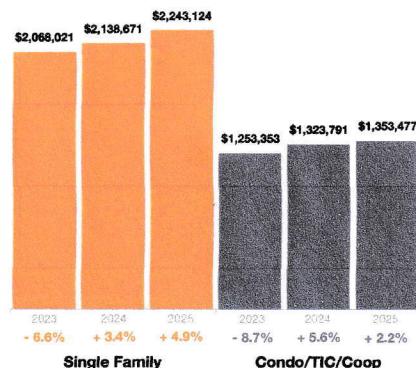
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## December



## Year to Date

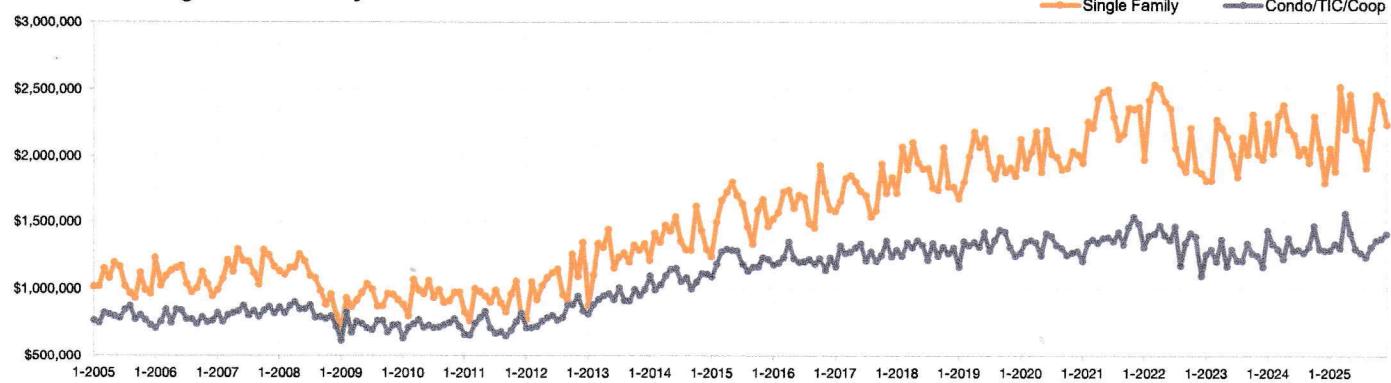


Average Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2025	\$2,058,039	-8.4%	\$1,291,593	-10.1%
Feb-2025	\$1,885,454	-6.6%	\$1,337,130	-0.0%
Mar-2025	\$2,518,511	+9.3%	\$1,306,550	+0.5%
Apr-2025	\$2,202,592	-7.6%	\$1,564,457	+27.4%
May-2025	\$2,462,737	+11.7%	\$1,418,348	+2.6%
Jun-2025	\$2,130,337	-1.4%	\$1,300,791	+0.9%
Jul-2025	\$2,107,866	+5.0%	\$1,272,010	-1.8%
Aug-2025	\$1,908,727	-7.1%	\$1,239,564	-2.6%
Sep-2025	\$2,205,300	+13.1%	\$1,315,383	-0.1%
Oct-2025	\$2,461,379	+7.2%	\$1,364,119	-7.3%
Nov-2025	\$2,418,627	+17.4%	\$1,377,812	+5.9%
<b>Dec-2025</b>	<b>\$2,237,625</b>	<b>+24.7%</b>	<b>\$1,413,085</b>	<b>+9.6%</b>
12-Month Avg*	\$2,243,124	+4.9%	\$1,353,477	+2.2%

