

Local Market Update for April 2025

Report provided by the San Francisco Association of REALTORS® MLS
For questions or more information, contact communications@sfbayarea.com.



SAN FRANCISCO
ASSOCIATION of REALTORS®

2B Outer Parkside

Single Family

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	14	10	- 28.6%	34	37	+ 8.8%
Pending Sales	7	13	+ 85.7%	22	31	+ 40.9%
Sold Listings	2	13	+ 550.0%	16	29	+ 81.3%
Median Sales Price*	\$1,446,500	\$1,605,000	+ 11.0%	\$1,475,000	\$1,462,888	- 0.8%
Average Sales Price*	\$1,446,500	\$1,567,808	+ 8.4%	\$1,435,313	\$1,607,238	+ 12.0%
Days on Market	10	13	+ 30.0%	40	14	- 65.0%
Active Listings	10	6	- 40.0%	--	--	--
% of Properties Sold Over List Price	100.0%	76.9%	- 23.1%	75.0%	86.2%	+ 14.9%
Percent of List Price Received*	147.7%	129.5%	- 12.3%	117.5%	123.6%	+ 5.2%
Months Supply	1.9	0.8	- 57.9%	--	--	--

* 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.

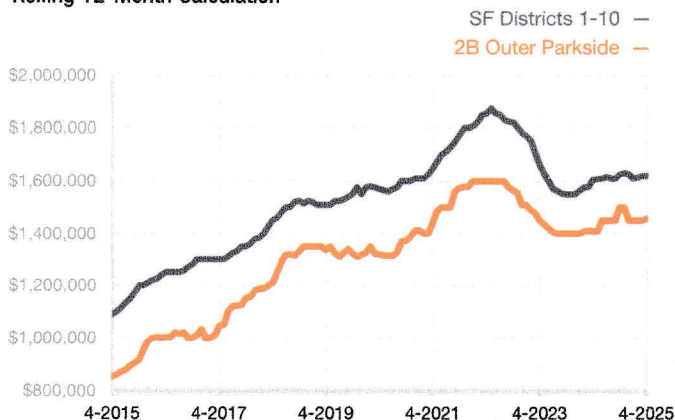
Condo/TIC/Coop

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	0	0	--	3	1	- 66.7%
Pending Sales	0	0	--	1	1	0.0%
Sold Listings	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$700,000	\$0	- 100.0%	\$700,000	\$1,045,000	+ 49.3%
Average Sales Price*	\$700,000	\$0	- 100.0%	\$700,000	\$1,045,000	+ 49.3%
Days on Market	12	0	- 100.0%	12	0	- 100.0%
Active Listings	3	0	- 100.0%	--	--	--
% of Properties Sold Over List Price	100.0%	0.0%	- 100.0%	100.0%	100.0%	0.0%
Percent of List Price Received*	133.3%	0.0%	- 100.0%	133.3%	105.0%	- 21.2%
Months Supply	3.0	0.0	- 100.0%	--	--	--

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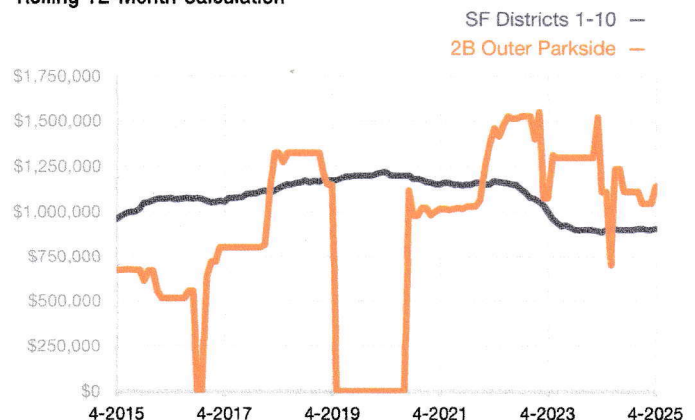
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Condo/TIC/Coop

Rolling 12-Month Calculation



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SAN FRANCISCO
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3B Merced Heights

Single Family

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	5	2	- 60.0%	14	13	- 7.1%
Pending Sales	3	3	0.0%	11	10	- 9.1%
Sold Listings	3	4	+ 33.3%	13	11	- 15.4%
Median Sales Price*	\$840,000	\$1,342,500	+ 59.8%	\$1,080,000	\$1,275,000	+ 18.1%
Average Sales Price*	\$1,007,500	\$1,366,250	+ 35.6%	\$1,240,615	\$1,304,227	+ 5.1%
Days on Market	28	10	- 64.3%	15	15	0.0%
Active Listings	3	1	- 66.7%	--	--	--
% of Properties Sold Over List Price	0.0%	100.0%	--	69.2%	90.9%	+ 31.4%
Percent of List Price Received*	99.2%	114.3%	+ 15.2%	108.5%	119.3%	+ 10.0%
Months Supply	1.1	0.4	- 63.6%	--	--	--

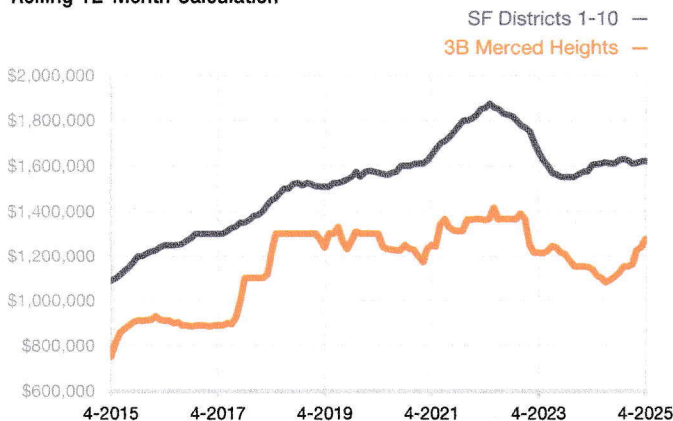
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Condo/TIC/Coop

