

Local Market Update – October 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	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	5	6	+ 20.0%	82	71	- 13.4%
Pending Sales	7	3	- 57.1%	73	61	- 16.4%
Sold Listings	8	5	- 37.5%	70	63	- 10.0%
Median Sales Price*	\$1,615,000	\$1,306,000	- 19.1%	\$1,500,000	\$1,455,000	- 3.0%
Average Sales Price*	\$1,598,750	\$1,342,800	- 16.0%	\$1,487,805	\$1,668,538	+ 12.1%
Days on Market	18	16	- 11.1%	22	18	- 18.2%
Active Listings	4	7	+ 75.0%	—	—	—
% of Properties Sold Over List Price	100.0%	80.0%	- 20.0%	87.0%	82.5%	- 5.2%
% of List Price Received*	116.7%	126.2%	+ 8.1%	120.8%	119.6%	- 1.0%
Months Supply of Inventory	0.6	1.2	+ 100.0%	—	—	—

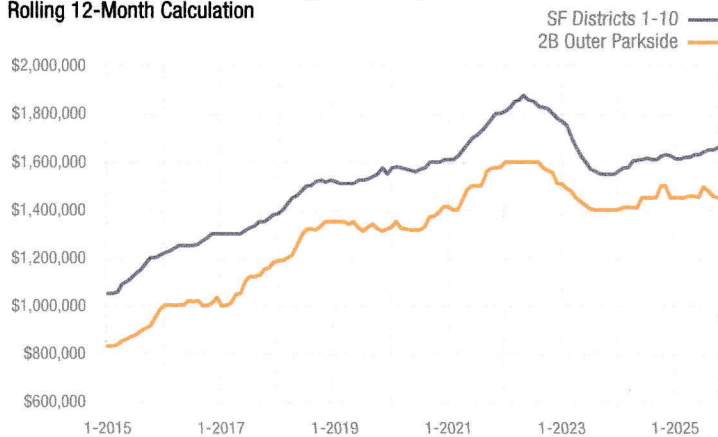
Condo/TIC/Coop

Key Metrics	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	1	—	6	2	- 66.7%
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	1	1	0.0%	—	—	—
% 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	0.8	1.0	+ 25.0%	—	—	—

* 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.

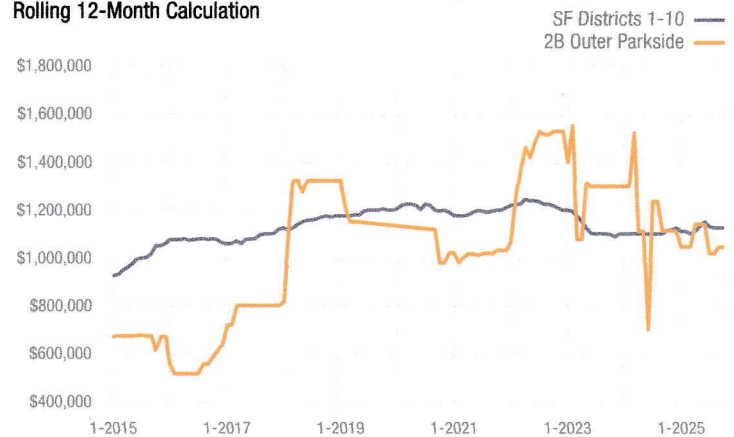
Median Sales Price - Single Family

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

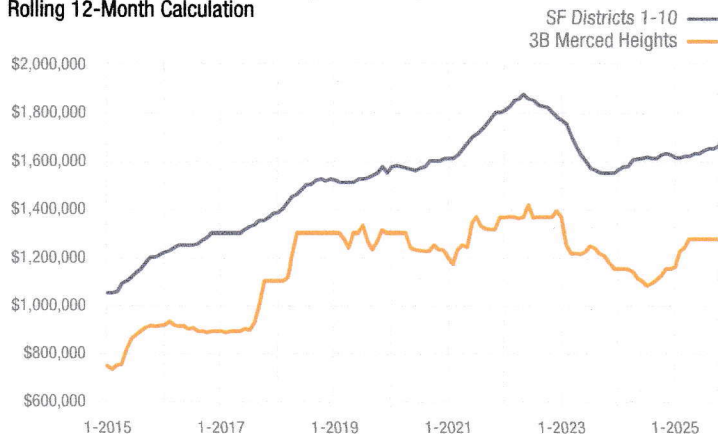
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	4	5	+ 25.0%	29	33	+ 13.8%
Pending Sales	3	5	+ 66.7%	24	27	+ 12.5%
Sold Listings	1	1	0.0%	25	24	- 4.0%
Median Sales Price*	\$1,425,000	\$1,475,000	+ 3.5%	\$1,125,000	\$1,275,000	+ 13.3%
Average Sales Price*	\$1,425,000	\$1,475,000	+ 3.5%	\$1,259,880	\$1,288,375	+ 2.3%
Days on Market	14	2	- 85.7%	17	17	0.0%
Active Listings	3	3	0.0%	—	—	—
% of Properties Sold Over List Price	100.0%	100.0%	0.0%	84.0%	95.8%	+ 14.0%
% of List Price Received*	118.8%	113.6%	- 4.4%	112.6%	119.8%	+ 6.4%
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

Condo/TIC/Coop	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% 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	—	—	—	—	—	—

