# Local Market Update – August 2026

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

SAN FRANCISCO ASSOCIATION of REALTORS®

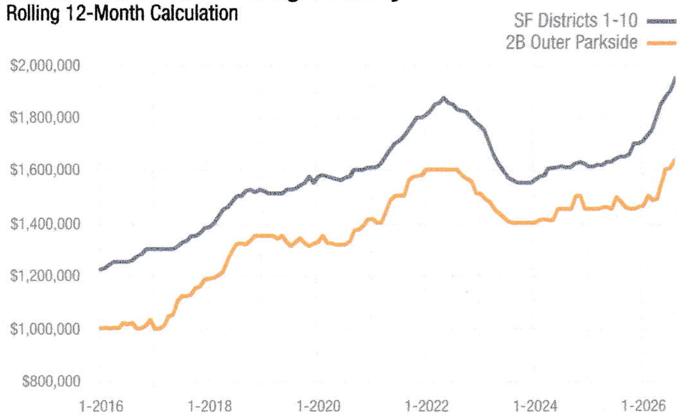
# 2B Outer Parkside

| Single Family | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 8-2025 | Thru 8-2026 | % Change |
| New Listings | 6 | **7** | + 16.7% | 61 | **55** | - 9.8% |
| Pending Sales | 5 | **9** | + 80.0% | 55 | **50** | - 9.1% |
| Sold Listings | 3 | **7** | + 133.3% | 54 | **46** | - 14.8% |
| Median Sales Price* | $1,650,000 | **$1,908,000** | + 15.6% | $1,478,944 | **$1,700,000** | + 14.9% |
| Average Sales Price* | $1,733,333 | **$1,952,571** | + 12.6% | $1,702,183 | **$1,829,062** | + 7.5% |
| Days on Market | 34 | **15** | - 55.9% | 17 | **19** | + 11.8% |
| Active Listings | 3 | **3** | 0.0% | — | — | — |
| % of Properties Sold Over List Price | 100.0% | **85.7%** | - 14.3% | 83.3% | **82.2%** | - 1.3% |
| % of List Price Received* | 124.6% | **133.2%** | + 6.9% | 119.3% | **129.3%** | + 8.4% |
| Months Supply of Inventory | 0.4 | **0.5** | + 25.0% | — | — | — |

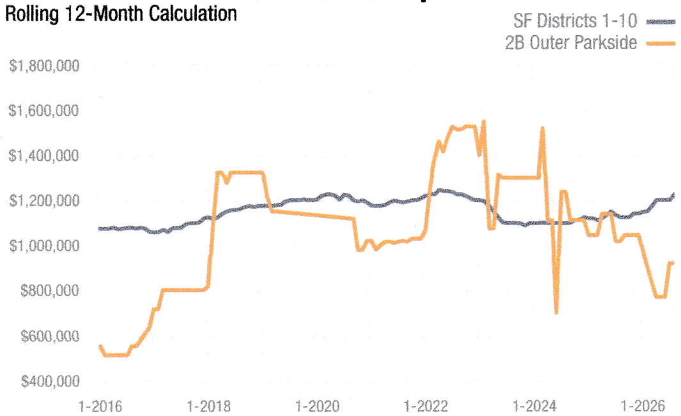
| Condo/TIC/Coop | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 8-2025 | Thru 8-2026 | % Change |
| New Listings | 0 | **2** | — | 1 | **7** | + 600.0% |
| Pending Sales | 0 | **0** | 0.0% | 1 | **4** | + 300.0% |
| Sold Listings | 0 | **0** | 0.0% | 1 | **4** | + 300.0% |
| Median Sales Price* | — | — | — | $1,045,000 | **$917,500** | - 12.2% |
| Average Sales Price* | — | — | — | $1,045,000 | **$849,092** | - 18.7% |
| Days on Market | — | — | — | — | **62** | — |
| Active Listings | 0 | **3** | — | — | — | — |
| % of Properties Sold Over List Price | — | — | — | 100.0% | **50.0%** | - 50.0% |
| % of List Price Received* | — | — | — | 105.0% | **104.5%** | - 0.5% |
| Months Supply of Inventory | — | **1.5** | — | — | — | — |

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

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




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

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SAN FRANCISCO ASSOCIATION of REALTORS

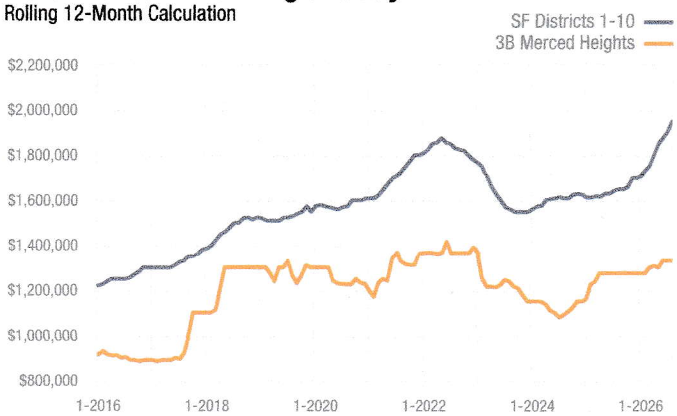
## 3B Merced Heights

| Single Family | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 4 | **3** | - 25.0% | 25 | **23** | - 8.0% |
| Pending Sales | 3 | **2** | - 33.3% | 21 | **17** | - 19.0% |
| Sold Listings | 5 | **3** | - 40.0% | 22 | **18** | - 18.2% |
| Median Sales Price* | $1,400,000 | **$1,390,000** | - 0.7% | $1,275,000 | **$1,355,000** | + 6.3% |
| Average Sales Price* | $1,384,000 | **$1,268,867** | - 8.3% | $1,282,091 | **$1,351,089** | + 5.4% |
| Days on Market | 18 | **24** | + 33.3% | 18 | **22** | + 22.2% |
| Active Listings | 2 | **2** | 0.0% | — | **—** | — |
| % of Properties Sold Over List Price | 100.0% | **100.0%** | 0.0% | 95.5% | **83.3%** | - 12.8% |
| % of List Price Received* | 120.0% | **119.3%** | - 0.6% | 119.9% | **117.5%** | - 2.0% |
| Months Supply of Inventory | 0.8 | **0.9** | + 12.5% | — | **—** | — |

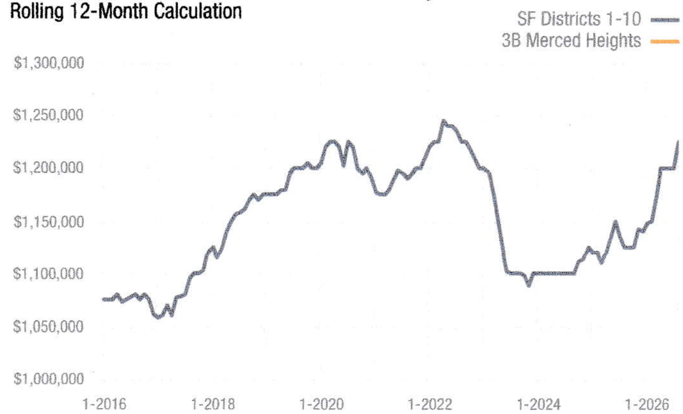
| Condo/TIC/Coop | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Pending Sales | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Sold Listings | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Median Sales Price* | — | **—** | — | — | **—** | — |
| Average Sales Price* | — | **—** | — | — | **—** | — |
| Days on Market | — | **—** | — | — | **—** | — |
| Active Listings | 0 | **0** | 0.0% | — | **—** | — |
| % of Properties Sold Over List Price | — | **—** | — | — | **—** | — |
| % of List Price Received* | — | **—** | — | — | **—** | — |
| Months Supply of Inventory | — | **—** | — | — | **—** | — |