\* Avg. Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

— Single Family    — Condo/TIC/Coop

## Historical Average Sales Price by Month



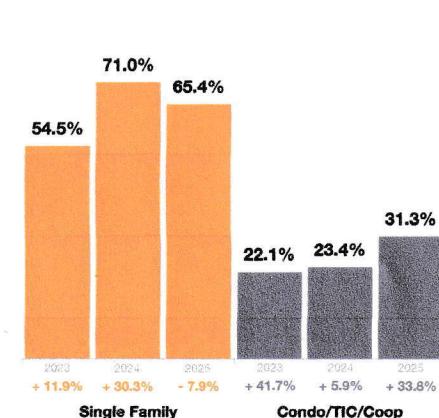
# % of Properties Sold Over List Price

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

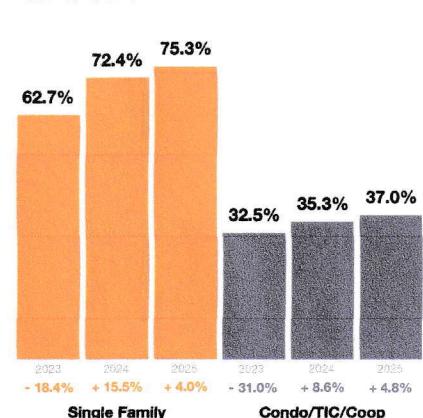


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## December



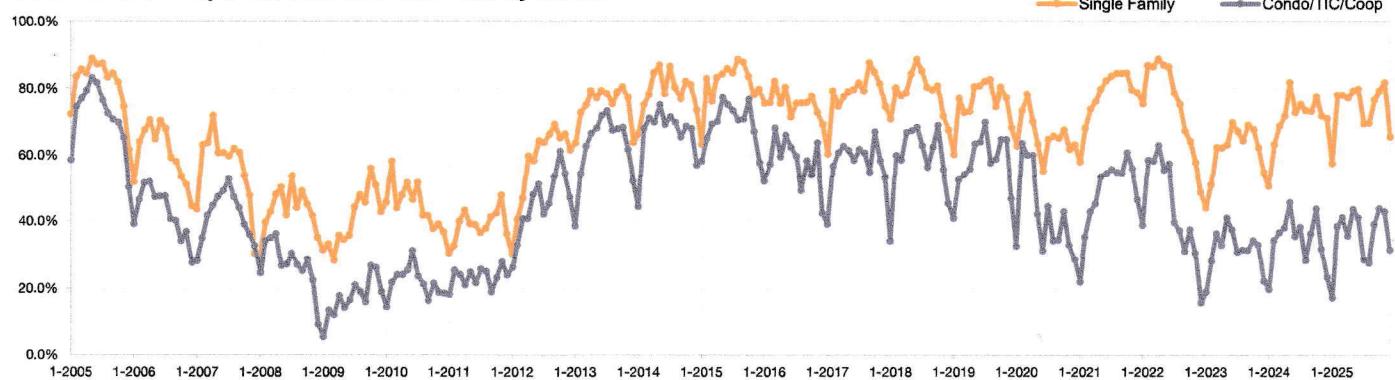
## Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2025	57.3%	+13.5%	17.2%	-12.7%
Feb-2025	77.9%	+23.5%	38.4%	+12.3%
Mar-2025	77.9%	+13.4%	41.0%	+12.0%
Apr-2025	77.2%	+7.7%	35.6%	-6.3%
May-2025	79.2%	-3.1%	43.5%	-4.6%
Jun-2025	79.8%	+9.8%	41.1%	+16.1%
Jul-2025	69.4%	-7.7%	28.5%	-25.4%
Aug-2025	69.6%	-5.2%	27.6%	-2.8%
Sep-2025	76.7%	+4.8%	39.1%	+8.0%
Oct-2025	79.2%	+2.2%	43.8%	+0.2%
Nov-2025	81.8%	+13.9%	42.9%	+35.8%
Dec-2025	65.4%	-7.9%	31.3%	+33.8%
12-Month Avg	75.3%	+4.0%	37.0%	+4.6%

= % of Properties Sold Over List Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

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



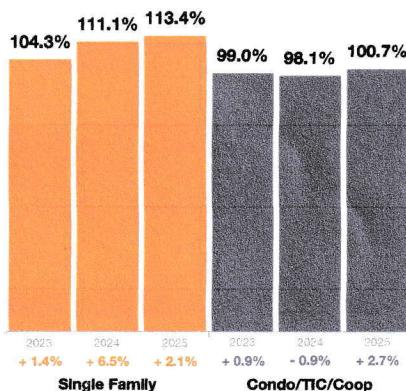
# % of List Price Received

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.

