

Local Market Update for February 2025

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



2B Outer Parkside

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	8	7	- 12.5%	16	12	- 25.0%
Pending Sales	7	5	- 28.6%	12	8	- 33.3%
Sold Listings	7	3	- 57.1%	11	7	- 36.4%
Median Sales Price*	\$1,450,000	\$1,352,500	- 6.7%	\$1,450,000	\$1,375,000	- 5.2%
Average Sales Price*	\$1,448,714	\$1,450,833	+ 0.1%	\$1,410,636	\$1,443,929	+ 2.4%
Days on Market	42	17	- 59.5%	60	18	- 70.0%
Active Listings	7	5	- 28.6%	--	--	--
% of Properties Sold Over List Price	85.7%	66.7%	- 22.2%	63.6%	85.7%	+ 34.7%
Percent of List Price Received*	119.7%	114.7%	- 4.2%	112.4%	112.8%	+ 0.4%
Months Supply	1.4	0.8	- 42.9%	--	--	--

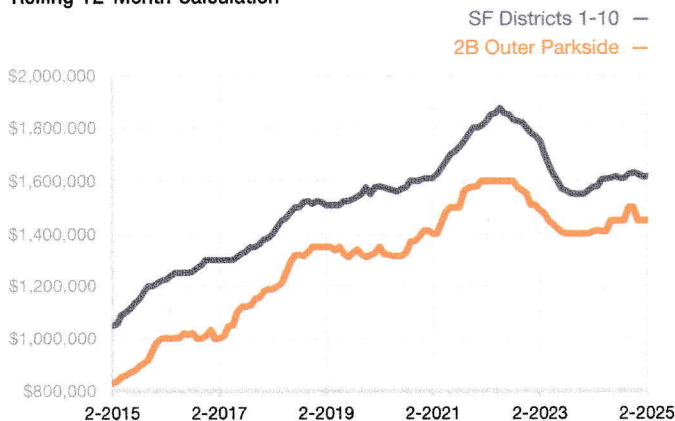
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Condo/TIC/Coop

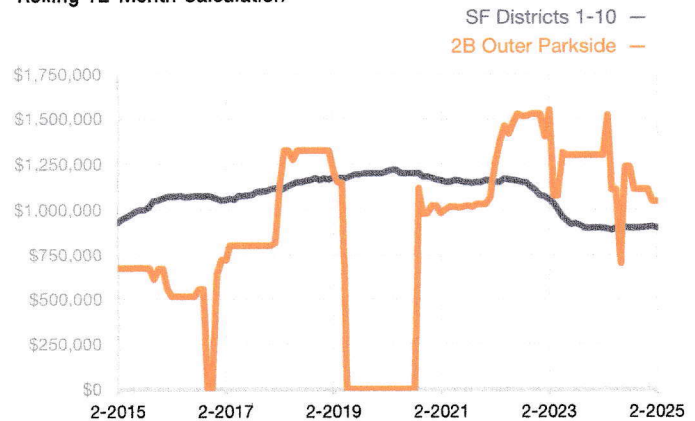
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	1	0	- 100.0%	2	1	- 50.0%
Pending Sales	0	0	--	0	1	--
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$1,045,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$1,045,000	--
Days on Market	0	0	--	0	0	--
Active Listings	3	0	- 100.0%	--	--	--
% of Properties Sold Over List Price	0.0%	0.0%	--	0.0%	100.0%	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	105.0%	--
Months Supply	3.0	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.

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

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	5	2	- 60.0%	9	5	- 44.4%
Pending Sales	5	2	- 60.0%	6	4	- 33.3%
Sold Listings	4	0	- 100.0%	6	4	- 33.3%
Median Sales Price*	\$1,155,250	\$0	- 100.0%	\$1,115,250	\$1,200,000	+ 7.6%
Average Sales Price*	\$1,262,625	\$0	- 100.0%	\$1,193,417	\$1,214,125	+ 1.7%
Days on Market	14	0	- 100.0%	14	27	+ 92.9%
Active Listings	4	1	- 75.0%	--	--	--
% of Properties Sold Over List Price	75.0%	0.0%	- 100.0%	83.3%	75.0%	- 10.0%
Percent of List Price Received*	109.2%	0.0%	- 100.0%	108.0%	114.7%	+ 6.2%
Months Supply	1.5	0.5	- 66.7%	--	--	--

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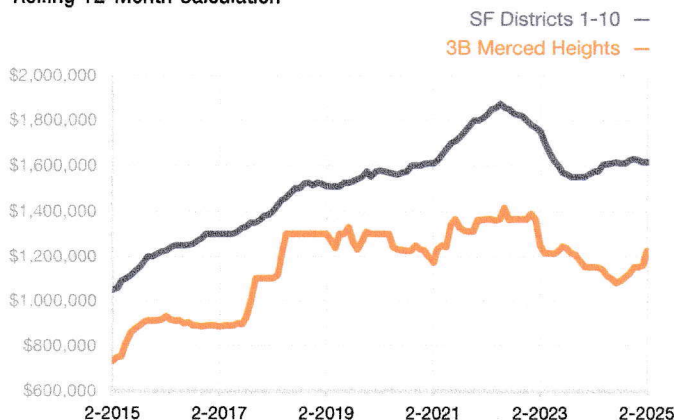
Condo/TIC/Coop

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	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.