* 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

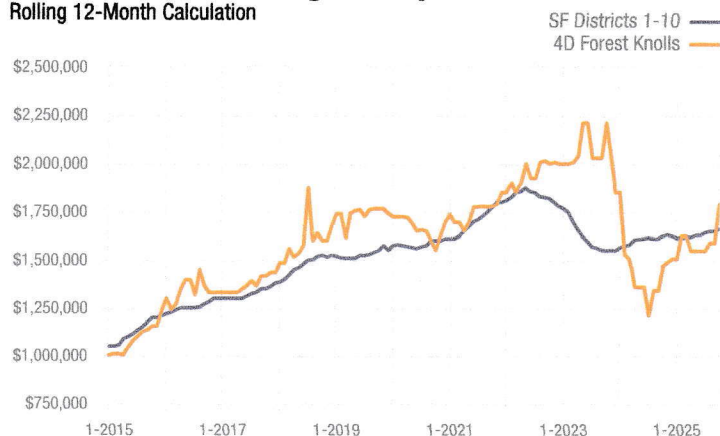
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	1	—	7	13	+ 85.7%
Pending Sales	0	5	—	5	11	+ 120.0%
Sold Listings	1	3	+ 200.0%	4	9	+ 125.0%
Median Sales Price*	\$1,900,000	\$2,150,000	+ 13.2%	\$1,486,500	\$1,625,000	+ 9.3%
Average Sales Price*	\$1,900,000	\$2,356,667	+ 24.0%	\$1,464,500	\$1,887,556	+ 28.9%
Days on Market	36	12	- 66.7%	27	13	- 51.9%
Active Listings	0	0	0.0%	—	—	—
% of Properties Sold Over List Price	100.0%	33.3%	- 66.7%	100.0%	66.7%	- 33.3%
% of List Price Received*	108.6%	102.1%	- 6.0%	108.0%	107.9%	- 0.1%
Months Supply of Inventory	—	—	—	—	—	—

Condo/TIC/Coop	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	0	0.0%	0	4	—
Pending Sales	0	1	—	0	3	—
Sold Listings	0	2	—	0	3	—
Median Sales Price*	—	\$1,030,000	—	—	\$1,025,000	—
Average Sales Price*	—	\$1,030,000	—	—	\$1,028,333	—
Days on Market	—	17	—	—	25	—
Active Listings	0	1	—	—	—	—
% of Properties Sold Over List Price	—	100.0%	—	—	66.7%	—
% of List Price Received*	—	107.5%	—	—	105.0%	—
Months Supply of Inventory	—	1.0	—	—	—	—

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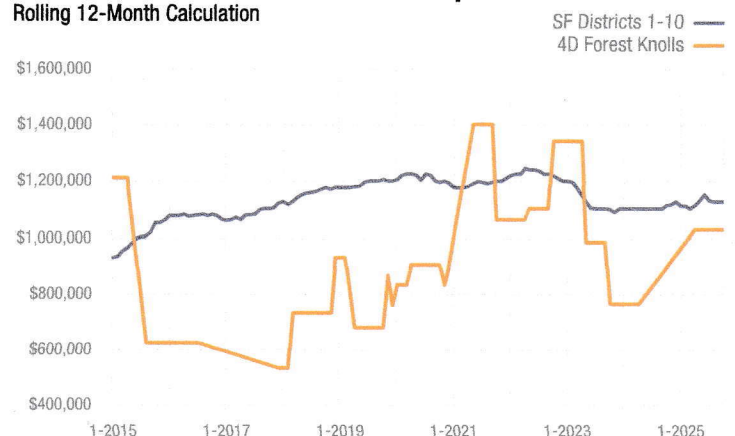
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo/TIC/Coop

Rolling 12-Month Calculation



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10C Excelsior

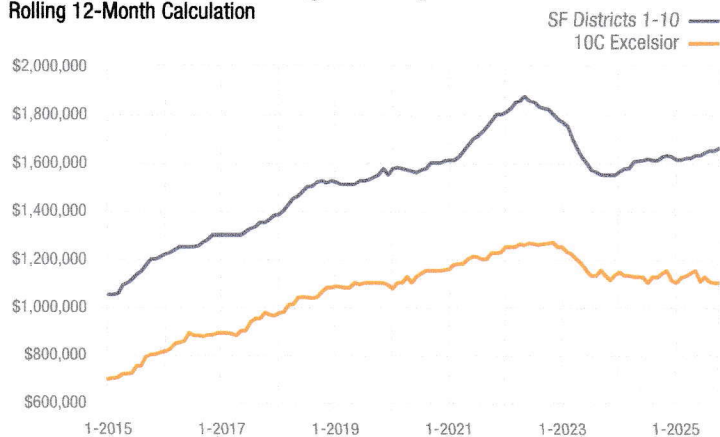
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	9	10	+ 11.1%	116	116	0.0%
Pending Sales	8	12	+ 50.0%	92	93	+ 1.1%
Sold Listings	7	14	+ 100.0%	84	88	+ 4.8%
Median Sales Price*	\$1,275,000	\$1,135,000	- 11.0%	\$1,145,000	\$1,120,000	- 2.2%
Average Sales Price*	\$1,302,000	\$1,048,794	- 19.4%	\$1,171,072	\$1,133,727	- 3.2%
Days on Market	31	34	+ 9.7%	37	29	- 21.6%
Active Listings	19	11	- 42.1%	—	—	—
% of Properties Sold Over List Price	85.7%	71.4%	- 16.7%	76.2%	79.5%	+ 4.3%
% of List Price Received*	118.2%	112.9%	- 4.5%	111.6%	112.7%	+ 1.0%
Months Supply of Inventory	2.2	1.3	- 40.9%	—	—	—