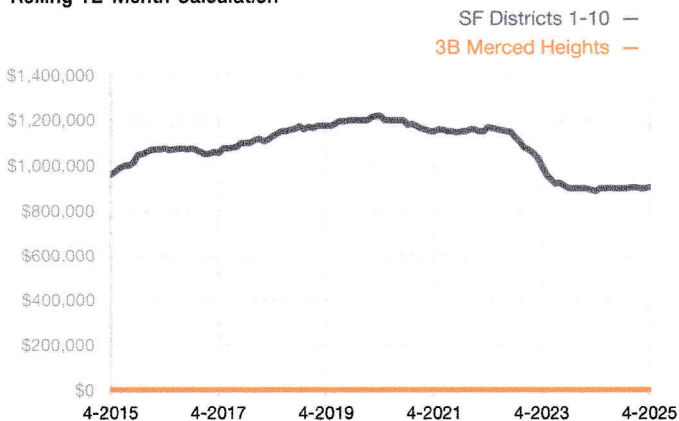
Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	0	0	--	0	0	--
Pending Sales	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Days on Market	0	0	--	0	0	--
Active Listings	0	0	--	--	--	--
% of Properties Sold Over List Price	0.0%	0.0%	--	0.0%	0.0%	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Months Supply	0.0	0.0	--	--	--	--

* 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



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4D Forest Knolls

Single Family

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1	0	- 100.0%	3	4	+ 33.3%
Pending Sales	0	0	--	2	3	+ 50.0%
Sold Listings	0	1	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$1,455,000	--	\$1,245,000	\$1,455,000	+ 16.9%
Average Sales Price*	\$0	\$1,455,000	--	\$1,245,000	\$1,490,000	+ 19.7%
Days on Market	0	28	--	20	16	- 20.0%
Active Listings	1	0	- 100.0%	--	--	--
% of Properties Sold Over List Price	0.0%	0.0%	--	100.0%	66.7%	- 33.3%
Percent of List Price Received*	0.0%	97.3%	--	111.4%	106.0%	- 4.8%
Months Supply	0.8	0.0	- 100.0%	--	--	--

* 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.

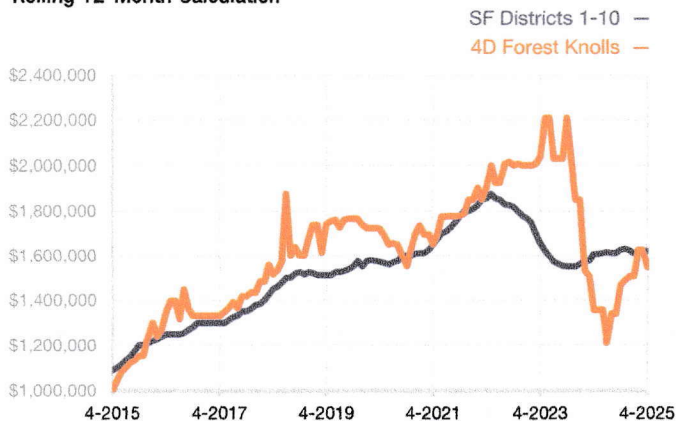
Condo/TIC/Coop

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	0	1	--	0	2	--
Pending Sales	0	1	--	0	1	--
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$1,025,000	--	\$0	\$1,025,000	--
Average Sales Price*	\$0	\$1,025,000	--	\$0	\$1,025,000	--
Days on Market	0	40	--	0	40	--
Active Listings	0	1	--	--	--	--
% of Properties Sold Over List Price	0.0%	0.0%	--	0.0%	0.0%	--
Percent of List Price Received*	0.0%	100.0%	--	0.0%	100.0%	--
Months Supply	0.0	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.

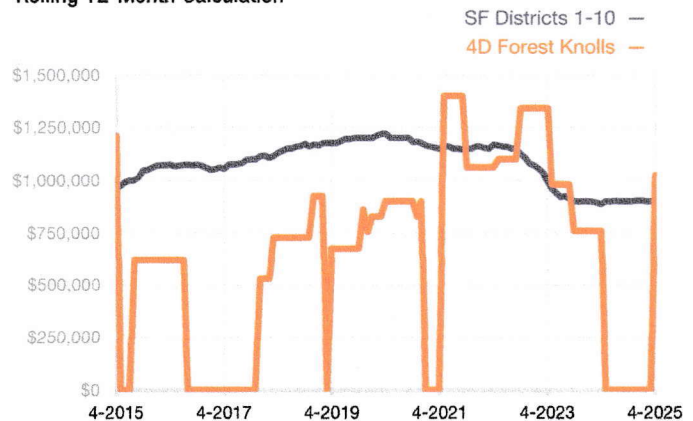
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Condo/TIC/Coop

Rolling 12-Month Calculation



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10C Excelsior

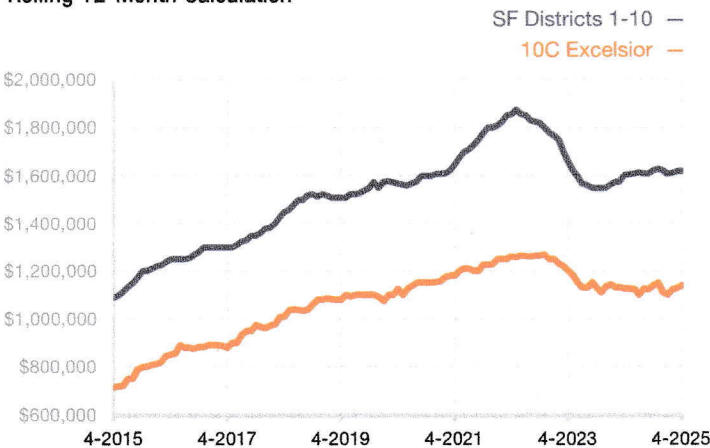
Single Family	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
Key Metrics						
New Listings	24	9	- 62.5%	47	44	- 6.4%
Pending Sales	11	13	+ 18.2%	33	33	0.0%
Sold Listings	9	7	- 22.2%	26	27	+ 3.8%
Median Sales Price*	\$1,160,000	\$1,200,000	+ 3.4%	\$1,073,000	\$1,250,000	+ 16.5%
Average Sales Price*	\$1,211,667	\$1,209,857	- 0.1%	\$1,136,750	\$1,203,774	+ 5.9%
Days on Market	32	16	- 50.0%	45	32	- 28.9%
Active Listings	28	11	- 60.7%	--	--	--
% of Properties Sold Over List Price	77.8%	100.0%	+ 28.5%	69.2%	74.1%	+ 7.1%
Percent of List Price Received*	113.5%	112.4%	- 1.0%	110.6%	112.2%	+ 1.4%
Months Supply	3.8	1.3	- 65.8%	--	--	--

* 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.