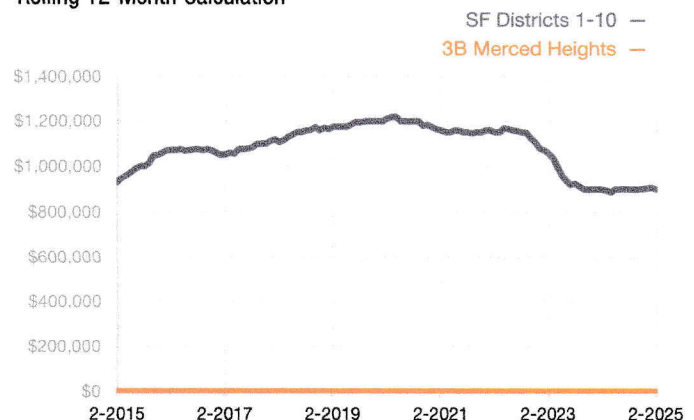
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Condo/TIC/Coop

Rolling 12-Month Calculation



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SAN FRANCISCO
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4D Forest Knolls

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	1	4	+ 300.0%	2	4	+ 100.0%
Pending Sales	2	2	0.0%	2	2	0.0%
Sold Listings	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$985,000	\$1,625,000	+ 65.0%	\$985,000	\$1,625,000	+ 65.0%
Average Sales Price*	\$985,000	\$1,625,000	+ 65.0%	\$985,000	\$1,625,000	+ 65.0%
Days on Market	33	6	- 81.8%	33	6	- 81.8%
Active Listings	0	1	--	--	--	--
% of Properties Sold Over List Price	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Percent of List Price Received*	106.5%	104.5%	- 1.9%	106.5%	104.5%	- 1.9%
Months Supply	0.0	0.6	--	--	--	--

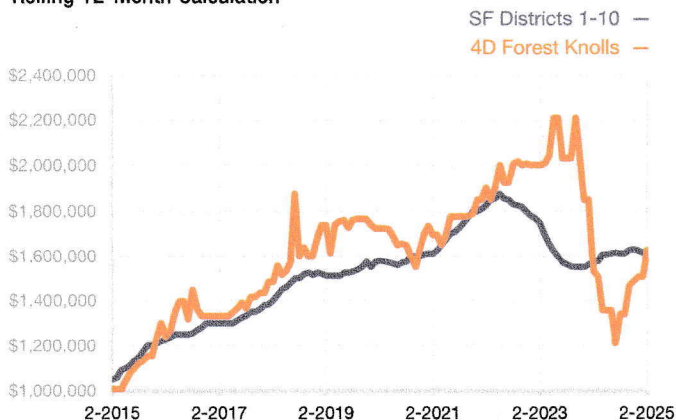
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Condo/TIC/Coop

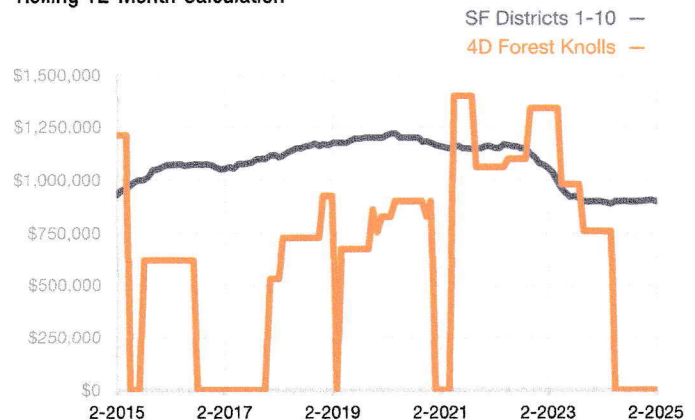
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	0	1	--	0	1	--
Pending Sales	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Days on Market	0	0	--	0	0	--
Active Listings	0	1	--	--	--	--
% 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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10C Excelsior

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	10	11	+ 10.0%	17	21	+ 23.5%
Pending Sales	7	8	+ 14.3%	15	14	- 6.7%
Sold Listings	11	10	- 9.1%	13	12	- 7.7%
Median Sales Price*	\$990,000	\$1,125,000	+ 13.6%	\$1,055,000	\$1,125,000	+ 6.6%
Average Sales Price*	\$1,069,636	\$1,205,050	+ 12.7%	\$1,097,385	\$1,197,958	+ 9.2%
Days on Market	64	38	- 40.6%	61	41	- 32.8%
Active Listings	17	11	- 35.3%	--	--	--
% of Properties Sold Over List Price	54.5%	80.0%	+ 46.8%	61.5%	66.7%	+ 8.5%
Percent of List Price Received*	106.9%	113.8%	+ 6.5%	108.9%	110.9%	+ 1.8%
Months Supply	2.3	1.3	- 43.5%	--	--	--