Condo/TIC/Coop	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	1	—	2	1	- 50.0%
Sold Listings	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$852,500	\$865,000	+ 1.5%	\$852,500	\$865,000	+ 1.5%
Average Sales Price*	\$852,500	\$865,000	+ 1.5%	\$852,500	\$865,000	+ 1.5%
Days on Market	7	133	+ 1,800.0%	7	133	+ 1,800.0%
Active Listings	0	1	—	—	—	—
% of Properties Sold Over List Price	50.0%	0.0%	- 100.0%	50.0%	0.0%	- 100.0%
% of List Price Received*	105.9%	96.3%	- 9.1%	105.9%	96.3%	- 9.1%
Months Supply of Inventory	—	1.0	—	—	—	—

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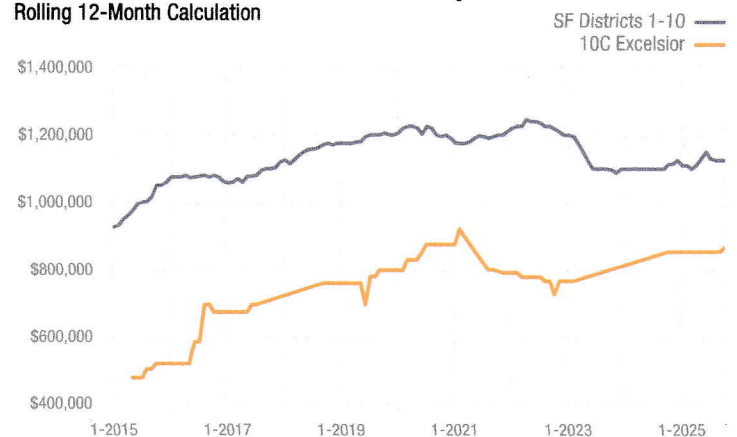
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo/TIC/Coop

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10F Portola

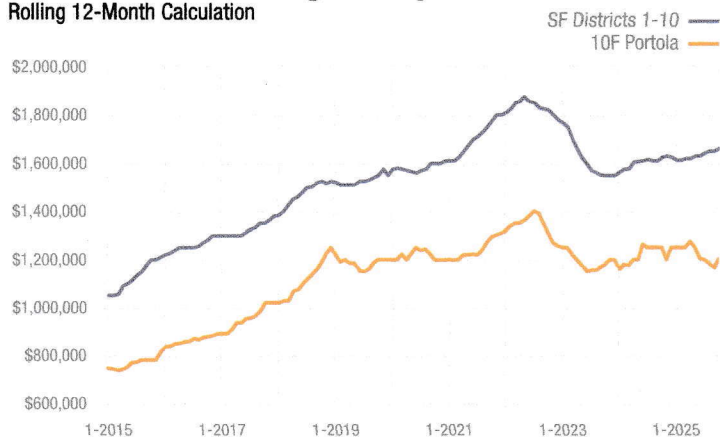
Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	5	10	+ 100.0%	58	80	+ 37.9%
Pending Sales	7	10	+ 42.9%	45	63	+ 40.0%
Sold Listings	6	11	+ 83.3%	41	62	+ 51.2%
Median Sales Price*	\$1,195,000	\$1,350,000	+ 13.0%	\$1,250,000	\$1,202,600	- 3.8%
Average Sales Price*	\$1,175,175	\$1,319,255	+ 12.3%	\$1,215,489	\$1,227,478	+ 1.0%
Days on Market	18	22	+ 22.2%	25	24	- 4.0%
Active Listings	12	7	- 41.7%	—	—	—
% of Properties Sold Over List Price	100.0%	90.9%	- 9.1%	82.9%	77.4%	- 6.6%
% of List Price Received*	122.7%	107.3%	- 12.6%	114.2%	111.1%	- 2.7%
Months Supply of Inventory	2.8	1.1	- 60.7%	—	—	—

Condo/TIC/Coop	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	0	0.0%	11	0	- 100.0%
Pending Sales	1	0	- 100.0%	5	0	- 100.0%
Sold Listings	1	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$1,335,000	—	—	\$1,089,950	—	—
Average Sales Price*	\$1,335,000	—	—	\$1,066,225	—	—
Days on Market	23	—	—	42	—	—
Active Listings	3	0	- 100.0%	—	—	—
% of Properties Sold Over List Price	0.0%	—	—	25.0%	—	—
% of List Price Received*	98.1%	—	—	99.9%	—	—
Months Supply of Inventory	2.6	—	—	—	—	—

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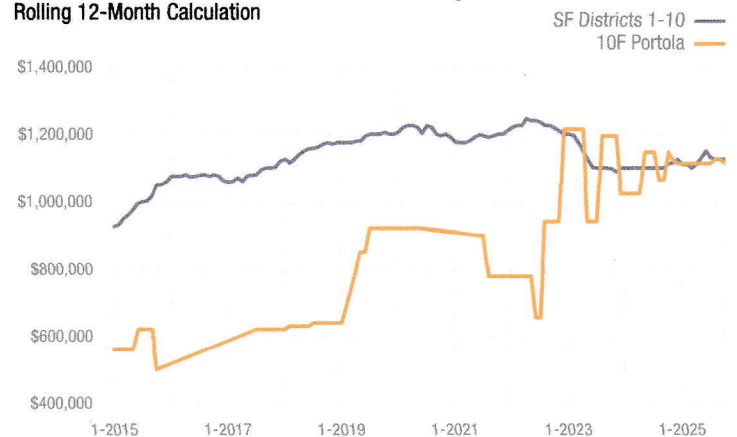
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo/TIC/Coop