* 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

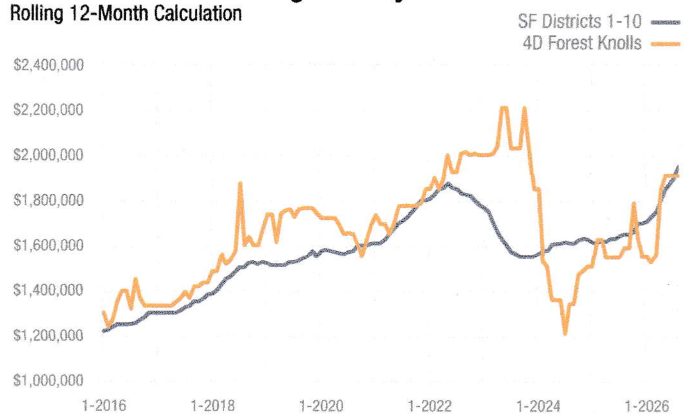
# 4D Forest Knolls

| Single Family | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 0 | **0** | 0.0% | 8 | **5** | - 37.5% |
| Pending Sales | 0 | **1** | — | 6 | **5** | - 16.7% |
| Sold Listings | 1 | **1** | 0.0% | 6 | **5** | - 16.7% |
| Median Sales Price* | $1,550,000 | **$1,480,000** | - 4.5% | $1,509,000 | **$2,150,000** | + 42.5% |
| Average Sales Price* | $1,550,000 | **$1,480,000** | - 4.5% | $1,653,000 | **$2,216,500** | + 34.1% |
| Days on Market | 13 | **114** | + 776.9% | 13 | **43** | + 230.8% |
| Active Listings | 0 | **0** | 0.0% | — | **—** | — |
| % of Properties Sold Over List Price | 100.0% | **0.0%** | - 100.0% | 83.3% | **60.0%** | - 28.0% |
| % of List Price Received* | 124.1% | **99.0%** | - 20.2% | 110.8% | **126.1%** | + 13.8% |
| Months Supply of Inventory | — | **—** | — | — | **—** | — |

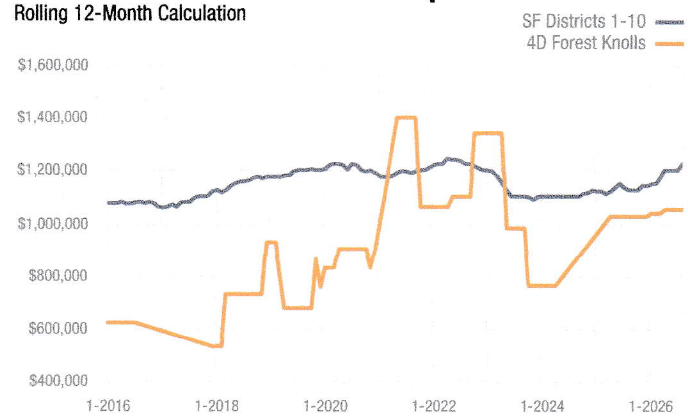
| Condo/TIC/Coop | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 0 | **0** | 0.0% | 2 | **1** | - 50.0% |
| Pending Sales | 0 | **0** | 0.0% | 1 | **1** | 0.0% |
| Sold Listings | 0 | **0** | 0.0% | 1 | **1** | 0.0% |
| Median Sales Price* | — | **—** | — | $1,025,000 | **$1,155,000** | + 12.7% |
| Average Sales Price* | — | **—** | — | $1,025,000 | **$1,155,000** | + 12.7% |
| Days on Market | — | **—** | — | 40 | **244** | + 510.0% |
| Active Listings | 1 | **0** | - 100.0% | — | **—** | — |
| % of Properties Sold Over List Price | — | **—** | — | 0.0% | **0.0%** | 0.0% |
| % of List Price Received* | — | **—** | — | 100.0% | **98.3%** | - 1.7% |
| Months Supply of Inventory | 1.0 | **—** | — | — | **—** | — |

* 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

# 10C Excelsior

## Single Family

| Key Metrics | August 2025 | August 2026 | % Change | Year to Date Thru 8-2025 | Year to Date Thru 8-2026 | % Change |
|---|---|---|---|---|---|---|
| New Listings | 6 | **4** | - 33.3% | 91 | **73** | - 19.8% |
| Pending Sales | 7 | **5** | - 28.6% | 69 | **68** | - 1.4% |
| Sold Listings | 11 | **6** | - 45.5% | 67 | **66** | - 1.5% |
| Median Sales Price* | $1,220,000 | **$990,000** | - 18.9% | $1,125,000 | **$1,176,500** | + 4.6% |
| Average Sales Price* | $1,184,364 | **$1,180,000** | - 0.4% | $1,155,402 | **$1,288,785** | + 11.5% |
| Days on Market | 28 | **21** | - 25.0% | 28 | **20** | - 28.6% |
| Active Listings | 13 | **8** | - 38.5% | — | **—** | — |
| % of Properties Sold Over List Price | 90.9% | **83.3%** | - 8.4% | 79.1% | **84.8%** | + 7.2% |
| % of List Price Received* | 115.2% | **109.1%** | - 5.3% | 113.0% | **119.2%** | + 5.5% |
| Months Supply of Inventory | 1.6 | **0.9** | - 43.8% | — | **—** | — |

## Condo/TIC/Coop

| Key Metrics | August 2025 | August 2026 | % Change | Year to Date Thru 8-2025 | Year to Date Thru 8-2026 | % Change |
|---|---|---|---|---|---|---|
| New Listings | 0 | **0** | 0.0% | 1 | **0** | - 100.0% |
| Pending Sales | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Sold Listings | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Median Sales Price* | — | **—** | — | — | **—** | — |
| Average Sales Price* | — | **—** | — | — | **—** | — |
| Days on Market | — | **—** | — | — | **—** | — |
| Active Listings | 1 | **0** | - 100.0% | — | **—** | — |
| % of Properties Sold Over List Price | — | **—** | — | — | **—** | — |
| % of List Price Received* | — | **—** | — | — | **—** | — |
| Months Supply of Inventory | — | **—** | — | — | **—** | — |