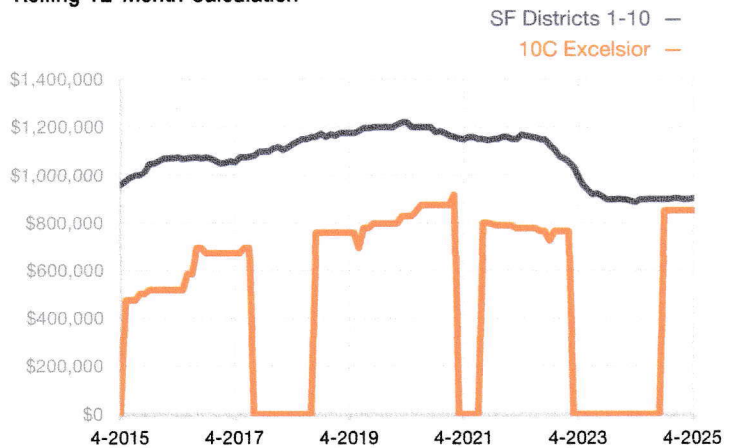
Condo/TIC/Coop	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
Key Metrics						
New Listings	0	0	--	0	0	--
Pending Sales	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Days on Market	0	0	--	0	0	--
Active Listings	0	0	--	--	--	--
% of Properties Sold Over List Price	0.0%	0.0%	--	0.0%	0.0%	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Months Supply	0.0	0.0	--	--	--	--

* 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



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SAN FRANCISCO
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10F Portola

Single Family

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	9	6	- 33.3%	20	29	+ 45.0%
Pending Sales	7	7	0.0%	15	22	+ 46.7%
Sold Listings	3	6	+ 100.0%	10	21	+ 110.0%
Median Sales Price*	\$1,130,000	\$1,294,444	+ 14.6%	\$1,125,000	\$1,258,888	+ 11.9%
Average Sales Price*	\$1,031,667	\$1,257,848	+ 21.9%	\$1,125,700	\$1,267,636	+ 12.6%
Days on Market	12	17	+ 41.7%	22	31	+ 40.9%
Active Listings	9	7	- 22.2%	--	--	--
% of Properties Sold Over List Price	66.7%	83.3%	+ 24.9%	60.0%	81.0%	+ 35.0%
Percent of List Price Received*	122.0%	111.4%	- 8.7%	109.4%	113.9%	+ 4.1%
Months Supply	1.8	1.3	- 27.8%	--	--	--

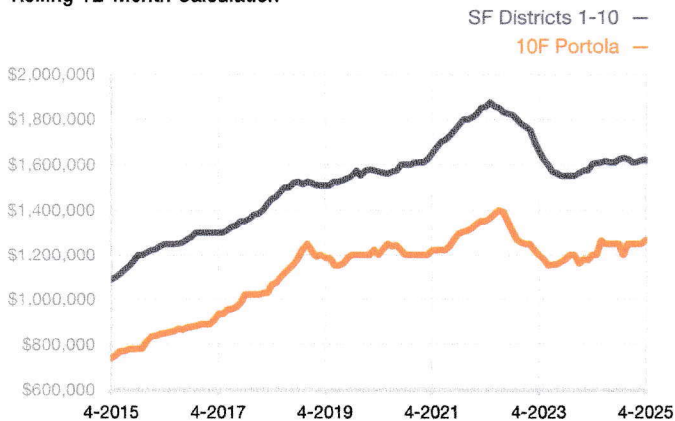
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Condo/TIC/Coop

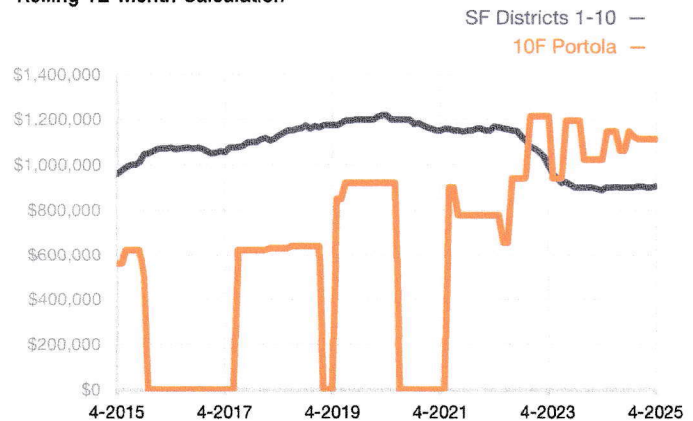
Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1	0	- 100.0%	4	0	- 100.0%
Pending Sales	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Days on Market	0	0	--	0	0	--
Active Listings	3	0	- 100.0%	--	--	--
% of Properties Sold Over List Price	0.0%	0.0%	--	0.0%	0.0%	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Months Supply	3.0	0.0	- 100.0%	--	--	--

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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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10H Mission Terrace