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10H Mission Terrace

Single Family

Key Metrics	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	11	3	- 72.7%	48	46	- 4.2%
Pending Sales	5	8	+ 60.0%	39	36	- 7.7%
Sold Listings	6	6	0.0%	36	32	- 11.1%
Median Sales Price*	\$1,377,500	\$1,470,000	+ 6.7%	\$1,283,000	\$1,262,500	- 1.6%
Average Sales Price*	\$1,359,500	\$1,471,000	+ 8.2%	\$1,264,567	\$1,240,781	- 1.9%
Days on Market	17	21	+ 23.5%	32	27	- 15.6%
Active Listings	9	1	- 88.9%	—	—	—
% of Properties Sold Over List Price	83.3%	100.0%	+ 20.0%	83.3%	75.0%	- 10.0%
% of List Price Received*	117.5%	119.2%	+ 1.4%	116.2%	115.1%	- 0.9%
Months Supply of Inventory	2.4	0.3	- 87.5%	—	—	—

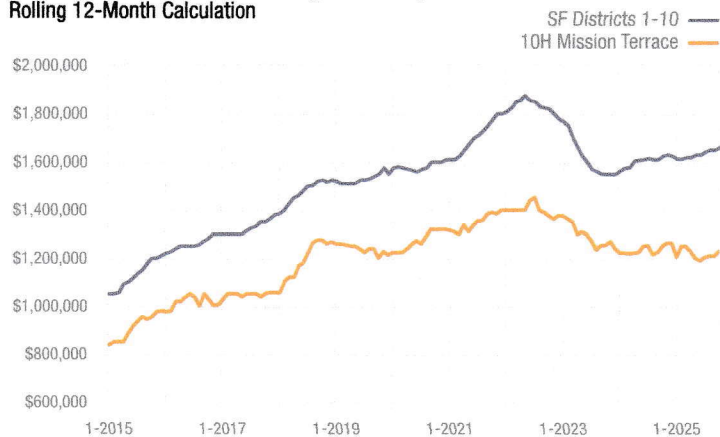
Condo/TIC/Coop

Key Metrics	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	0	1	—
Sold Listings	0	0	0.0%	0	1	—
Median Sales Price*	—	—	—	—	\$1,050,000	—
Average Sales Price*	—	—	—	—	\$1,050,000	—
Days on Market	—	—	—	—	28	—
Active Listings	0	1	—	—	—	—
% of Properties Sold Over List Price	—	—	—	—	100.0%	—
% of List Price Received*	—	—	—	—	117.3%	—
Months Supply of Inventory	—	1.0	—	—	—	—

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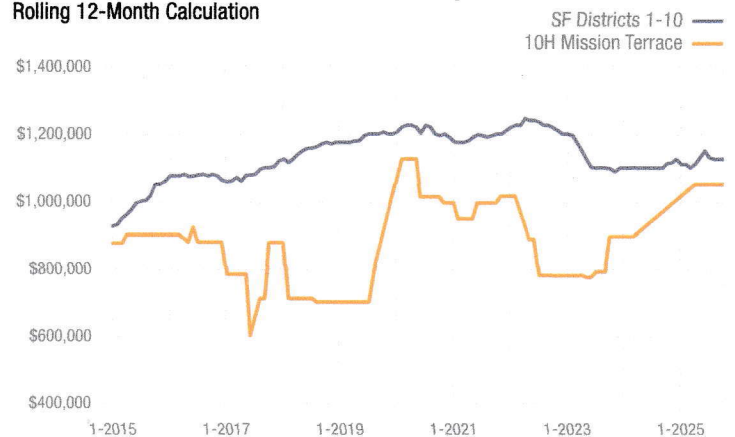
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo/TIC/Coop

Rolling 12-Month Calculation



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Monthly Indicators



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October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings were down 1.9 percent for single family homes and 12.7 percent for Condo/TIC/Coop properties. Pending Sales increased 2.7 percent for single family homes and 65.2 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 5.7 percent to \$1,850,000 for single family homes but decreased 4.1 percent to \$1,198,000 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 38.1 percent for single family units and 46.2 percent for Condo/TIC/Coop units.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Monthly Snapshot

+ 5.7%	- 4.1%	- 5.4%
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

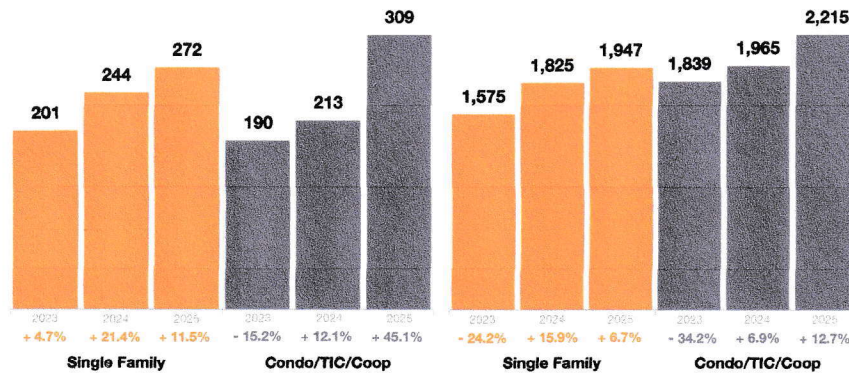
A count of the actual sales that closed in a given month.