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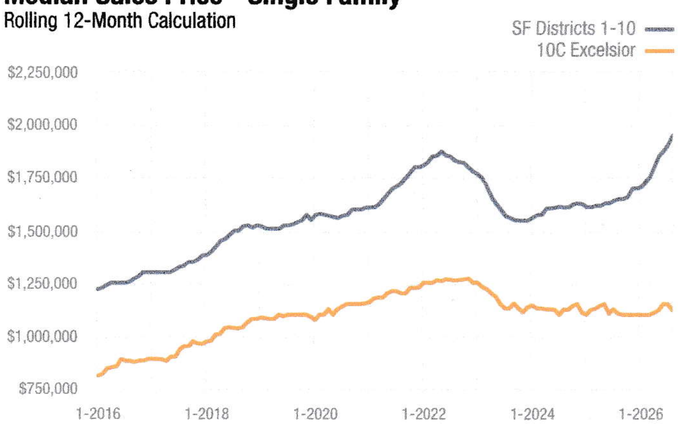
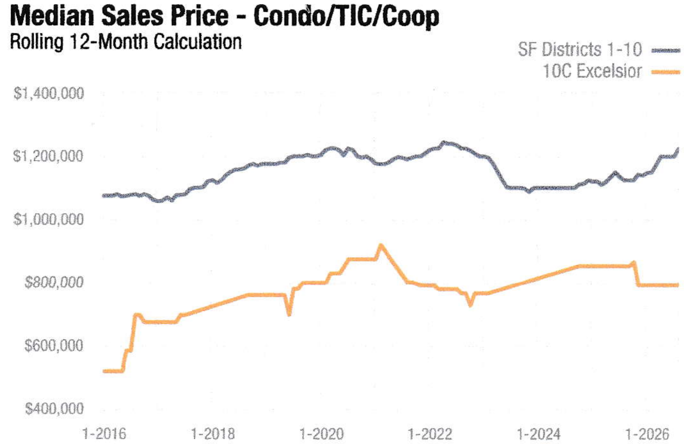
### Median Sales Price - Single Family
Rolling 12-Month Calculation




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

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SAN FRANCISCO ASSOCIATION of REALTORS

# 10F Portola

| Single Family | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 8-2025 | Thru 8-2026 | % Change |
| New Listings | 4 | **10** | + 150.0% | 59 | **68** | + 15.3% |
| Pending Sales | 4 | **11** | + 175.0% | 44 | **57** | + 29.5% |
| Sold Listings | 4 | **8** | + 100.0% | 46 | **54** | + 17.4% |
| Median Sales Price* | $1,150,000 | **$1,402,500** | + 22.0% | $1,174,950 | **$1,325,000** | + 12.8% |
| Average Sales Price* | $1,162,000 | **$1,379,214** | + 18.7% | $1,204,812 | **$1,328,877** | + 10.3% |
| Days on Market | 22 | **17** | - 22.7% | 25 | **23** | - 8.0% |
| Active Listings | 10 | **8** | - 20.0% | — | **—** | — |
| % of Properties Sold Over List Price | 50.0% | **75.0%** | + 50.0% | 76.1% | **87.0%** | + 14.3% |
| % of List Price Received* | 113.6% | **112.6%** | - 0.9% | 112.1% | **118.3%** | + 5.5% |
| Months Supply of Inventory | 1.8 | **1.1** | - 38.9% | — | **—** | — |

| Condo/TIC/Coop | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 8-2025 | Thru 8-2026 | % Change |
| New Listings | 0 | **0** | 0.0% | 0 | **1** | — |
| Pending Sales | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Sold Listings | 0 | **0** | 0.0% | 0 | **0** | 0.0% |
| Median Sales Price* | — | **—** | — | — | **—** | — |
| Average Sales Price* | — | **—** | — | — | **—** | — |
| Days on Market | — | **—** | — | — | **—** | — |
| Active Listings | 0 | **1** | — | — | **—** | — |
| % of Properties Sold Over List Price | — | **—** | — | — | **—** | — |
| % of List Price Received* | — | **—** | — | — | **—** | — |
| Months Supply of Inventory | — | **—** | — | — | **—** | — |

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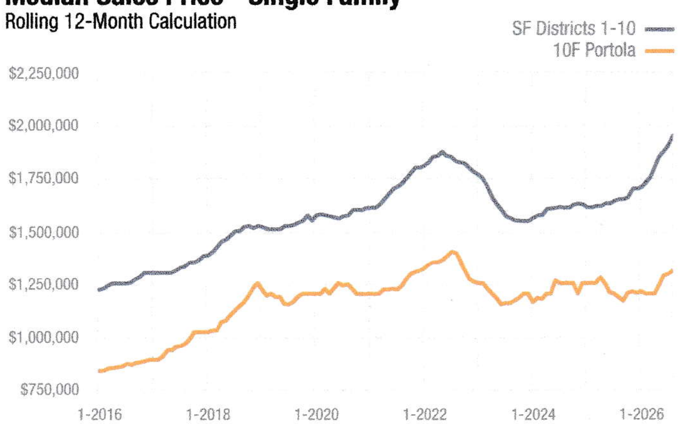
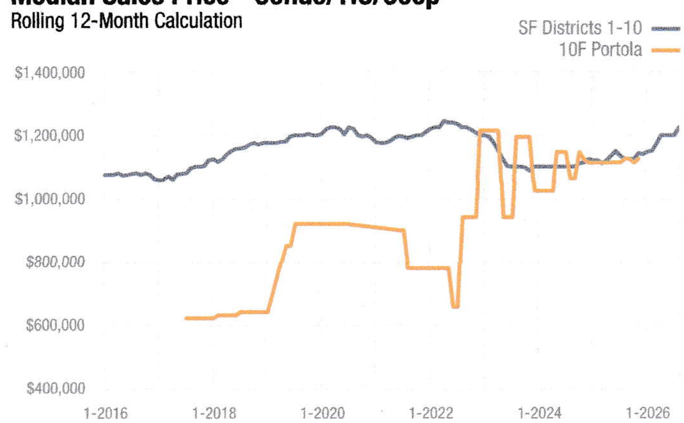
**Median Sales Price - Single Family**
Rolling 12-Month Calculation




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

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SAN FRANCISCO ASSOCIATION of REALTORS

# 10H Mission Terrace

| Single Family | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 8-2025 | Thru 8-2026 | % Change |
| New Listings | 3 | **5** | + 66.7% | 36 | **34** | - 5.6% |
| Pending Sales | 2 | **3** | + 50.0% | 25 | **28** | + 12.0% |
| Sold Listings | 2 | **1** | - 50.0% | 26 | **26** | 0.0% |
| Median Sales Price* | $1,202,000 | **$1,290,000** | + 7.3% | $1,210,000 | **$1,412,500** | + 16.7% |
| Average Sales Price* | $1,202,000 | **$1,290,000** | + 7.3% | $1,182,269 | **$1,462,962** | + 23.7% |
| Days on Market | 75 | **15** | - 80.0% | 27 | **16** | - 40.7% |
| Active Listings | 5 | **5** | 0.0% | — | **—** | — |
| % of Properties Sold Over List Price | 0.0% | **100.0%** | — | 69.2% | **100.0%** | + 44.5% |
| % of List Price Received* | 96.2% | **150.2%** | + 56.1% | 114.0% | **128.9%** | + 13.1% |
| Months Supply of Inventory | 1.5 | **1.4** | - 6.7% | — | **—** | — |

| Condo/TIC/Coop | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2025 | 2026 | % Change | Thru 8-2025 | Thru 8-2026 | % Change |
| New Listings | 1 | **0** | - 100.0% | 2 | **1** | - 50.0% |
| Pending Sales | 0 | **0** | 0.0% | 1 | **1** | 0.0% |
| Sold Listings | 0 | **0** | 0.0% | 1 | **1** | 0.0% |
| Median Sales Price* | — | **—** | — | $1,050,000 | **$1,180,000** | + 12.4% |
| Average Sales Price* | — | **—** | — | $1,050,000 | **$1,180,000** | + 12.4% |
| Days on Market | — | **—** | — | 28 | **18** | - 35.7% |
| Active Listings | 1 | **0** | - 100.0% | — | **—** | — |
| % of Properties Sold Over List Price | — | **—** | — | 100.0% | **100.0%** | 0.0% |
| % of List Price Received* | — | **—** | — | 117.3% | **131.8%** | + 12.4% |
| Months Supply of Inventory | 1.0 | **—** | — | — | **—** | — |