Single Family

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	12	4	- 66.7%	23	17	- 26.1%
Pending Sales	11	1	- 90.9%	18	9	- 50.0%
Sold Listings	7	2	- 71.4%	10	10	0.0%
Median Sales Price*	\$1,277,000	\$1,250,000	- 2.1%	\$1,283,000	\$1,225,000	- 4.5%
Average Sales Price*	\$1,156,371	\$1,250,000	+ 8.1%	\$1,185,740	\$1,211,500	+ 2.2%
Days on Market	30	29	- 3.3%	39	20	- 48.7%
Active Listings	8	5	- 37.5%	--	--	--
% of Properties Sold Over List Price	85.7%	50.0%	- 41.7%	60.0%	90.0%	+ 50.0%
Percent of List Price Received*	116.6%	102.5%	- 12.1%	110.6%	118.2%	+ 6.9%
Months Supply	2.3	1.5	- 34.8%	--	--	--

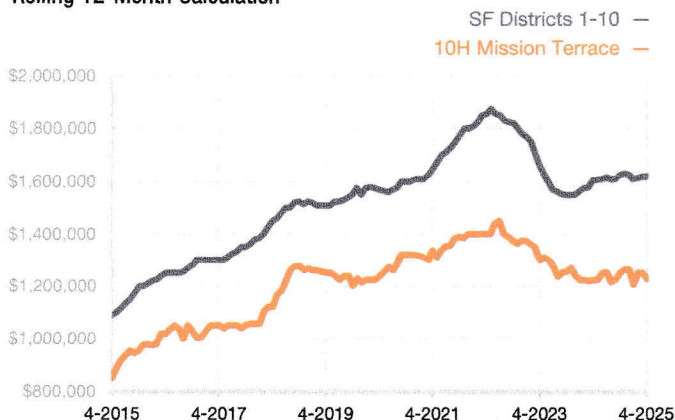
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Condo/TIC/Coop

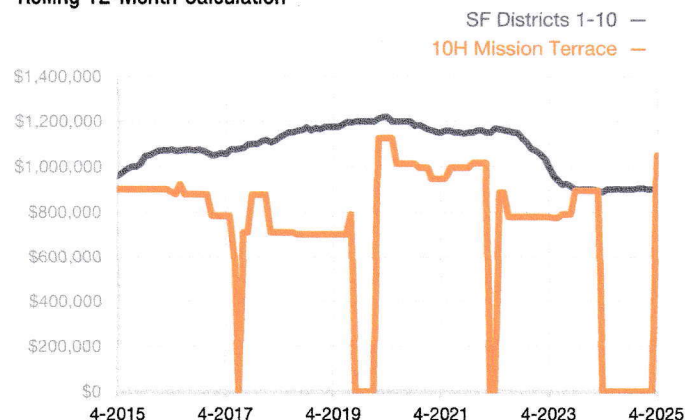
Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	1	--	0	1	--
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$1,050,000	--	\$0	\$1,050,000	--
Average Sales Price*	\$0	\$1,050,000	--	\$0	\$1,050,000	--
Days on Market	0	28	--	0	28	--
Active Listings	1	0	- 100.0%	--	--	--
% of Properties Sold Over List Price	0.0%	100.0%	--	0.0%	100.0%	--
Percent of List Price Received*	0.0%	117.3%	--	0.0%	117.3%	--
Months Supply	0.0	0.0	--	--	--	--

* 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



Monthly Indicators



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April 2025

U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year to a seasonally adjusted annual rate of 4.02 million units, according to the National Association of REALTORS® (NAR), as affordability challenges and economic uncertainty weigh on market activity. Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.

New Listings were up 3.8 percent for single family homes but decreased 3.3 percent for Condo/TIC/Coop properties. Pending Sales increased 6.9 percent for single family homes and 7.3 percent for Condo/TIC/Coop properties.

The Median Sales Price was down 0.6 percent to \$1,760,000 for single family homes but increased 7.1 percent to \$1,172,500 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 15.0 percent for single family units and 14.6 percent for Condo/TIC/Coop units.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Monthly Snapshot

- 0.6%

+ 7.1%

+ 4.0%

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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Current as of May 11, 2025. All data from the San Francisco Association of REALTORS® MLS. Report © 2025 ShowingTime Plus, LLC.