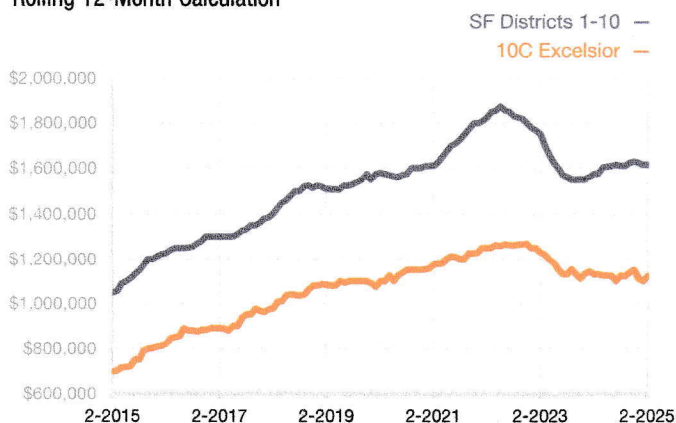
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Condo/TIC/Coop

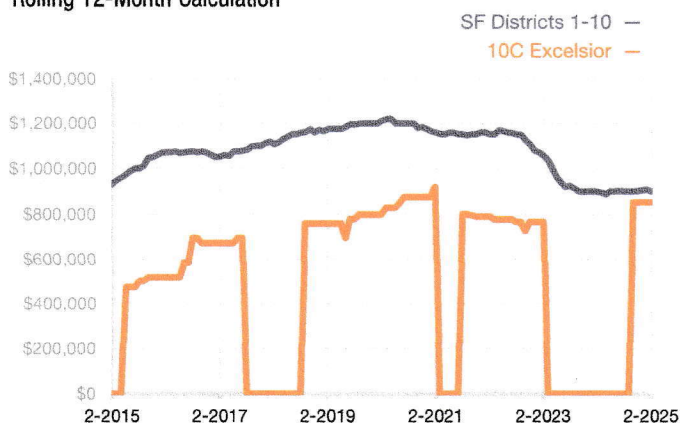
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	0	0	--	0	0	--
Pending Sales	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Days on Market	0	0	--	0	0	--
Active 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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10F Portola

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	3	9	+ 200.0%	5	13	+ 160.0%
Pending Sales	2	4	+ 100.0%	6	10	+ 66.7%
Sold Listings	2	4	+ 100.0%	4	9	+ 125.0%
Median Sales Price*	\$1,390,000	\$1,292,500	- 7.0%	\$1,131,000	\$1,275,000	+ 12.7%
Average Sales Price*	\$1,390,000	\$1,275,000	- 8.3%	\$1,148,000	\$1,202,211	+ 4.7%
Days on Market	57	36	- 36.8%	43	37	- 14.0%
Active Listings	3	6	+ 100.0%	--	--	--
% of Properties Sold Over List Price	50.0%	100.0%	+ 100.0%	50.0%	77.8%	+ 55.6%
Percent of List Price Received*	99.0%	122.4%	+ 23.6%	99.8%	114.4%	+ 14.6%
Months Supply	0.6	1.2	+ 100.0%	--	--	--

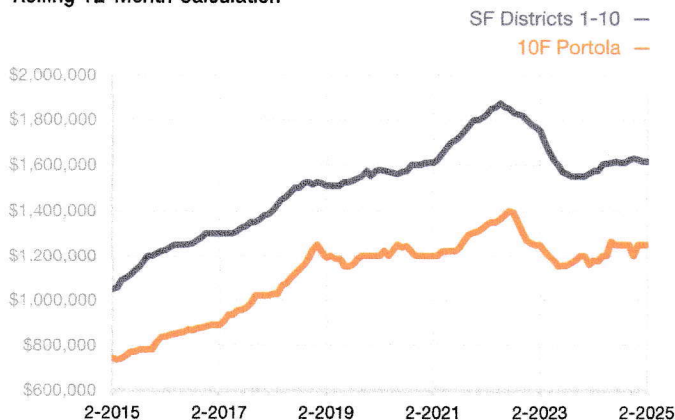
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Condo/TIC/Coop

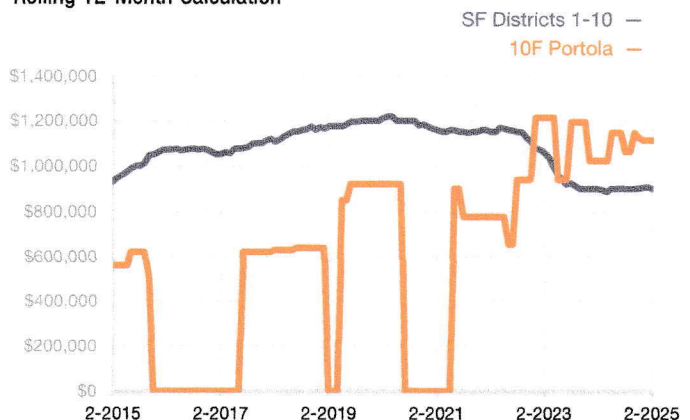
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	0	0	--	0	0	--
Pending Sales	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Days on Market	0	0	--	0	0	--
Active Listings	1	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	1.0	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	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	5	6	+ 20.0%	6	11	+ 83.3%
Pending Sales	1	4	+ 300.0%	2	7	+ 250.0%
Sold Listings	0	2	--	2	5	+ 150.0%
Median Sales Price*	\$0	\$1,355,000	--	\$1,236,900	\$1,200,000	- 3.0%
Average Sales Price*	\$0	\$1,355,000	--	\$1,236,900	\$1,172,000	- 5.2%
Days on Market	0	12	--	81	22	- 72.8%
Active Listings	7	4	- 42.9%	--	--	--
% of Properties Sold Over List Price	0.0%	100.0%	--	0.0%	100.0%	--
Percent of List Price Received*	0.0%	125.5%	--	95.0%	118.2%	+ 24.4%
Months Supply	2.8	0.9	- 67.9%	--	--	--