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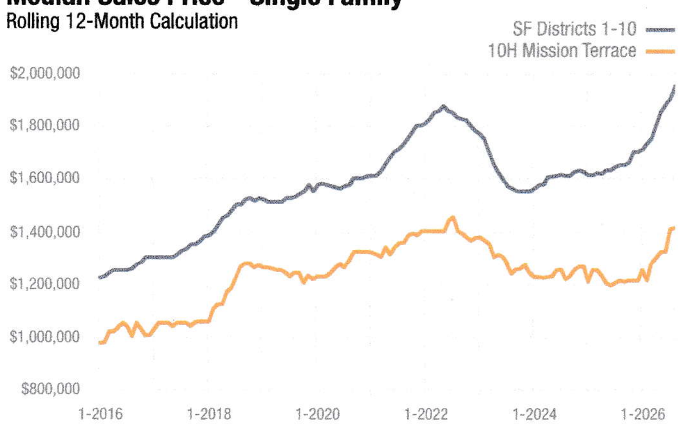
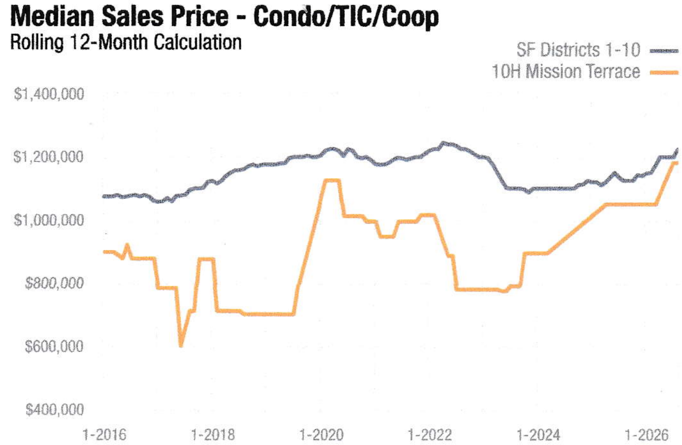
## Median Sales Price - Single Family
Rolling 12-Month Calculation




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

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# Monthly Indicators

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## August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings were up 8.7 percent for single family homes and 10.8 percent for Condo/TIC/Coop properties. Pending Sales increased 7.7 percent for single family homes and 19.4 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 23.3 percent to $1,850,000 for single family homes and 20.8 percent to $1,217,500 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 38.5 percent for single family units and 48.4 percent for Condo/TIC/Coop units.

Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

## Monthly Snapshot

| + 23.3% | + 20.8% | + 18.9% |
|---|---|---|
| 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.

# Sold Listings

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

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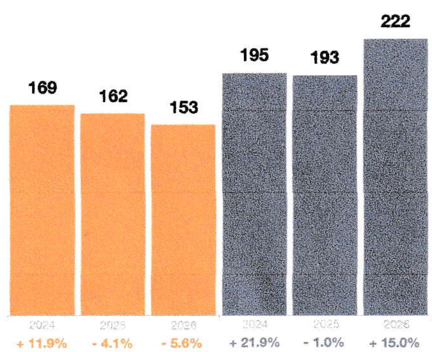
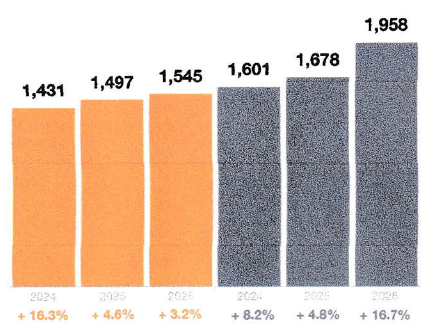
## August

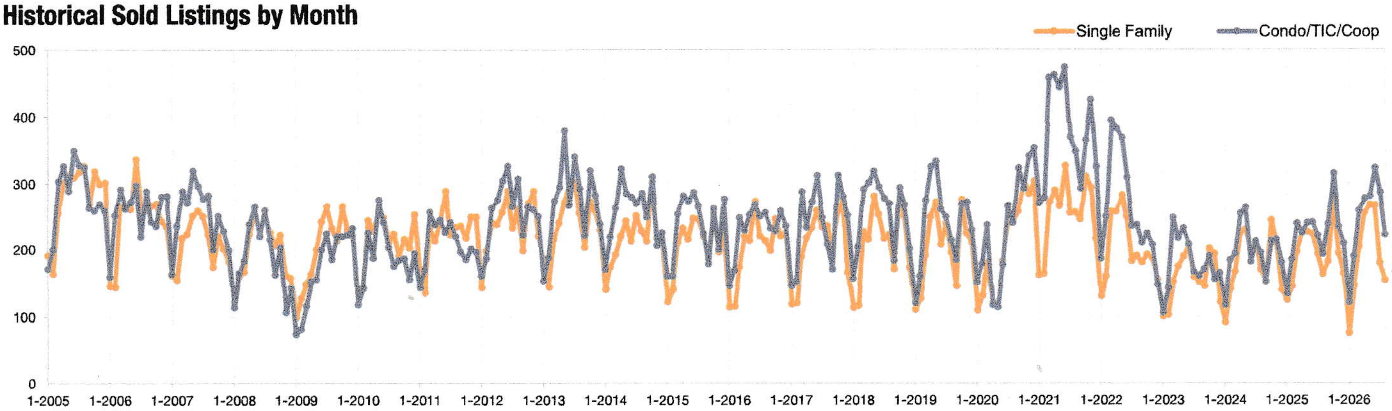



## Year to Date




| Sold Listings | Single Family | Year-Over-Year Change | Condo/TIC/ Coop | Year-Over-Year Change |
|---|---|---|---|---|
| Sep-2025 | 181 | +20.7% | 238 | +56.6% |
| Oct-2025 | 274 | +12.3% | 315 | +47.9% |
| Nov-2025 | 194 | -7.2% | 234 | +8.8% |
| Dec-2025 | 163 | +17.3% | 209 | +16.1% |
| Jan-2026 | 75 | -39.5% | 121 | -9.7% |
| Feb-2026 | 146 | +0.7% | 190 | +2.7% |
| Mar-2026 | 204 | +4.1% | 259 | +8.4% |
| Apr-2026 | 255 | +11.8% | 277 | +23.1% |
| May-2026 | 267 | +18.1% | 280 | +16.7% |
| Jun-2026 | 266 | +19.3% | 323 | +34.0% |
| Jul-2026 | 179 | -7.3% | 286 | +29.4% |
| **Aug-2026** | **153** | **-5.6%** | **222** | **+15.0%** |
| 12-Month Avg | 196 | +5.3% | 246 | +21.2% |