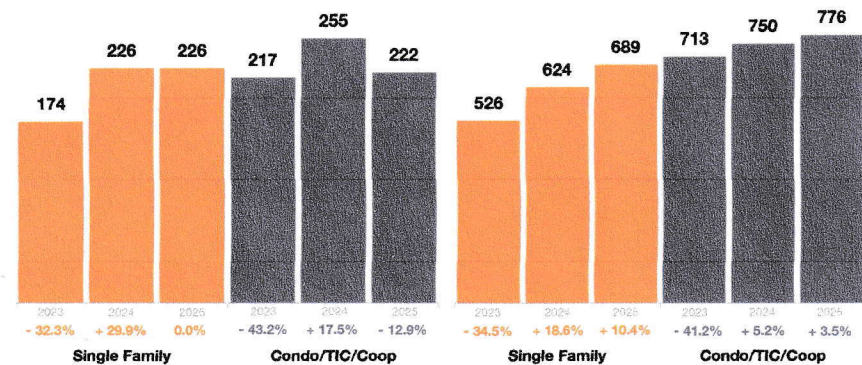
Sold Listings

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



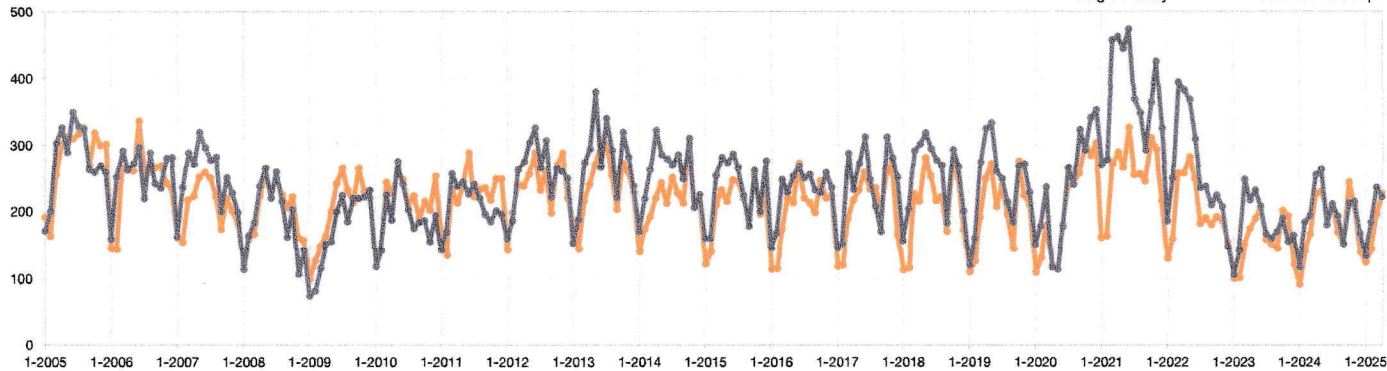
April

Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
May-2024	230	+21.7%	263	+13.4%
Jun-2024	198	-3.4%	180	-13.5%
Jul-2024	210	+32.9%	211	+27.1%
Aug-2024	169	+11.9%	193	+20.6%
Sep-2024	150	+3.4%	152	-10.6%
Oct-2024	244	+21.4%	213	+12.1%
Nov-2024	209	+8.3%	215	+38.7%
Dec-2024	139	+14.9%	167	+1.8%
Jan-2025	124	+36.3%	134	+14.5%
Feb-2025	144	+2.1%	184	0.0%
Mar-2025	195	+17.5%	236	+21.6%
Apr-2025	226	0.0%	222	-12.9%
12-Month Avg	187	+12.6%	198	+8.0%

Historical Sold Listings by Month



Median Sales Price

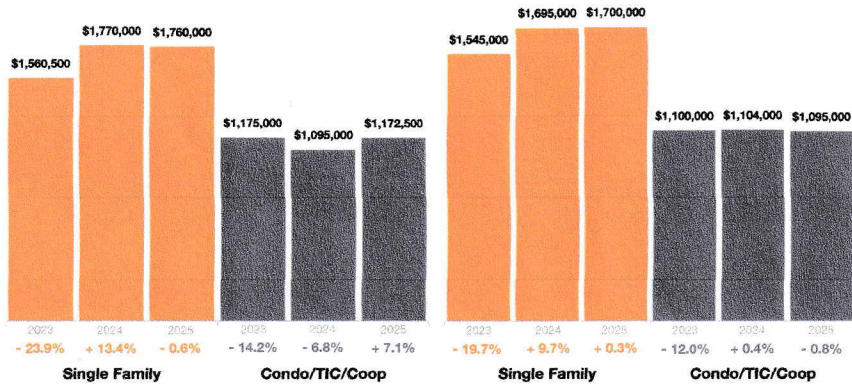
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



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April

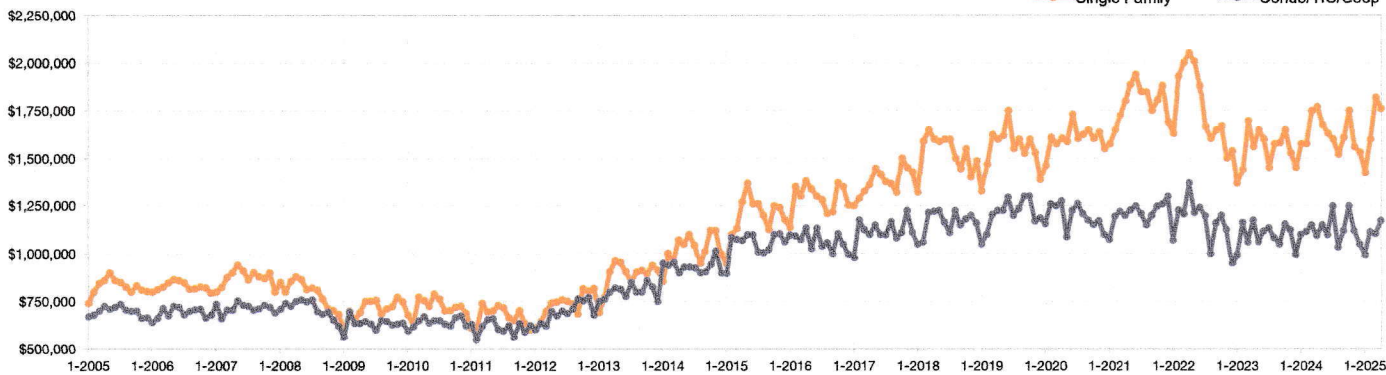
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
May-2024	\$1,675,000	+1.5%	\$1,150,000	+8.2%
Jun-2024	\$1,630,500	+1.9%	\$1,099,000	-1.7%
Jul-2024	\$1,600,000	+10.3%	\$1,249,000	+10.0%
Aug-2024	\$1,521,000	-3.4%	\$1,032,500	-4.8%
Sep-2024	\$1,610,000	+1.9%	\$1,120,000	+6.7%
Oct-2024	\$1,750,000	+6.1%	\$1,249,000	+8.1%
Nov-2024	\$1,560,000	+2.2%	\$1,120,000	-0.4%
Dec-2024	\$1,530,000	+5.5%	\$1,050,000	+5.5%
Jan-2025	\$1,422,500	-9.7%	\$992,500	-9.8%
Feb-2025	\$1,600,000	+1.6%	\$1,115,000	0.0%
Mar-2025	\$1,818,375	+4.1%	\$1,104,200	-4.0%
Apr-2025	\$1,760,000	-0.6%	\$1,172,500	+7.1%
12-Month Avg*	\$1,620,000	+0.9%	\$1,115,000	+1.4%

* Median Sales Price for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month