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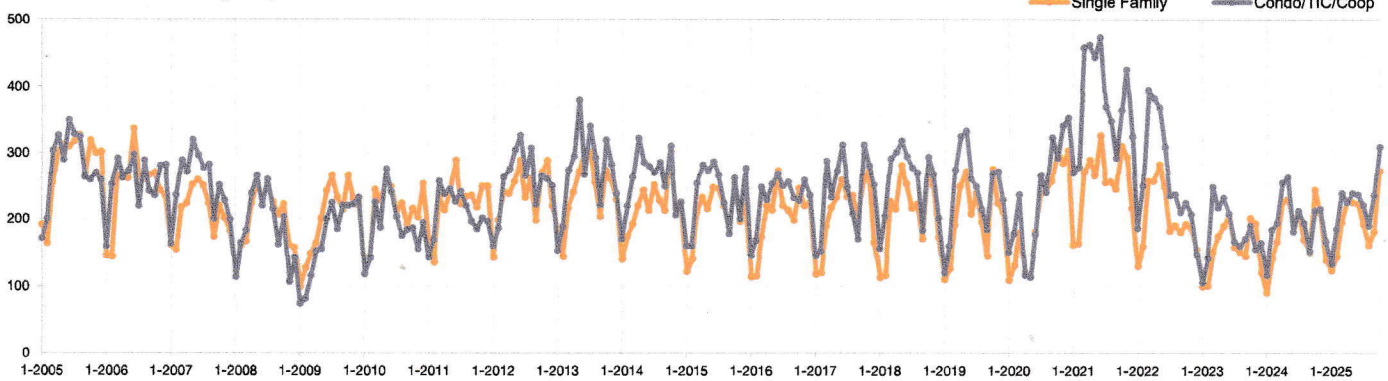
October

Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
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	145	+2.8%	185	+0.5%
Mar-2025	195	+17.5%	239	+23.2%
Apr-2025	228	+0.9%	225	-11.8%
May-2025	225	-2.2%	239	-9.1%
Jun-2025	223	+12.6%	237	+30.9%
Jul-2025	193	-8.1%	221	+4.2%
Aug-2025	161	-4.7%	190	-2.1%
Sep-2025	181	+20.7%	236	+55.3%
Oct-2025	272	+11.5%	309	+45.1%
12-Month Avg	191	+7.3%	216	+13.7%

Historical Sold Listings by Month



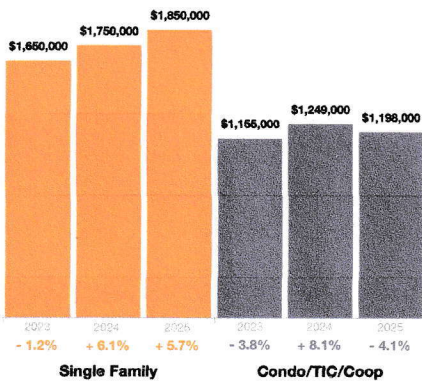
Current as of November 11, 2025. All data from the San Francisco Association of REALTORS® MLS. Report © 2025 ShowingTime Plus, LLC. | 8

Median Sales Price

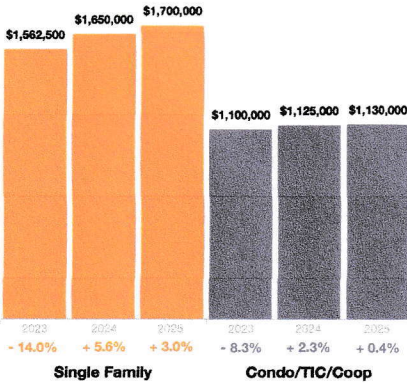
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



October



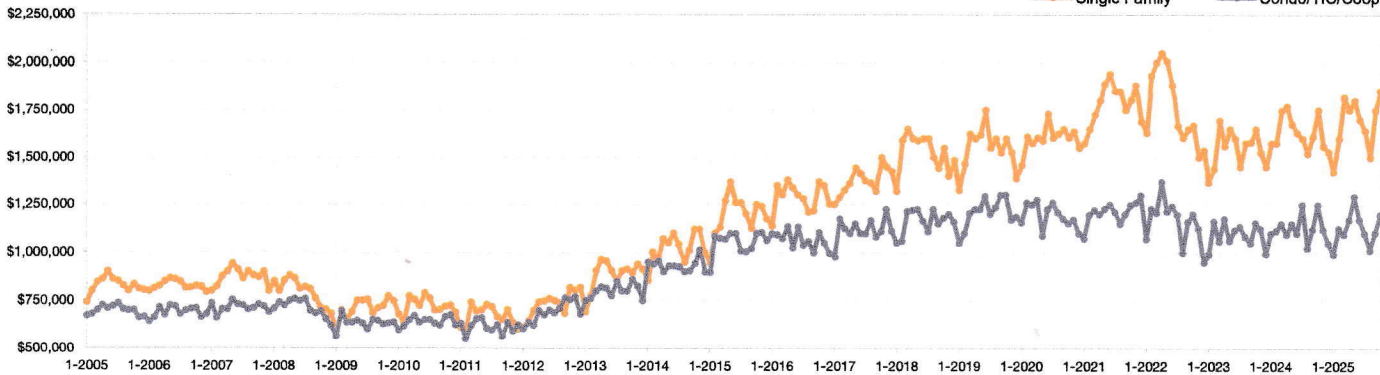
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
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%	\$1,125,000	+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	\$1,800,000	+7.5%	\$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	\$1,750,000	+8.7%	\$1,102,500	-1.6%
Oct-2025	\$1,850,000	+5.7%	\$1,198,000	-4.1%
12-Month Avg*	\$1,660,750	+2.2%	\$1,125,000	+1.1%