## Historical Sold Listings by Month

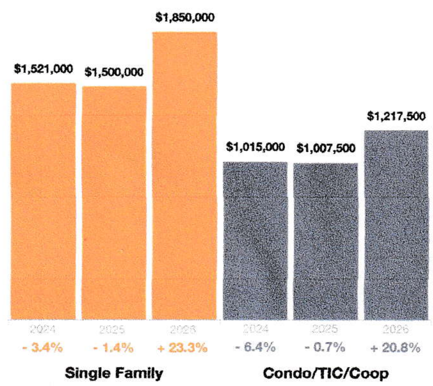


# Median Sales Price

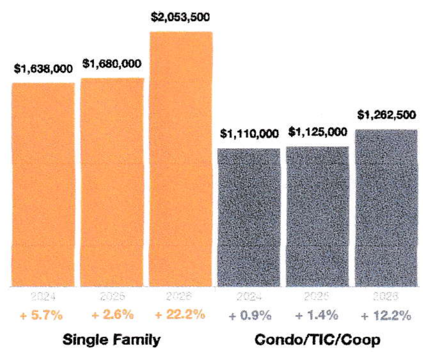
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

SAN FRANCISCO ASSOCIATION *of* REALTORS

## August



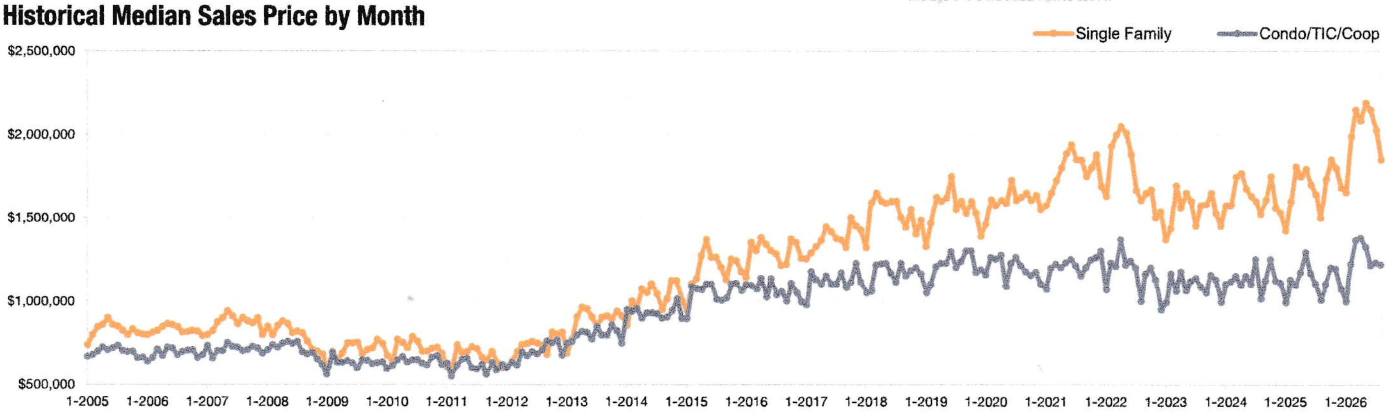

## Year to Date




| Median Sales Price | Single Family | Year-Over-Year Change | Condo/TIC/ Coop | Year-Over-Year Change |
|---|---|---|---|---|
| Sep-2025 | $1,735,000 | +7.8% | $1,102,500 | -1.6% |
| Oct-2025 | $1,850,000 | +5.7% | $1,200,000 | -3.9% |
| Nov-2025 | $1,800,000 | +15.4% | $1,192,500 | +6.5% |
| Dec-2025 | $1,682,500 | +10.0% | $1,074,000 | -3.0% |
| Jan-2026 | $1,653,325 | +16.2% | $999,000 | +0.7% |
| Feb-2026 | $1,988,000 | +24.3% | $1,220,000 | +8.4% |
| Mar-2026 | $2,150,000 | +18.8% | $1,365,000 | +24.7% |
| Apr-2026 | $2,085,000 | +19.1% | $1,380,000 | +17.9% |
| May-2026 | $2,190,000 | +22.0% | $1,325,000 | +2.6% |
| Jun-2026 | $2,150,000 | +26.5% | $1,212,500 | +4.1% |
| Jul-2026 | $2,027,500 | +23.5% | $1,230,000 | +11.8% |
| **Aug-2026** | **$1,850,000** | **+23.3%** | **$1,217,500** | **+20.8%** |
| 12-Month Avg* | $1,950,000 | +18.2% | $1,225,000 | +8.9% |

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

## Historical Median Sales Price by Month



# Average Sales Price

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

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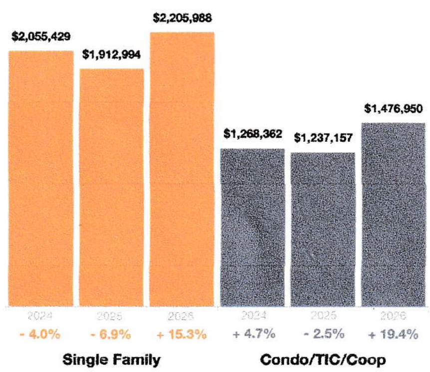
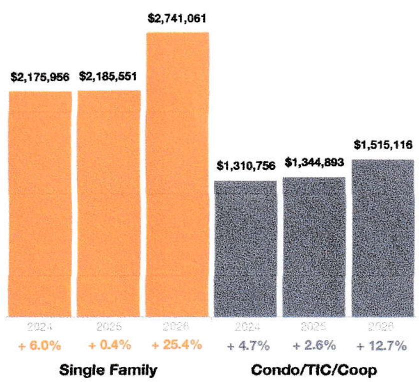
## August