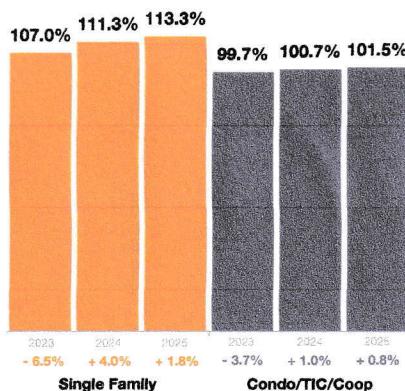


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## December



## Year to Date

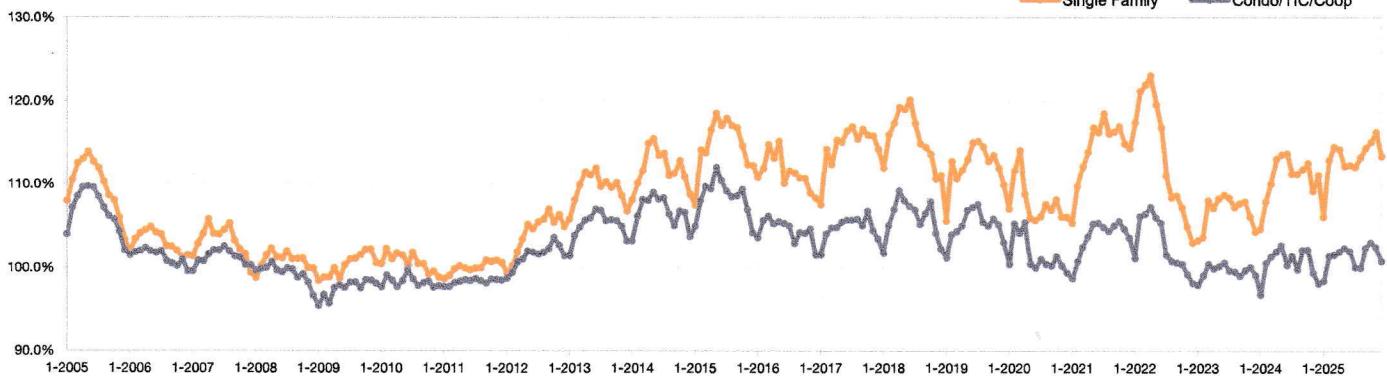


% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2025	106.0%	+1.3%	98.4%	+1.7%
Feb-2025	112.9%	+4.6%	101.4%	+0.9%
Mar-2025	114.5%	+4.1%	101.5%	+0.2%
Apr-2025	114.2%	+1.0%	101.9%	0.0%
May-2025	112.2%	-1.2%	102.3%	-0.3%
Jun-2025	112.3%	-1.2%	101.9%	+1.6%
Jul-2025	112.0%	+0.7%	100.0%	-1.4%
Aug-2025	113.3%	+1.9%	99.9%	+0.1%
Sep-2025	114.4%	+2.4%	102.3%	+0.2%
Oct-2025	115.1%	+2.3%	103.0%	+0.9%
Nov-2025	116.3%	+6.6%	102.4%	+3.0%
<b>Dec-2025</b>	<b>113.4%</b>	<b>+2.1%</b>	<b>100.7%</b>	<b>+2.7%</b>
12-Month Avg*	113.3%	+1.8%	101.5%	+0.8%

\* % of List Price Received for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

— Single Family    — Condo/TIC/Coop

## Historical % of List Price Received by Month



# All Properties Activity Overview



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

Key Metrics	Historical Sparkbars	12-2024			12-2025			Percent Change	YTD 2024	YTD 2025	Percent Change
		12-2024	12-2025	Percent Change	12-2024	12-2025	Percent Change				
<b>New Listings</b>		171	145	- 15.2%	6,598	6,610	+ 0.2%				
<b>Pending Sales</b>		246	272	+ 10.6%	4,613	5,045	+ 9.4%				
<b>Sold Listings</b>		310	368	+ 18.7%	4,579	5,020	+ 9.6%				
<b>Median Sales Price</b>		\$1,300,000	\$1,350,000	+ 3.8%	\$1,370,000	\$1,390,000	+ 1.5%				
<b>Avg. Sales Price</b>		\$1,513,632	\$1,768,025	+ 16.8%	\$1,710,833	\$1,762,075	+ 3.0%				
<b>Days on Market</b>		58	54	- 6.9%	44	43	- 2.3%				
<b>Active Listings</b>		628	393	- 37.4%	--	--	--				
<b>% of Properties Sold Over List Price</b>		44.3%	46.9%	+ 5.9%	53.1%	54.8%	+ 3.2%				
<b>% of List Price Received</b>		103.9%	106.4%	+ 2.4%	105.8%	107.0%	+ 1.1%				
<b>Affordability Ratio</b>		30	27	- 10.0%	26	27	+ 3.8%				
<b>Months Supply</b>		1.6	0.9	- 43.8%	--	--	--				

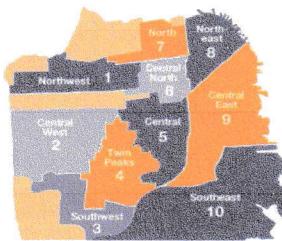
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# Activity by District