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

Historical Median Sales Price by Month



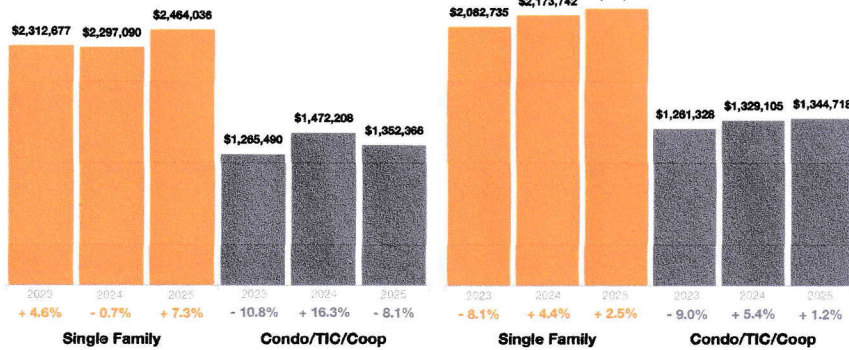
Average Sales Price

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



October

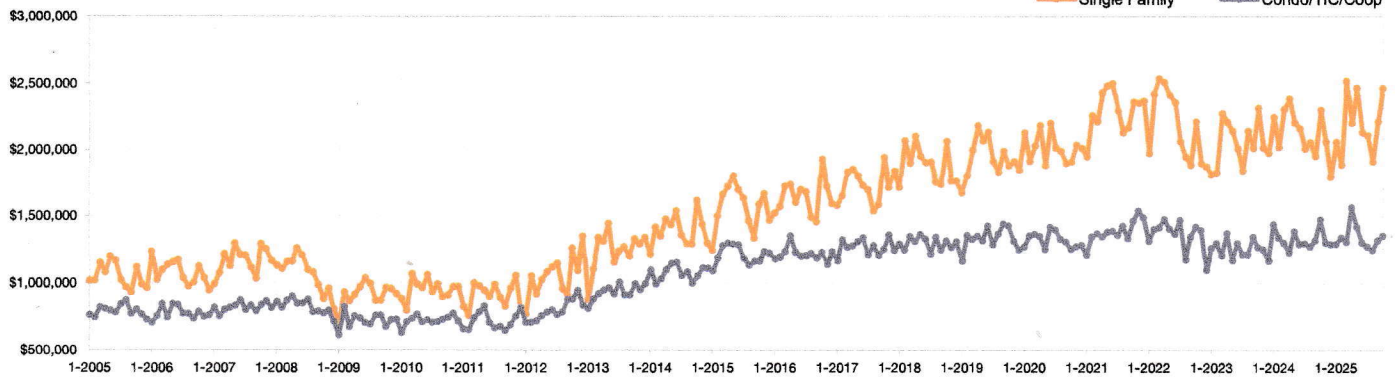
Year to Date



Average Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Nov-2024	\$2,060,215	+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	\$1,885,454	-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	\$2,465,905	+11.9%	\$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%	\$1,246,161	-2.1%
Sep-2025	\$2,210,450	+13.3%	\$1,316,768	+0.0%
Oct-2025	\$2,464,036	+7.3%	\$1,352,366	-8.1%
12-Month Avg*	\$2,185,860	+1.8%	\$1,337,616	+1.9%

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

Historical Average Sales Price by Month



Current as of November 11, 2025. All data from the San Francisco Association of REALTORS® MLS. Report © 2025 ShowingTime Plus, LLC. | 8