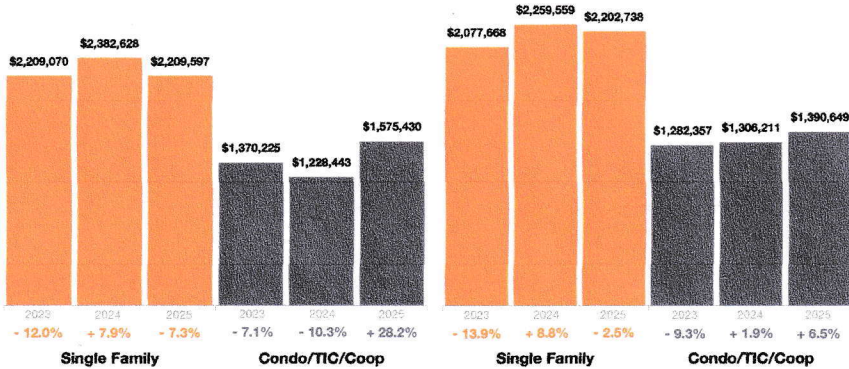
Current as of May 11, 2025. All data from the San Francisco Association of REALTORS® MLS. Report © 2025 ShowingTime Plus, LLC. | 7

Average Sales Price

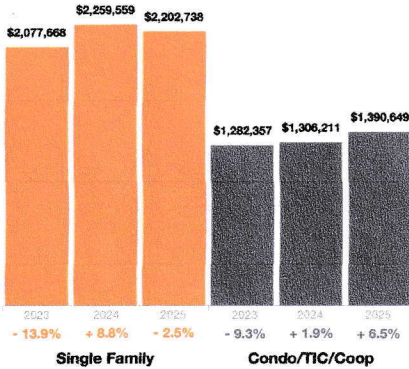
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



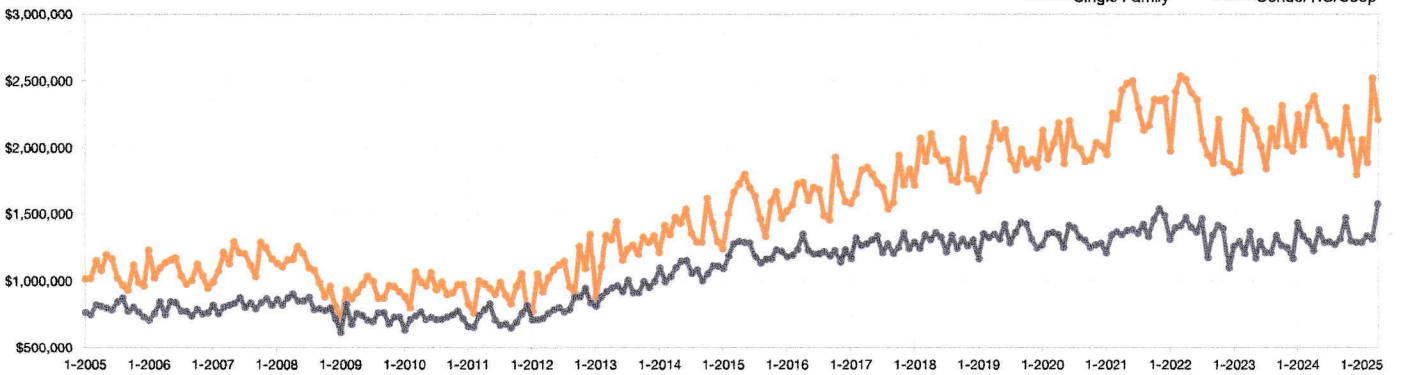
Year to Date



Average Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
May-2024	\$2,204,501	+3.0%	\$1,382,675	+18.1%
Jun-2024	\$2,160,458	+7.5%	\$1,289,506	-0.5%
Jul-2024	\$2,007,878	+9.1%	\$1,293,395	+6.6%
Aug-2024	\$2,055,429	-4.0%	\$1,274,099	+5.1%
Sep-2024	\$1,950,492	-3.1%	\$1,316,256	-2.0%
Oct-2024	\$2,297,090	-0.7%	\$1,472,208	+16.3%
Nov-2024	\$2,060,528	+2.3%	\$1,301,658	+4.1%
Dec-2024	\$1,793,947	-9.1%	\$1,289,757	+10.6%
Jan-2025	\$2,058,039	-8.4%	\$1,291,593	-10.1%
Feb-2025	\$1,888,964	-6.4%	\$1,338,283	+0.0%
Mar-2025	\$2,518,511	+9.3%	\$1,313,901	+1.1%
Apr-2025	\$2,209,597	-7.3%	\$1,575,430	+28.2%
12-Month Avg*	\$2,124,735	-0.1%	\$1,351,309	+7.1%

* Avg. Sales Price for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



% of Properties Sold Over List Price

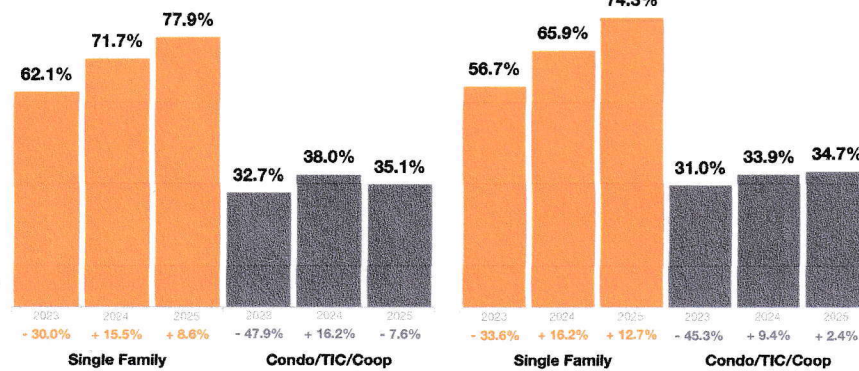
Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.