* 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.

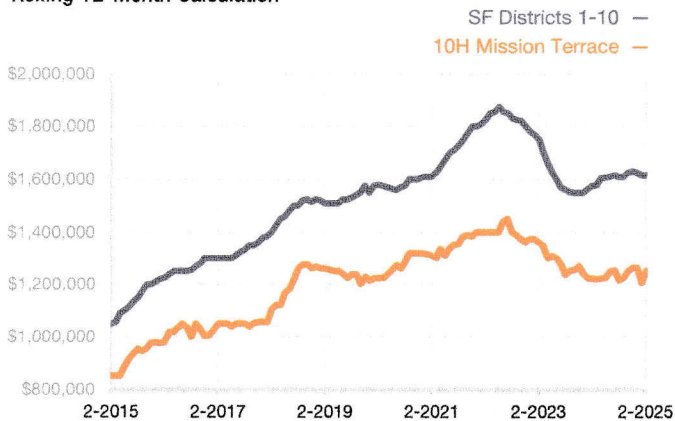
Condo/TIC/Coop

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	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.

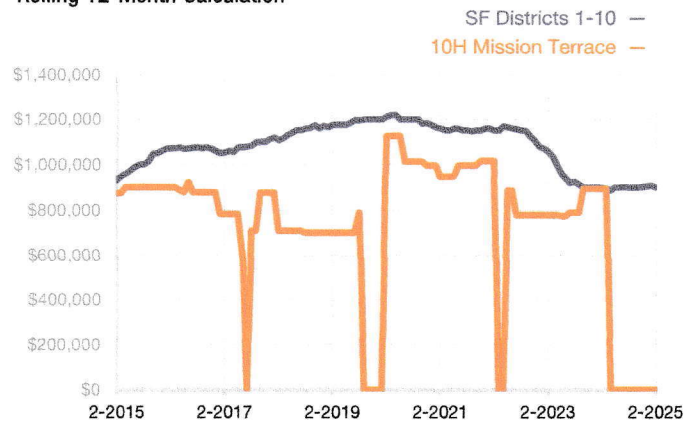
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Condo/TIC/Coop

Rolling 12-Month Calculation



Monthly Indicators



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February 2025

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

New Listings were down 7.0 percent for single family homes and 2.2 percent for Condo/TIC/Coop properties. Pending Sales increased 4.9 percent for single family homes and 19.0 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 1.6 percent to \$1,600,000 for single family homes but decreased 1.1 percent to \$1,102,500 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 29.4 percent for single family units and 15.0 percent for Condo/TIC/Coop units.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Monthly Snapshot

+ 1.6%	- 1.1%	- 3.3%
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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Days on Market Until Sale	9
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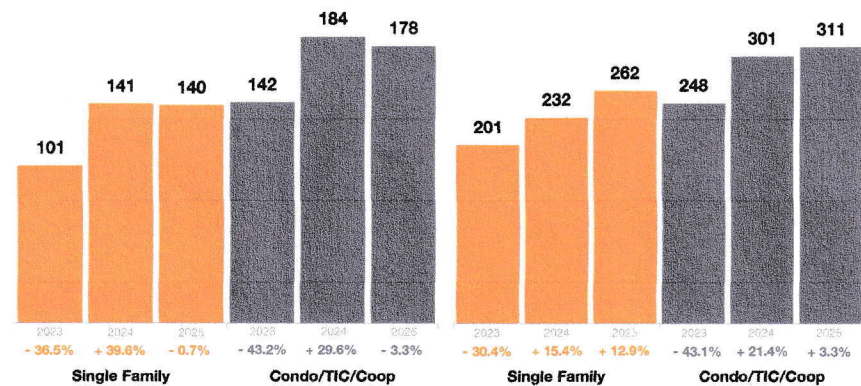
Sold Listings