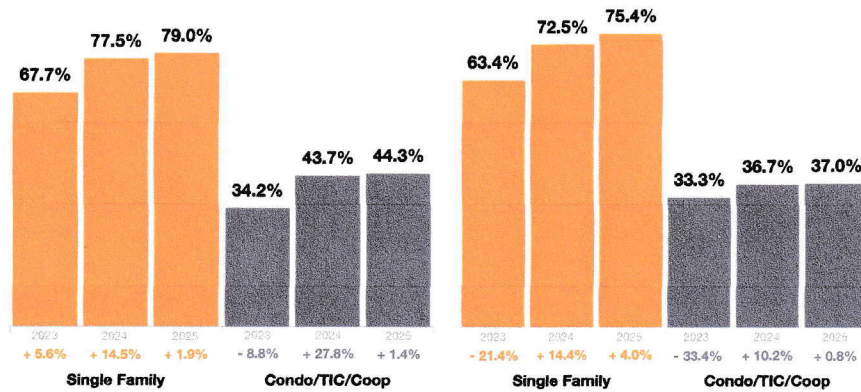
% of Properties Sold Over List Price

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



October

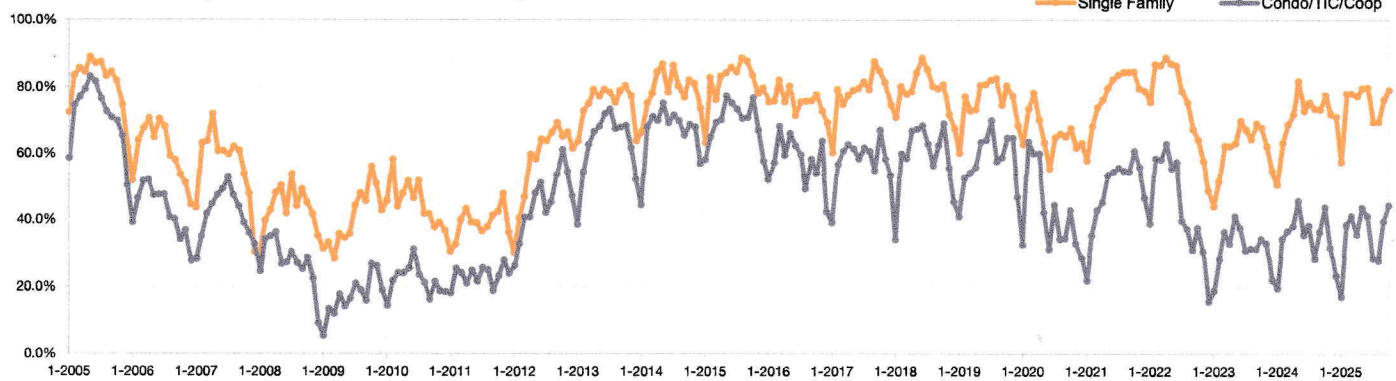
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Nov-2024	71.8%	+15.4%	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	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	79.6%	-2.6%	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%	27.9%	-1.8%
Sep-2025	76.2%	+4.1%	39.4%	+8.8%
Oct-2025	79.0%	+1.9%	44.3%	+1.4%
12-Month Avg	74.8%	+6.0%	35.7%	+0.7%

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

Historical % of Properties Sold Over List Price by Month



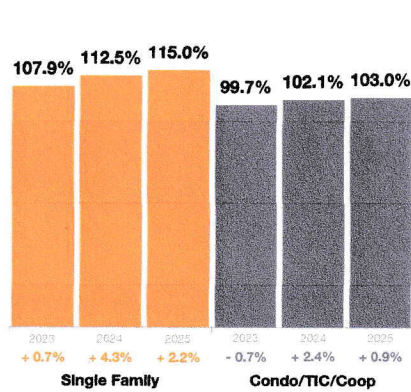
% of List Price Received

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.

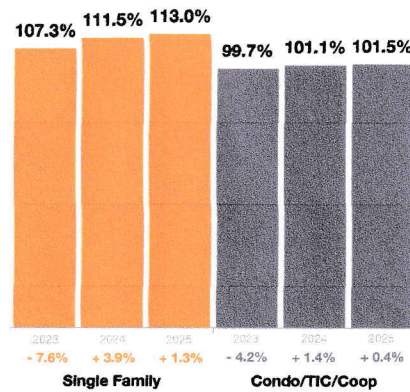


SAN FRANCISCO
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October



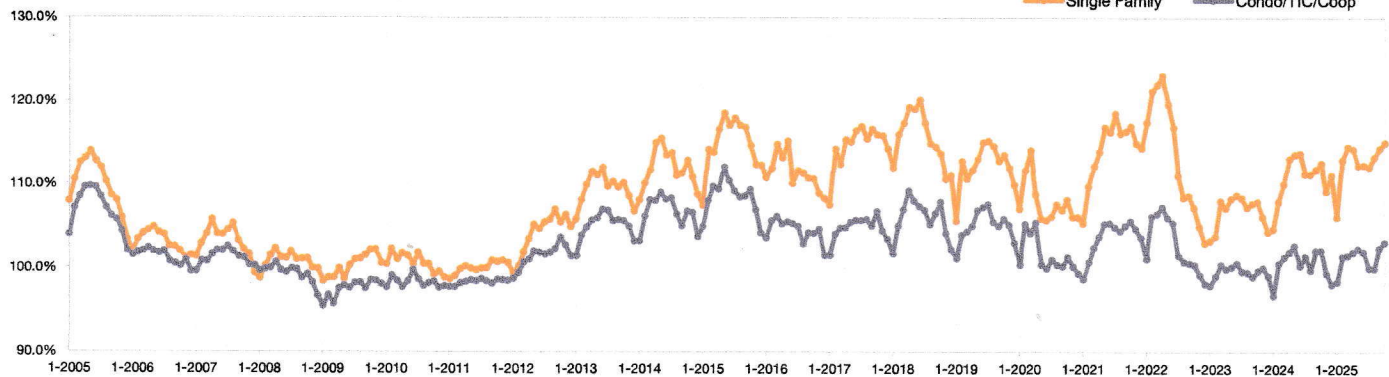
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
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	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%	100.0%	+0.2%
Sep-2025	114.3%	+2.3%	102.3%	+0.2%
Oct-2025	115.0%	+2.2%	103.0%	+0.9%
12-Month Avg*	112.5%	+1.7%	101.1%	+0.2%