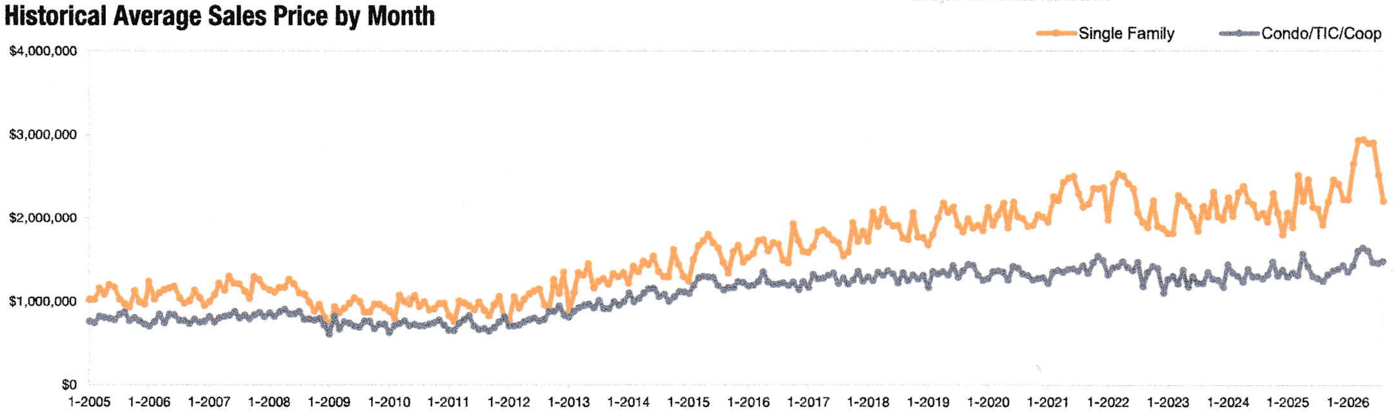

## Year to Date




| Average Sales Price | Single Family | Year-Over-Year Change | Condo/TIC/ Coop | Year-Over-Year Change |
|---|---|---|---|---|
| Sep-2025 | $2,198,298 | +12.7% | $1,315,383 | -0.1% |
| Oct-2025 | $2,461,744 | +7.2% | $1,364,116 | -7.3% |
| Nov-2025 | $2,408,332 | +16.9% | $1,382,894 | +6.2% |
| Dec-2025 | $2,224,293 | +24.0% | $1,428,243 | +4.1% |
| Jan-2026 | $2,220,675 | +7.9% | $1,349,114 | +4.5% |
| Feb-2026 | $2,651,123 | +40.6% | $1,425,304 | +6.6% |
| Mar-2026 | $2,933,364 | +16.7% | $1,595,746 | +22.1% |
| Apr-2026 | $2,939,547 | +33.5% | $1,638,045 | +4.7% |
| May-2026 | $2,892,315 | +17.4% | $1,601,760 | +13.1% |
| Jun-2026 | $2,902,141 | +36.2% | $1,467,265 | +13.2% |
| Jul-2026 | $2,519,330 | +19.5% | $1,451,776 | +14.1% |
| **Aug-2026** | **$2,205,988** | **+15.3%** | **$1,476,950** | **+19.4%** |
| 12-Month Avg* | $2,603,539 | +21.3% | $1,466,302 | +8.4% |

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

## Historical Average Sales Price by Month



# % of Properties Sold Over List Price

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

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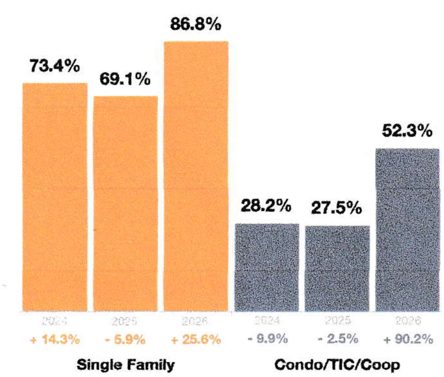
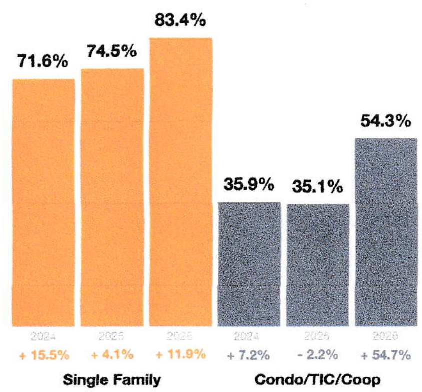
## August



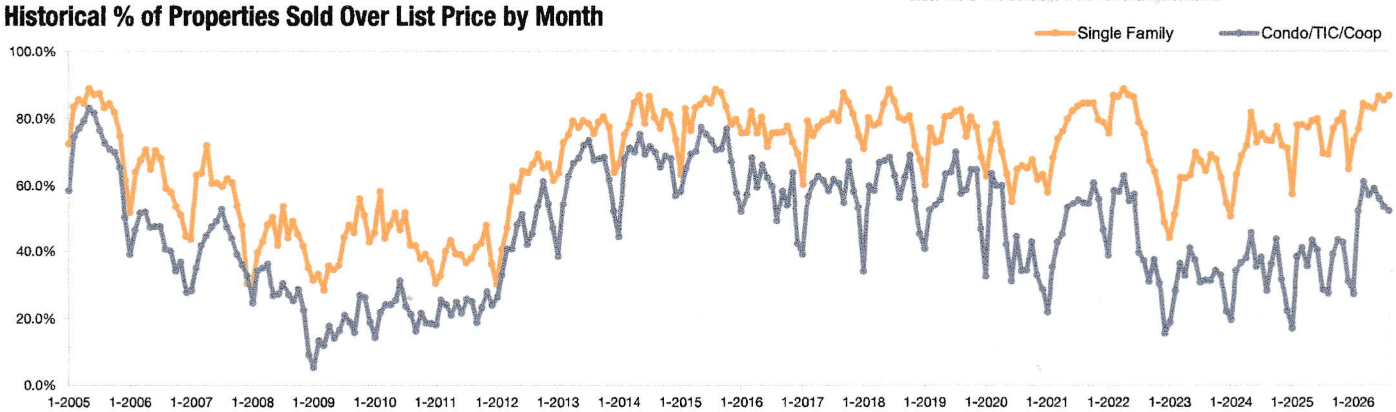

## Year to Date




| % of Properties Sold Over List Price | Single Family | Year-Over-Year Change | Condo/TIC/Coop | Year-Over-Year Change |
|---|---|---|---|---|
| Sep-2025 | 76.8% | +4.9% | 39.1% | +8.0% |
| Oct-2025 | 79.2% | +2.2% | 43.5% | -0.5% |
| Nov-2025 | 81.4% | +13.4% | 42.7% | +35.1% |
| Dec-2025 | 64.8% | -8.7% | 31.1% | +40.1% |
| Jan-2026 | 73.3% | +27.9% | 27.3% | +58.7% |
| Feb-2026 | 76.7% | -1.5% | 52.1% | +35.7% |
| Mar-2026 | 84.3% | +7.9% | 61.0% | +48.8% |
| Apr-2026 | 83.5% | +8.2% | 57.0% | +60.1% |
| May-2026 | 83.0% | +4.8% | 58.9% | +36.0% |
| Jun-2026 | 86.5% | +8.4% | 56.0% | +38.6% |
| Jul-2026 | 85.4% | +23.1% | 53.5% | +87.7% |
| **Aug-2026** | **86.8%** | **+25.6%** | **52.3%** | **+90.2%** |
| 12-Month Avg | 81.0% | +9.0% | 49.4% | +42.3% |

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

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



# % of List Price Received

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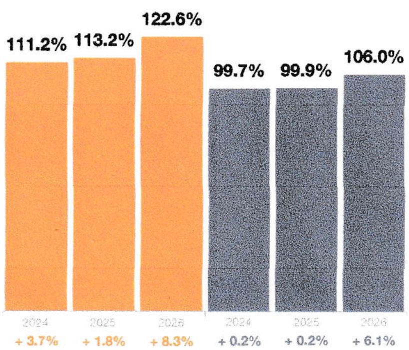
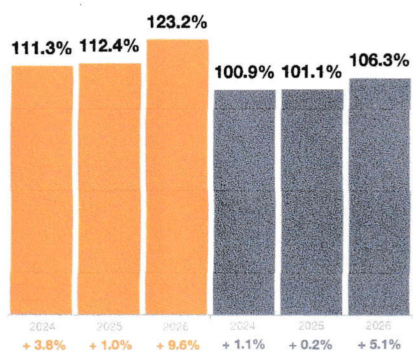
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## August