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



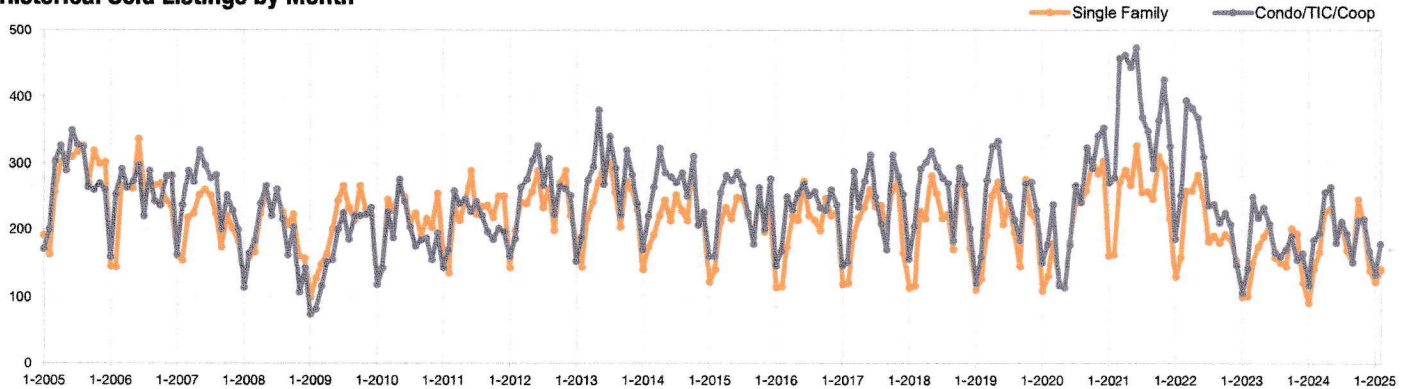
February

Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2024	166	+9.9%	194	-21.8%
Apr-2024	226	+29.9%	255	+17.5%
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	122	+34.1%	133	+13.7%
Feb-2025	140	-0.7%	178	-3.3%
12-Month Avg	184	+14.7%	196	+6.5%

Historical Sold Listings by Month

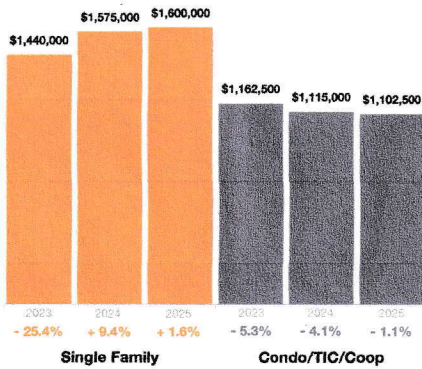


Median Sales Price

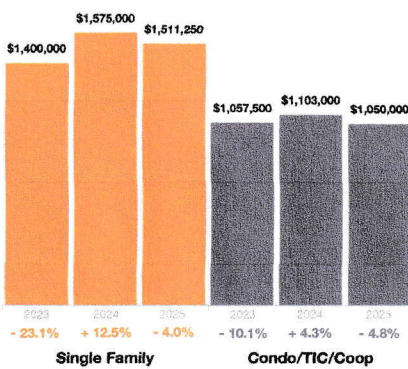
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions in a given month.



February



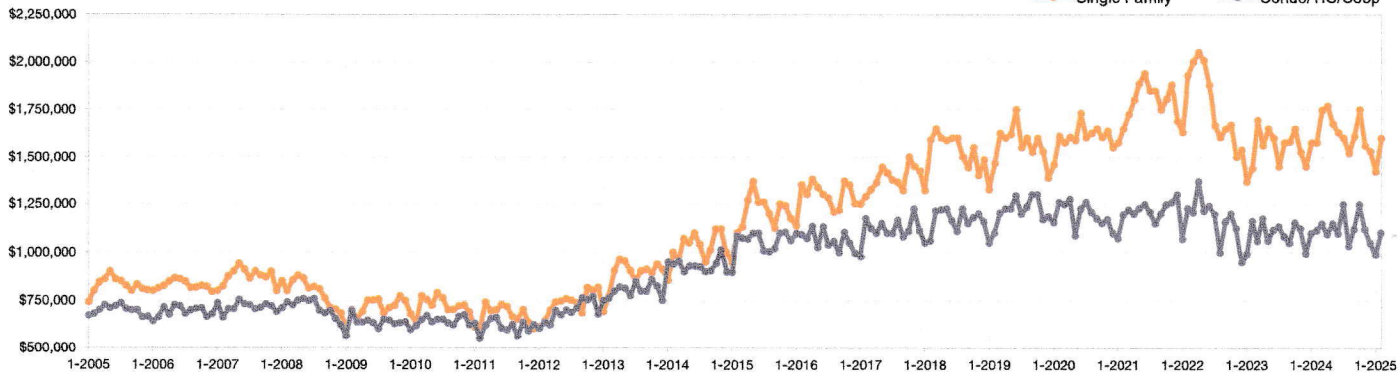
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2024	\$1,747,500	+3.1%	\$1,150,000	+8.5%
Apr-2024	\$1,770,000	+13.4%	\$1,095,000	-6.8%
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%	\$990,000	-10.0%
Feb-2025	\$1,600,000	+1.6%	\$1,102,500	-1.1%
12-Month Avg*	\$1,615,000	+2.5%	\$1,107,500	+0.7%