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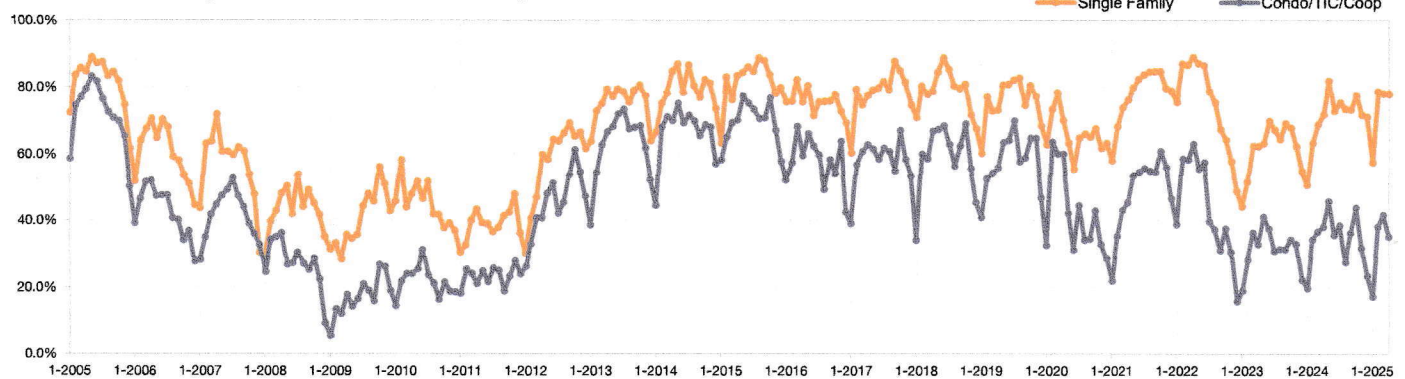
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
May-2024	81.7%	+29.7%	45.6%	+11.5%
Jun-2024	72.7%	+4.2%	35.6%	-5.1%
Jul-2024	75.2%	+12.1%	38.4%	+25.1%
Aug-2024	73.4%	+14.3%	27.5%	-12.1%
Sep-2024	73.2%	+6.1%	36.2%	+16.0%
Oct-2024	77.5%	+14.5%	43.7%	+27.8%
Nov-2024	71.6%	+15.1%	31.6%	-4.0%
Dec-2024	71.0%	+30.3%	23.4%	+5.9%
Jan-2025	57.3%	+13.5%	17.2%	-12.7%
Feb-2025	78.5%	+24.4%	38.0%	+11.1%
Mar-2025	77.9%	+13.4%	41.5%	+13.4%
Apr-2025	77.9%	+8.6%	35.1%	-7.6%
12-Month Avg	74.8%	+14.5%	35.5%	+6.3%

* % of Properties Sold Over List Price for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

Historical % of Properties Sold Over List Price by Month



% of List Price Received

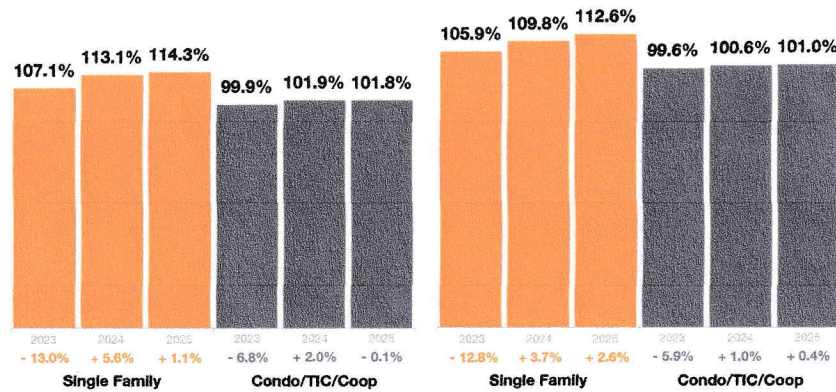
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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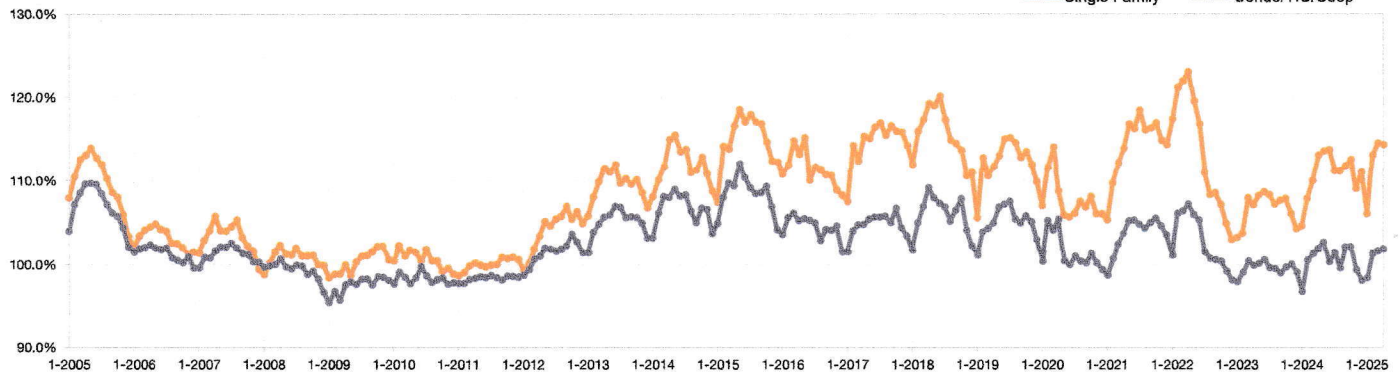
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
May-2024	113.6%	+5.0%	102.6%	+2.5%
Jun-2024	113.7%	+4.7%	100.3%	-0.3%
Jul-2024	111.2%	+2.7%	101.4%	+1.8%
Aug-2024	111.2%	+3.7%	99.6%	+0.1%
Sep-2024	111.7%	+3.8%	102.1%	+3.1%
Oct-2024	112.5%	+4.3%	102.1%	+2.4%
Nov-2024	109.1%	+2.9%	99.4%	-0.6%
Dec-2024	111.1%	+6.5%	98.1%	-0.9%
Jan-2025	106.0%	+1.3%	98.4%	+1.7%
Feb-2025	113.0%	+4.7%	101.3%	+0.8%
Mar-2025	114.5%	+4.1%	101.6%	+0.3%
Apr-2025	114.3%	+1.1%	101.8%	-0.1%
12-Month Avg*	112.1%	+3.6%	100.9%	+0.9%