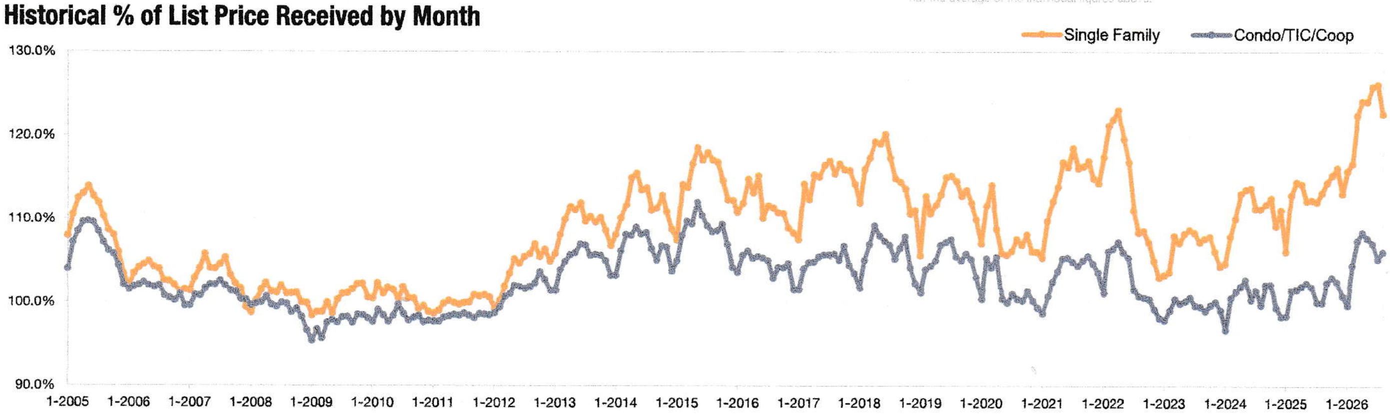

## Year to Date




| % of List Price Received | Single Family | Year-Over-Year Change | Condo/TIC/ Coop | Year-Over-Year Change |
|---|---|---|---|---|
| Sep-2025 | 114.4% | +2.4% | 102.3% | +0.2% |
| Oct-2025 | 115.3% | +2.5% | 103.0% | +0.9% |
| Nov-2025 | 116.1% | +6.4% | 102.4% | +3.0% |
| Dec-2025 | 113.1% | +1.8% | 100.7% | +2.4% |
| Jan-2026 | 115.8% | +9.2% | 99.6% | +1.2% |
| Feb-2026 | 116.7% | +3.4% | 104.4% | +3.0% |
| Mar-2026 | 122.5% | +7.1% | 107.4% | +5.8% |
| Apr-2026 | 124.1% | +8.7% | 108.4% | +6.4% |
| May-2026 | 124.1% | +10.6% | 107.7% | +5.3% |
| Jun-2026 | 125.8% | +12.0% | 107.0% | +5.1% |
| Jul-2026 | 126.1% | +12.6% | 105.2% | +5.2% |
| **Aug-2026** | **122.6%** | **+8.3%** | **106.0%** | **+6.1%** |
| 12-Month Avg* | 120.3% | +7.4% | 104.9% | +4.0% |

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

## Historical % of List Price Received by Month



# All Properties Activity Overview

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

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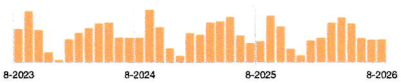
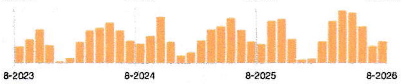
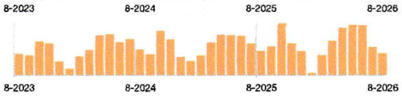
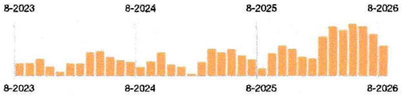
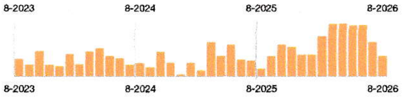
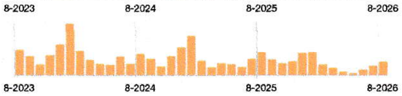
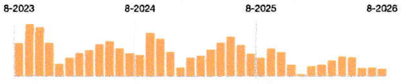
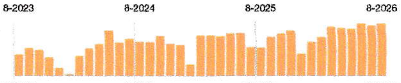
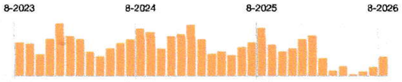
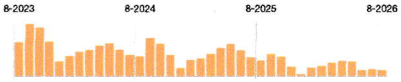
| Key Metrics | Historical Sparkbars | 8-2025 | 8-2026 | Percent Change | YTD 2025 | YTD 2026 | Percent Change |
|---|---|---|---|---|---|---|---|
| **New Listings** |   | 441 | **478** | + 8.4% | 4,763 | **4,582** | - 3.8% |
| **Pending Sales** |   | 380 | **432** | + 13.7% | 3,279 | **3,690** | + 12.5% |
| **Sold Listings** |   | 363 | **380** | + 4.7% | 3,220 | **3,542** | + 10.0% |
| **Median Sales Price** |   | $1,250,000 | **$1,486,500** | + 18.9% | $1,380,000 | **$1,580,000** | + 14.5% |
| **Avg. Sales Price** |   | $1,553,411 | **$1,783,916** | + 14.8% | $1,737,008 | **$2,050,399** | + 18.0% |
| **Days on Market** |   | 55 | **35** | - 36.4% | 43 | **32** | - 25.6% |
| **Active Listings** |   | 894 | **566** | - 36.7% | -- | -- | -- |
| **% of Properties Sold Over List Price** |   | 46.0% | **65.9%** | + 43.3% | 53.7% | **67.1%** | + 25.0% |
| **% of List Price Received** |   | 105.9% | **112.7%** | + 6.4% | 106.4% | **113.6%** | + 6.8% |
| **Affordability Ratio** |   | 30 | **26** | - 13.3% | 27 | **22** | - 18.5% |
| **Months Supply** |   | 2.3 | **1.3** | - 43.5% | -- | -- | -- |

# Activity by District

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

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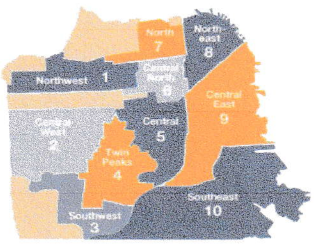


SF District 1: Northwest (Sea Cliff, Lake, Jordan Park / Laurel Heights, Outer Richmond, Central Richmond, Inner Richmond, Lone Mountain)

SF District 2: Central West (Outer Sunset, Central Sunset, Inner Sunset, Outer Parkside, Parkside, Inner Parkside, Golden Gate Heights)

SF District 3: Southwest (Pine Lake Park, Lake Shore, Merced Manor, Stonestown, Lakeside, Merced Heights, Ingleside, Ingleside Heights, Oceanview)