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 (Ex), W Portal, St Francis Wd, Balboa Terr, Mt Dav Manor, Ingleside Terr, Monterey Hts, Wstwd Pk & H'Inds, Shrwdfst, Miraloma Pk, Dmnd Hts, Mdwtn Hts)  
 SF District 5: Central (Haight Ashbury, Cole Vly / Pmssus Hts, Clndn 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			
	12-2024	12-2025	+ / -	12-2024	12-2025	+ / -	12-2024	12-2025	+ / -	12-2024	12-2025	+ / -	12-2024	12-2025	+ / -	12-2024	12-2025	+ / -	12-2024	12-2025
<b>Single Family</b>																				
1 SF District 1	9	5	-44.4%	8	11	+37.5%	\$1,802,500	\$2,200,000	+22.1%	40	24	-40.0%	0.5	0.3	-40.0%					
2 SF District 2	13	11	-15.4%	24	28	+16.7%	\$1,580,000	\$1,695,000	+7.3%	16	27	+68.8%	0.4	0.3	-25.0%					
3 SF District 3	15	10	-33.3%	7	13	+85.7%	\$1,430,000	\$1,250,000	-12.6%	26	31	+19.2%	1.2	0.9	-25.0%					
4 SF District 4	10	8	-20.0%	20	27	+35.0%	\$1,620,000	\$1,835,000	+13.3%	34	15	-55.9%	0.4	0.3	-25.0%					
5 SF District 5	21	12	-42.9%	17	18	+5.8%	\$2,385,000	\$3,487,500	+46.2%	32	29	-8.4%	0.8	0.4	-50.0%					
6 SF District 6	3	4	+33.3%	1	1	0.0%	\$1,295,000	\$1,200,000	-7.3%	51	244	+378.4%	1.1	1.3	+18.2%					
7 SF District 7	12	6	-50.0%	7	10	+42.9%	\$4,500,000	\$5,997,000	+33.3%	56	44	-21.4%	1.2	0.6	-50.0%					
8 SF District 8	6	2	-86.7%	1	1	0.0%	\$9,350,000	\$11,300,000	+20.9%	81	44	-45.7%	2.3	0.8	-85.2%					
9 SF District 9	24	10	-58.3%	12	18	+50.0%	\$1,215,000	\$1,552,500	+27.8%	51	57	+11.8%	1.3	0.5	-81.5%					
10 SF District 10	52	29	-44.2%	42	33	-21.4%	\$1,035,000	\$975,000	-5.8%	47	39	-17.0%	1.4	0.8	-42.9%					
<b>Condo/TIC/Coop</b>																				
1 SF District 1	7	8	+14.3%	5	10	+100.0%	\$1,400,000	\$1,475,000	+5.4%	28	54	+92.9%	0.8	0.8	0.0%					
2 SF District 2	5	2	-60.0%	2	2	0.0%	\$1,832,500	\$457,596	-75.0%	50	84	+68.0%	1.3	0.6	-53.8%					
3 SF District 3	0	0	--	3	2	-33.3%	\$530,000	\$702,500	+32.5%	111	69	-37.8%	0.0	0.0	--					
4 SF District 4	9	4	-55.6%	2	2	0.0%	\$687,500	\$547,500	-20.4%	18	244	+1255.6%	2.8	1.0	-64.3%					
5 SF District 5	20	16	-20.0%	25	26	+4.0%	\$1,300,000	\$1,311,500	+0.9%	85	48	-43.5%	0.7	0.5	-28.6%					
6 SF District 6	21	14	-33.3%	13	21	+61.5%	\$1,325,000	\$1,350,000	+1.9%	65	59	-9.2%	1.1	0.6	-45.5%					
7 SF District 7	40	12	-70.0%	20	24	+20.0%	\$1,325,000	\$1,812,500	+38.8%	82	56	-31.7%	1.6	0.4	-75.0%					
8 SF District 8	102	82	-19.6%	34	44	+29.4%	\$920,000	\$945,000	+2.7%	65	80	+23.1%	2.6	1.9	-26.9%					
9 SF District 9	217	134	-38.2%	54	67	+24.1%	\$1,000,000	\$925,000	-7.5%	74	80	+8.1%	3.6	1.8	-50.0%					
10 SF District 10	28	14	-50.0%	9	3	-66.7%	\$729,000	\$725,000	-0.5%	86	103	+19.8%	4.5	3.1	-31.1%					

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