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

Historical Median Sales Price by Month



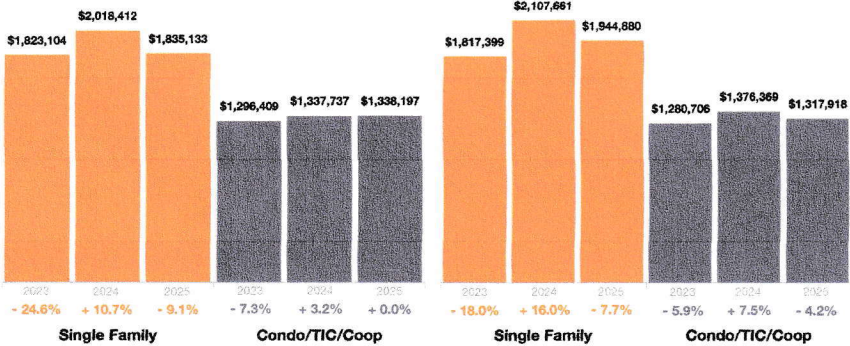
Average Sales Price

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



February

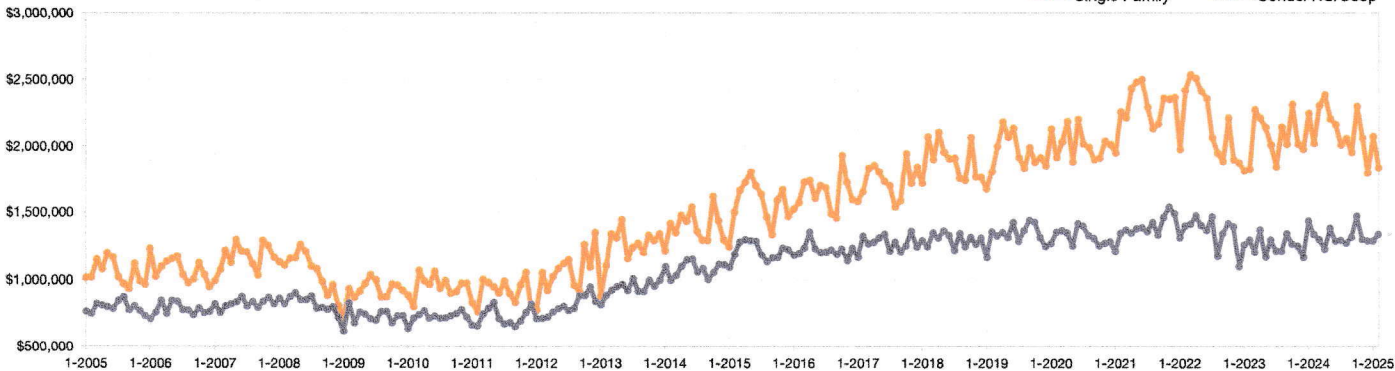
Year to Date



Average Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2024	\$2,304,298	+1.4%	\$1,299,580	+7.7%
Apr-2024	\$2,382,717	+7.9%	\$1,228,443	-10.3%
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	\$2,070,819	-7.8%	\$1,290,778	-10.2%
Feb-2025	\$1,835,133	-9.1%	\$1,338,197	+0.0%
12-Month Avg*	\$2,118,937	+0.9%	\$1,316,356	+3.9%

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

Historical Average Sales Price by Month



% of Properties Sold Over List Price

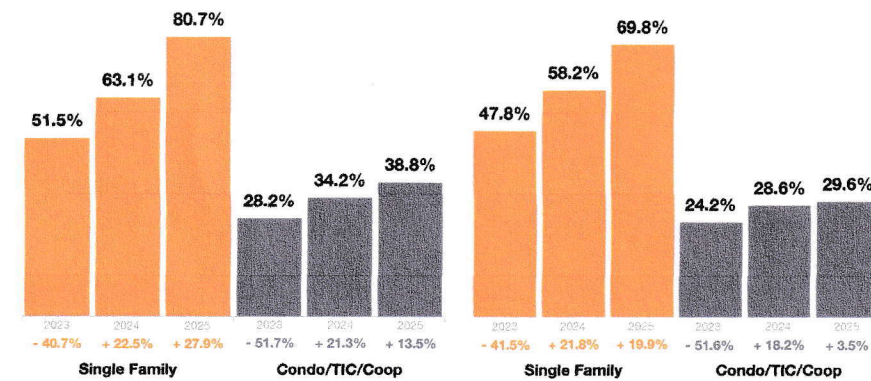
Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.