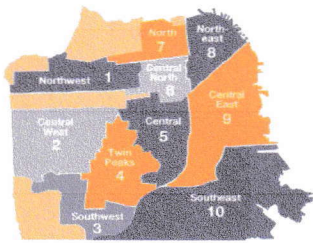
* % of List Price Received for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical % of List Price Received by Month



Activity by District

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



- 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, Shrdw Fst, Miraloma Pk, Dmnd Hts, Mdtwn Terr)
- SF District 5: Central (Haight Ashbury, Cole Vly / Pmssus Hts, Clamndn 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		
		10-2024	10-2025	+ / -	10-2024	10-2025	+ / -	10-2024	10-2025	+ / -	10-2024	10-2025	+ / -	10-2024	10-2025	+ / -
Single Family																
1	SF District 1	25	19	-24.0%	29	21	-27.6%	\$1,950,000	\$2,750,000	+41.0%	22	18	-18.2%	1.4	1.3	-7.1%
2	SF District 2	31	40	+29.0%	43	41	-4.7%	\$1,600,000	\$1,650,000	+3.1%	18	15	-16.7%	0.9	1.2	+33.3%
3	SF District 3	23	18	-21.7%	11	17	+54.5%	\$1,338,000	\$1,255,000	-6.2%	22	28	+27.3%	1.8	1.5	-16.7%
4	SF District 4	44	30	-31.8%	35	34	-2.9%	\$1,750,000	\$2,247,501	+28.4%	20	17	-15.0%	1.8	1.1	-38.9%
5	SF District 5	55	37	-32.7%	42	49	+16.7%	\$2,442,500	\$2,430,000	-0.5%	23	21	-8.7%	2.2	1.3	-40.9%
6	SF District 6	8	3	-62.5%	1	3	+200.0%	\$3,305,000	\$2,775,000	-16.0%	7	121	+1628.6%	3.0	1.0	-66.7%
7	SF District 7	36	18	-50.0%	16	17	+6.3%	\$4,625,000	\$7,300,000	+57.8%	22	45	+104.5%	3.3	1.9	-42.4%
8	SF District 8	9	4	-55.6%	0	4	--	\$0	\$2,235,000	--	0	34	--	3.4	1.6	-52.9%
9	SF District 9	55	25	-54.5%	25	34	+36.0%	\$1,800,000	\$1,712,500	-4.9%	24	25	+4.2%	3.3	1.1	-66.7%
10	SF District 10	91	55	-39.6%	42	52	+23.8%	\$1,117,500	\$1,137,500	+1.8%	24	29	+20.8%	2.7	1.4	-48.1%
Condo/TIC/Coop																
1	SF District 1	24	13	-45.8%	18	16	-11.1%	\$1,537,500	\$1,450,000	-5.7%	52	20	-61.5%	2.5	1.2	-52.0%
2	SF District 2	22	11	-50.0%	4	4	0.0%	\$1,200,000	\$919,000	-23.4%	14	21	+50.0%	5.9	3.1	-47.5%
3	SF District 3	6	2	-66.7%	0	3	--	\$0	\$710,000	--	0	54	--	3.2	1.1	-65.6%
4	SF District 4	13	13	0.0%	4	5	+25.0%	\$795,000	\$1,010,000	+27.0%	67	22	-67.2%	3.8	3.5	-7.9%
5	SF District 5	78	54	-30.8%	33	60	+81.8%	\$1,850,000	\$1,456,500	-11.7%	34	39	+14.7%	2.7	1.6	-40.7%
6	SF District 6	65	47	-27.7%	28	41	+46.4%	\$1,020,500	\$1,200,000	+17.6%	31	28	-9.7%	3.5	2.1	-40.0%
7	SF District 7	91	41	-54.9%	22	33	+50.0%	\$2,010,000	\$1,675,000	-16.7%	39	44	+12.8%	3.9	1.5	-61.5%
8	SF District 8	206	161	-21.8%	35	60	+71.4%	\$1,417,758	\$992,500	-30.0%	74	52	-29.7%	5.4	3.9	-27.8%
9	SF District 9	442	251	-43.2%	61	81	+32.8%	\$1,025,000	\$1,081,000	+5.5%	51	60	+17.6%	7.6	3.4	-55.3%
10	SF District 10	44	31	-29.5%	8	6	-25.0%	\$619,500	\$657,500	+6.1%	137	114	-16.8%	7.8	6.3	-19.2%

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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	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		603	561	- 7.0%	6,152	6,168	+ 0.3%
Pending Sales		466	603	+ 29.4%	3,980	4,423	+ 11.1%
Sold Listings		466	584	+ 25.3%	3,840	4,213	+ 9.7%
Median Sales Price		\$1,522,500	\$1,440,000	- 5.4%	\$1,388,000	\$1,385,000	- 0.2%
Avg. Sales Price		\$1,902,666	\$1,871,839	- 1.6%	\$1,731,528	\$1,753,669	+ 1.3%
Days on Market		35	37	+ 5.7%	42	42	0.0%
Active Listings		1,392	898	- 35.5%	--	--	--
% of Properties Sold Over List Price		61.8%	60.6%	- 1.9%	54.0%	55.0%	+ 1.9%
% of List Price Received		107.7%	108.6%	+ 0.8%	106.1%	106.8%	+ 0.7%
Affordability Ratio		24	26	+ 8.3%	27	27	0.0%
Months Supply		3.7	2.1	- 43.2%	--	--	--

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