* % of List Price Received for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

Historical % of List Price Received by Month

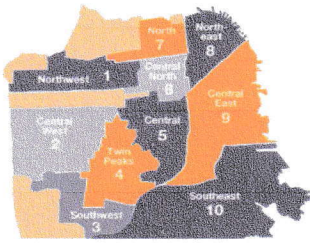


Activity by District

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'nds, Shrw Fat, Miraloma Pk, Dmnd Hts, Mdtwn Terr)
- SF District 5: Central (Haight Ashbury, Cole Vly / Pmssus Hts, Clamdn 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		
		4-2024	4-2025	+ / -	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -
Single Family																
1	SF District 1	25	20	-20.0%	24	22	-8.3%	\$2,217,500	\$2,423,000	+9.3%	21	24	+14.3%	1.6	1.2	-25.0%
2	SF District 2	43	39	-9.3%	35	54	+54.3%	\$1,650,000	\$1,690,000	+2.4%	18	15	-16.7%	1.4	1.1	-21.4%
3	SF District 3	23	16	-30.4%	26	18	-30.8%	\$1,167,500	\$1,385,000	+18.6%	32	28	-12.5%	1.9	1.4	-26.3%
4	SF District 4	27	31	+14.8%	38	27	-28.9%	\$2,106,500	\$1,900,000	-9.8%	21	23	+9.5%	1.2	1.2	0.0%
5	SF District 5	44	55	+25.0%	34	34	0.0%	\$2,450,000	\$2,887,500	+17.9%	16	37	+131.3%	2.0	2.2	+10.0%
6	SF District 6	3	11	+266.7%	2	2	0.0%	\$2,375,000	\$3,840,000	+61.7%	27	13	-51.9%	1.0	3.7	+270.0%
7	SF District 7	39	29	-25.6%	13	11	-15.4%	\$7,300,000	\$4,300,000	-41.1%	43	74	+72.1%	4.0	3.1	-22.5%
8	SF District 8	12	12	0.0%	2	1	-50.0%	\$3,772,500	\$4,450,000	+18.0%	47	19	-59.6%	5.7	5.2	-8.8%
9	SF District 9	35	44	+25.7%	20	24	+20.0%	\$1,595,000	\$1,885,000	+18.2%	23	19	-17.4%	2.1	2.3	+9.5%
10	SF District 10	82	65	-20.7%	32	33	+3.1%	\$1,100,000	\$1,075,000	-2.3%	28	18	-35.7%	2.6	1.7	-34.6%
Condo/TIC/Coop																
1	SF District 1	29	17	-41.4%	9	14	+55.6%	\$1,175,000	\$1,092,500	-7.0%	49	40	-18.4%	3.3	1.7	-48.5%
2	SF District 2	12	10	-16.7%	5	4	-20.0%	\$700,000	\$1,312,500	+87.5%	25	23	-8.0%	3.8	2.7	-28.9%
3	SF District 3	3	6	+100.0%	1	2	+100.0%	\$1,265,000	\$927,000	-26.7%	10	33	+230.0%	1.8	3.4	+88.9%
4	SF District 4	9	17	+88.9%	6	3	-50.0%	\$724,752	\$1,025,000	+41.4%	44	43	-2.3%	2.4	4.8	+100.0%
5	SF District 5	77	72	-6.5%	31	33	+6.5%	\$1,125,000	\$1,350,000	+20.0%	48	35	-27.1%	2.5	2.5	0.0%
6	SF District 6	63	66	+4.8%	26	13	-50.0%	\$1,160,000	\$1,035,000	-10.8%	39	42	+7.7%	3.4	3.5	+2.9%
7	SF District 7	82	70	-14.6%	34	37	+8.8%	\$1,500,000	\$1,848,000	+23.2%	30	41	+36.7%	4.2	2.7	-35.7%
8	SF District 8	223	160	-28.3%	52	37	-28.8%	\$979,854	\$1,065,000	+8.7%	73	65	-11.0%	6.0	4.2	-30.0%
9	SF District 9	350	372	+6.3%	81	74	-8.6%	\$970,000	\$1,022,500	+5.4%	65	56	-13.8%	6.2	5.8	-6.5%
10	SF District 10	37	35	-5.4%	10	5	-50.0%	\$708,944	\$456,000	-35.7%	69	153	+121.7%	7.7	5.6	-27.3%

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All Properties Activity Overview

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



Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		731	717	- 1.9%	2,501	2,681	+ 7.2%
Pending Sales		466	498	+ 6.9%	1,551	1,655	+ 6.7%
Sold Listings		488	450	- 7.8%	1,395	1,484	+ 6.4%
Median Sales Price		\$1,382,500	\$1,438,000	+ 4.0%	\$1,355,000	\$1,375,000	+ 1.5%
Avg. Sales Price		\$1,763,528	\$1,891,783	+ 7.3%	\$1,731,465	\$1,767,407	+ 2.1%
Days on Market		41	38	- 7.3%	46	44	- 4.3%
Active Listings		1,243	1,168	- 6.0%	--	--	--
% of Properties Sold Over List Price		53.9%	56.9%	+ 5.6%	48.6%	53.3%	+ 9.7%
% of List Price Received		107.1%	108.1%	+ 0.9%	104.8%	106.4%	+ 1.5%
Affordability Ratio		25	24	- 4.0%	25	26	+ 4.0%
Months Supply		3.5	3.0	- 14.3%	--	--	--

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