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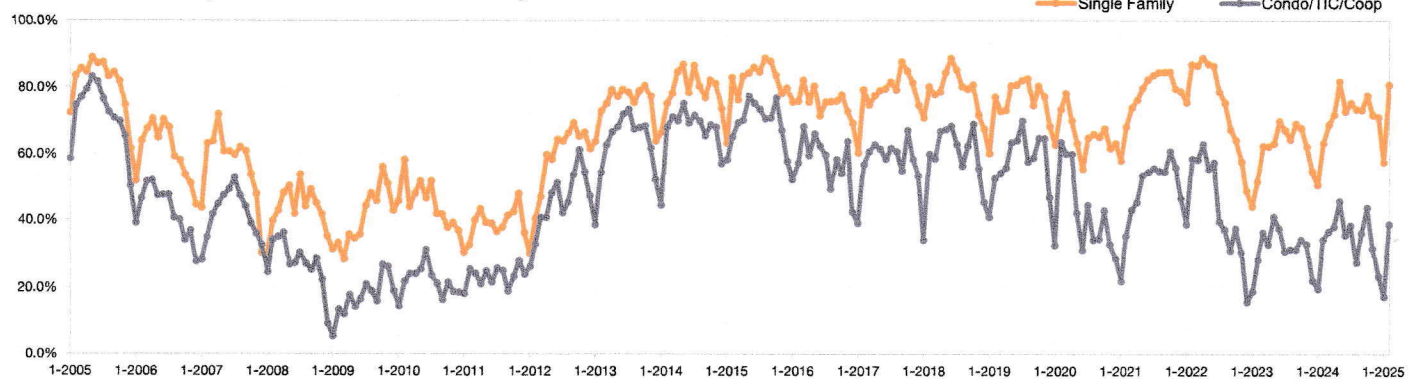
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2024	68.7%	+10.3%	36.6%	+0.8%
Apr-2024	71.7%	+15.5%	38.0%	+16.2%
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	57.4%	+13.7%	17.3%	-12.2%
Feb-2025	80.7%	+27.9%	38.8%	+13.5%
12-Month Avg	73.5%	+15.4%	35.4%	+7.7%

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

Historical % of Properties Sold Over List Price by Month



% of List Price Received

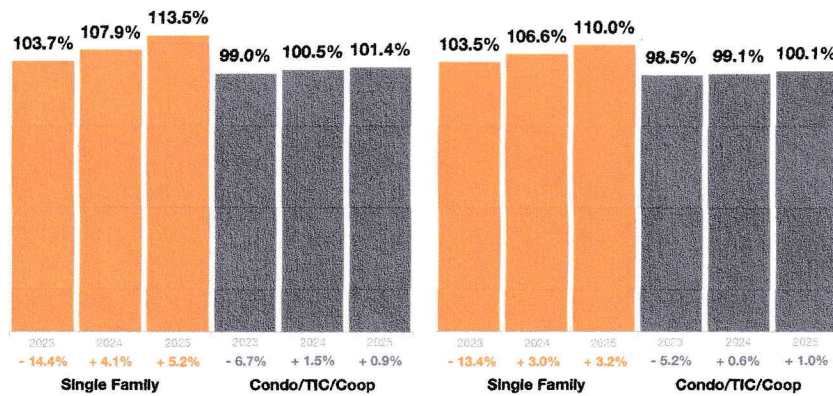
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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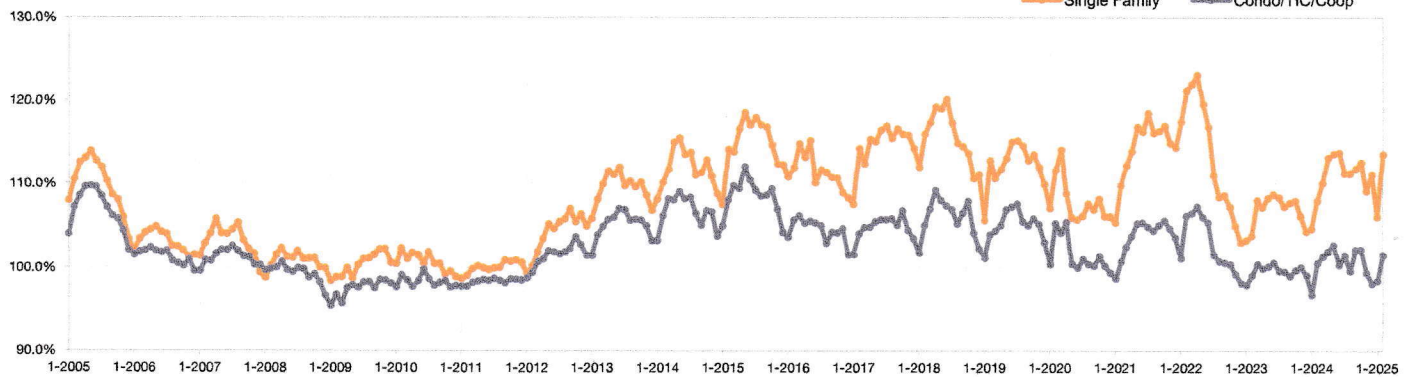
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2024	110.0%	+1.9%	101.3%	+0.9%
Apr-2024	113.1%	+5.6%	101.9%	+2.0%
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	113.5%	+5.2%	101.4%	+0.9%
12-Month Avg*	111.6%	+4.0%	100.9%	+1.1%

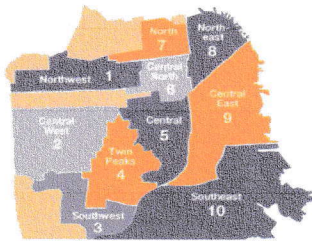
* % of List Price Received for all properties from March 2024 through February 2025. This is not the average of the individual figures above.