SF District 4: Twin Peaks W (Forest Hill (& Ext), W Portal, St Francis Wd, Balboa Terr, Mt Dav Manor, Ingleside Terr, Monterey Hts, Wstwd Pk & H'lnds, Shrwd Fst, Miraloma Pk, Dmnd Hts, Mdtwn Terr)

SF District 5: Central (Haight Ashbury, Cole Vly / Prnssus Hts, Clarndn Hts, Corona Hts, Twin Pks, Glen Pk, Noe Vly, Eureka Vly / Dolores Hts, Mission Dolores, Duboce Trngl, Buena Vista / Ashbury Hts)

SF District 6: Central North (Lower Pacific Heights, Anza Vista, Western Addition, North Panhandle, Alamo Square, Hayes Valley)

SF District 7: North (Marina, Cow Hollow, Presidio Heights, Pacific Heights)

SF District 8: Northeast (North Waterfront, North Beach, Russian Hill, Telegraph Hill, Nob Hill, Financial District / Barbary Coast, Downtown, Van Ness / Civic Center, Tenderloin)

SF District 9: Central East (Yerba Buena, South Beach, South of Market, Mission Bay, Inner Mission, Potrero Hill, Central Waterfront / Dogpatch, Bernal Heights)

SF District 10: Southeast (Outer Mission, Mission Terr, Excelsior, Portola, Bayview, Silver Terr, Hunters Pt, Candlestick Pt, Bayview Hts, Little Hollywood, Visitation Vly, Crocker Amazon)

| | | Active Listings | | | Sold Listings | | | Median Sales Price | | | Days on Market | | | Months Supply | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 8-2025 | 8-2026 | + / – | 8-2025 | 8-2026 | + / – | 8-2025 | 8-2026 | + / – | 8-2025 | 8-2026 | + / – | 8-2025 | 8-2026 | + / – |
| **Single Family** | | | | | | | | | | | | | | | | |
| 1 | SF District 1 | 14 | 16 | **+14.3%** | 12 | 11 | **-8.3%** | $1,594,000 | $2,275,000 | **+42.7%** | 19 | 17 | **-10.5%** | 0.9 | 0.9 | **0.0%** |
| 2 | SF District 2 | 18 | 14 | **-22.2%** | 27 | 29 | **+7.4%** | $1,625,000 | $2,200,000 | **+35.4%** | 24 | 14 | **-41.7%** | 0.5 | 0.4 | **-20.0%** |
| 3 | SF District 3 | 18 | 17 | **-5.6%** | 16 | 20 | **+25.0%** | $1,376,500 | $1,485,000 | **+7.9%** | 15 | 36 | **+140.0%** | 1.6 | 1.3 | **-18.8%** |
| 4 | SF District 4 | 22 | 11 | **-50.0%** | 22 | 18 | **-18.2%** | $1,957,500 | $2,400,000 | **+22.6%** | 24 | 16 | **-33.3%** | 0.8 | 0.4 | **-50.0%** |
| 5 | SF District 5 | 32 | 15 | **-53.1%** | 14 | 13 | **-7.1%** | $2,017,500 | $3,890,000 | **+92.8%** | 35 | 14 | **-60.0%** | 1.3 | 0.5 | **-61.5%** |
| 6 | SF District 6 | 6 | 2 | **-66.7%** | 2 | 2 | **0.0%** | $2,325,000 | $5,317,500 | **+128.7%** | 166 | 141 | **-15.1%** | 2.2 | 0.6 | **-72.7%** |
| 7 | SF District 7 | 16 | 5 | **-68.8%** | 9 | 4 | **-55.6%** | $4,850,000 | $5,112,500 | **+5.4%** | 94 | 10 | **-89.4%** | 1.7 | 0.5 | **-70.6%** |
| 8 | SF District 8 | 5 | 8 | **+60.0%** | 1 | 2 | **+100.0%** | $13,000,000 | $2,701,000 | **-79.2%** | 127 | 96 | **-24.4%** | 2.3 | 2.3 | **0.0%** |
| 9 | SF District 9 | 24 | 23 | **-4.2%** | 18 | 15 | **-16.7%** | $1,395,000 | $2,250,000 | **+61.3%** | 40 | 32 | **-20.0%** | 1.2 | 1.1 | **-8.3%** |
| 10 | SF District 10 | 84 | 48 | **-42.9%** | 41 | 39 | **-4.9%** | $1,040,000 | $1,100,000 | **+5.8%** | 35 | 31 | **-11.4%** | 2.2 | 1.3 | **-40.9%** |
| **Condo/TIC/Coop** | | | | | | | | | | | | | | | | |
| 1 | SF District 1 | 11 | 10 | **-9.1%** | 4 | 13 | **+225.0%** | $1,177,500 | $1,755,000 | **+49.0%** | 72 | 26 | **-63.9%** | 1.1 | 0.9 | **-18.2%** |
| 2 | SF District 2 | 9 | 6 | **-33.3%** | 1 | 0 | **-100.0%** | $600,000 | $0 | **-100.0%** | 42 | 0 | **-100.0%** | 2.8 | 1.6 | **-42.9%** |
| 3 | SF District 3 | 4 | 2 | **-50.0%** | 2 | 2 | **0.0%** | $860,000 | $602,500 | **-29.9%** | 61 | 102 | **+67.2%** | 2.8 | 0.8 | **-71.4%** |
| 4 | SF District 4 | 16 | 4 | **-75.0%** | 2 | 7 | **+250.0%** | $688,124 | $629,000 | **-8.6%** | 109 | 137 | **+25.7%** | 4.6 | 0.9 | **-80.4%** |
| 5 | SF District 5 | 63 | 33 | **-47.6%** | 21 | 23 | **+9.5%** | $1,000,000 | $1,405,000 | **+40.5%** | 53 | 38 | **-28.3%** | 2.0 | 0.9 | **-55.0%** |
| 6 | SF District 6 | 42 | 20 | **-52.4%** | 17 | 21 | **+23.5%** | $1,070,000 | $1,500,000 | **+40.2%** | 49 | 20 | **-59.2%** | 2.1 | 0.8 | **-61.9%** |
| 7 | SF District 7 | 45 | 22 | **-51.1%** | 19 | 27 | **+42.1%** | $1,355,000 | $2,050,000 | **+51.3%** | 65 | 27 | **-58.5%** | 1.8 | 0.7 | **-61.1%** |
| 8 | SF District 8 | 144 | 86 | **-40.3%** | 44 | 45 | **+2.3%** | $907,500 | $1,032,000 | **+13.7%** | 69 | 41 | **-40.6%** | 3.9 | 1.7 | **-56.4%** |
| 9 | SF District 9 | 273 | 181 | **-33.7%** | 80 | 79 | **-1.3%** | $1,010,000 | $1,100,000 | **+8.9%** | 83 | 45 | **-45.8%** | 4.0 | 2.3 | **-42.5%** |
| 10 | SF District 10 | 32 | 31 | **-3.1%** | 3 | 5 | **+66.7%** | $620,000 | $607,500 | **-2.0%** | 116 | 50 | **-56.9%** | 6.4 | 7.0 | **+9.4%** |