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'Inds, Shrw Fat, Miraloma Pk, Dmnd Hts, Mdtwn Terr)
- SF District 5: Central (Haight Ashbury, Cole Vly / Pmssus Hts, Clarnnd 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				
	2-2024	2-2025	+ / -	2-2024	2-2025	+ / -	2-2024	2-2025	+ / -	2-2024	2-2025	+ / -	2-2024	2-2025	+ / -	
Single Family																
1	SF District 1	17	14	-17.6%	10	11	+10.0%	\$1,550,000	\$2,088,888	+34.8%	19	10	-47.4%	1.1	0.9	-18.2%
2	SF District 2	35	27	-22.9%	25	28	+12.0%	\$1,370,000	\$1,645,000	+20.1%	31	17	-45.2%	1.1	0.8	-27.3%
3	SF District 3	27	18	-33.3%	9	7	-22.2%	\$1,160,000	\$1,160,000	0.0%	23	39	+69.6%	2.3	1.4	-39.1%
4	SF District 4	22	18	-18.2%	15	21	+40.0%	\$1,850,200	\$1,875,000	+1.3%	37	21	-43.2%	1.0	0.7	-30.0%
5	SF District 5	40	31	-22.5%	25	17	-32.0%	\$2,351,000	\$2,017,000	-14.2%	34	23	-32.4%	1.9	1.2	-36.8%
6	SF District 6	6	4	-33.3%	3	3	0.0%	\$1,900,000	\$2,900,000	+52.6%	48	10	-79.2%	2.0	1.3	-35.0%
7	SF District 7	32	24	-25.0%	10	2	-80.0%	\$4,100,000	\$5,337,500	+30.2%	33	10	-69.7%	3.6	2.6	-27.8%
8	SF District 8	9	9	0.0%	4	0	-100.0%	\$2,761,500	\$0	-100.0%	15	0	-100.0%	4.8	3.5	-27.1%
9	SF District 9	24	34	+41.7%	16	18	+12.5%	\$1,527,250	\$1,715,000	+12.3%	31	23	-25.8%	1.5	1.8	+20.0%
10	SF District 10	58	51	-12.1%	24	33	+37.5%	\$1,134,000	\$1,060,000	-6.5%	55	41	-25.5%	1.8	1.3	-27.8%
Condo/TIC/Coop																
1	SF District 1	17	22	+29.4%	1	8	+700.0%	\$800,000	\$1,506,500	+88.3%	148	59	-60.1%	1.8	2.2	+22.2%
2	SF District 2	12	13	+8.3%	3	2	-33.3%	\$749,000	\$910,000	+21.5%	31	100	+222.6%	4.0	3.3	-17.5%
3	SF District 3	4	3	-25.0%	1	0	-100.0%	\$1,000,000	\$0	-100.0%	13	0	-100.0%	2.0	1.8	-10.0%
4	SF District 4	6	16	+166.7%	4	2	-50.0%	\$919,000	\$942,500	+2.6%	16	20	+25.0%	1.6	5.1	+218.8%
5	SF District 5	60	51	-15.0%	37	19	-48.6%	\$1,355,000	\$1,400,000	+3.3%	24	24	0.0%	1.8	1.8	0.0%
6	SF District 6	50	43	-14.0%	12	16	+33.3%	\$962,500	\$1,086,000	+12.8%	23	39	+69.6%	2.8	2.2	-21.4%
7	SF District 7	62	65	+4.8%	21	23	+9.5%	\$1,720,000	\$1,768,125	+2.8%	19	39	+105.3%	3.2	2.6	-18.8%
8	SF District 8	191	144	-24.6%	36	36	0.0%	\$981,500	\$990,000	+0.9%	72	50	-30.6%	5.4	3.7	-31.5%
9	SF District 9	298	298	0.0%	61	67	+9.8%	\$1,175,000	\$890,000	-24.3%	73	76	+4.1%	5.3	4.7	-11.3%
10	SF District 10	35	25	-28.6%	8	5	-37.5%	\$599,000	\$595,000	-0.7%	54	79	+46.3%	8.1	3.7	-54.3%

Current as of March 11, 2025. All data from the San Francisco Association of REALTORS® MLS. Report © 2025 ShowingTime Plus, LLC | 15

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	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		604	584	- 3.3%	1,140	1,229	+ 7.8%
Pending Sales		369	416	+ 12.7%	632	721	+ 14.1%
Sold Listings		328	321	- 2.1%	541	580	+ 7.2%
Median Sales Price		\$1,355,000	\$1,310,000	- 3.3%	\$1,325,000	\$1,290,000	- 2.6%
Avg. Sales Price		\$1,630,292	\$1,553,139	- 4.7%	\$1,687,644	\$1,601,167	- 5.1%
Days on Market		44	42	- 4.5%	56	56	0.0%
Active Listings		1,025	933	- 9.0%	--	--	--
% of Properties Sold Over List Price		47.3%	57.3%	+ 21.1%	41.8%	48.1%	+ 15.1%
% of List Price Received		103.7%	106.7%	+ 2.9%	102.3%	104.7%	+ 2.3%
Affordability Ratio		27	29	+ 7.4%	26	28	+ 7.7%
Months Supply		2.9	2.4	- 17.2%	--	--	--