



SAN FRANCISCO MARKET UPDATE

JUNE 2025





VANGUARD PROPERTIES

MARKET UPDATE

SAN FRANCISCO | JUNE 2025

San Francisco’s housing market continued its strong momentum in May, especially in the single-family home segment. Compared to May 2024, the median sales price for single-family homes rose 6.5% to \$1,800,000, while homes continued to move quickly, spending a median of just 13 days on the market, unchanged from last year. The median price per square foot increased 3.2% to \$1,057, and the number of homes that went into contract jumped 10.5% to 264, signaling strong buyer activity. While the number of closed sales dipped slightly by 2.2%, inventory remains tight, with just 268 homes for sale at the end of May, a 1.1% year-over-year decline. Months Supply of Inventory recorded at a lean 1.2 months, keeping competition high.

Condominiums posted a 10% gain in median sales price, reaching \$1,291,500, a new record for the month of May. The median days on market dropped by 7 days to 21, while price per square foot edged up 0.3%. Similar to the single-family segment, the number of condos going into contract jumped 10.5%, reflecting robust buyer interest. However, the number of closed condo sales fell 9.6% to 226. Active listings at month-end declined 4.8% to 71, and the Months Supply of Inventory for condos stands at 2.5, indicating tightening conditions in that segment as well.

With limited inventory, strong buyer demand, and rising prices in both segments, San Francisco’s housing market remains highly active heading into summer.



SINGLE FAMILY HOMES



CONDOMINIUMS

MAY 2025

Median Sales Price	\$1,800,000 ↑
Days on market	13 ↓
\$/SQ. FT.	\$1,057 ↑
# For Sale On Last Day Of Month	268 ↓
Went Into Contract	264 ↑
Properties Sold	219 ↓

MAY 2025

Median Sales Price	\$1,291,500 ↑
Days On Market	21 ↓
\$/Sq. Ft.	\$1,021 ↑
# For Sale Last Day Of Month	711 ↓
Went Into Contract	252 ↑
Properties Sold	226 ↓



SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **+1.1%**

DAYS ON MARKET: **+1 day**

YEAR-OVER-YEAR COMPARISON

“Compared to May 2024, the median sales price for single-family homes rose 6.5% to \$1,800,000, while homes continued to move quickly, spending a median of just 13 days on the market.”

	MAY-2025	MAY-2024	%Δ
Sales Price	\$1,800,000	\$1,690,000	+6.5%
Days On Market	13	13	0.0%
\$/SQ. FT.	\$1,057	\$1,024	+3.2%

	MAY-2025	MAY-2024	%Δ
Went Into Contract	264	239	+10.5%
Properties Sold	219	224	-2.2%
# For Sale Last Day of Month	268	271	-1.1%
% Of Properties Sold Over List	79.9%	82.6%	-3.3%
% Of List Price Received (Average)	112.3%	113.7%	-1.2%

MEDIAN AREA VALUES

Q1 2025

NEIGHBORHOOD	SINGLE FAMILY	\$ / SQ. FT.	% OF LIST PRICE RECEIVED (AVERAGE)	HOMES SOLD
Pacific/Presidio Heights	\$9,725,000	\$1,611	97.3%	11*
Russian Hill	\$5,287,500	\$1,160	97.3%	2*
Alamo Square/NOPA	\$4,450,000	\$1,054	106.9%	4*
Marina/Cow Hollow	\$3,700,000	\$1,020	101.0%	7*
Cole Valley/Haight	\$3,415,000	\$1,340	115.4%	6*
Lower Pacific/Laurel Heights	\$2,995,000	\$1,501	104.9%	5*
Hayes Valley	\$2,850,000	\$630	87.7%	1*
Buena Vista/Corona Heights	\$2,750,000	\$1,322	110.9%	4*
Noe Valley	\$2,588,000	\$1,430	111.5%	26*
Castro/Duboce Triangle	\$2,476,919	\$1,148	110.7%	13*
Richmond/Lake Street	\$2,207,500	\$1,143	112.4%	24*
Diamond Heights	\$2,187,500	\$861	110.1%	5*
Ingleside Terrace/Lakeside	\$1,994,625	\$836	105.4%	4*
Bernal Heights/Glen Park	\$1,700,000	\$1,085	109.8%	53
Sunset	\$1,630,000	\$1,053	121.6%	35*
Mission	\$1,420,000	\$922	115.6%	5*
Westwood Park/Sunnyside	\$1,400,000	\$1,060	112.1%	13*
Potrero Hill	\$1,393,500	\$1,045	106.5%	10*
Excelsior/Portola	\$1,250,000	\$800	113.3%	35*
Bayview/Hunters Point	\$1,000,000	\$626	103.4%	25*

* Small sample size (n<50); use caution when interpreting statistics. Sources: SFAR MLS & BrokerMetrics; Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2025 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE No. 01486075

CONDOMINIUMS/TIC/COOPS

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **+10.1%**

DAYS ON MARKET: **-7 days**

YEAR-OVER-YEAR COMPARISON

“Condominiums posted a 10% gain in median sales price, reaching \$1,291,500, a new record for the month of May.”

	MAY-2025	MAY-2024	MEDIAN %Δ
Sales Price	\$1,291,500	\$1,170,000	+10.4%
Days On Market	21	28	-25.0%
\$/SQ. FT.	\$1,021	\$1,018	+0.3%

	MAY-2025	MAY-2024	TOTAL %Δ
Went Into Contract	252	228	+10.5%
Properties Sold	226	250	-9.6%
# For Sale Last Day of Month	711	747	-4.8%
% Of Properties Sold Over List	43.8%	46.4%	-5.6%
% Of List Price Received (Average)	102.4%	102.7%	-0.3%

MEDIAN AREA VALUES

Q1 2025

NEIGHBORHOOD	CONDOMINIUM	\$ / SQ. FT	% OF LIST PRICE RECEIVED (AVERAGE)	HOMES SOLD
Pacific/Presidio Heights	\$2,007,500	\$1,204	100.3%	40*
Marina/Cow Hollow	\$1,785,000	\$1,238	100.8%	24*
Russian Hill	\$1,550,000	\$1,171	98.1%	27*
Lower Pacific/Laurel Heights	\$1,510,000	\$1,099	100.5%	10*
North Beach/Fisherman's Wharf	\$1,450,000	\$989	100.7%	7*
Buena Vista/Corona Heights	\$1,385,000	\$1,065	106.4%	7*
Noe Valley	\$1,285,000	\$1,083	108.1%	19*
Sunset	\$1,250,000	\$926	102.1%	11*
Castro/Duboce Triangle	\$1,220,000	\$1,135	102.6%	20*
Hayes Valley	\$1,211,250	\$1,075	108.0%	16*
Alamo Square/NOPA	\$1,201,000	\$973	105.7%	11*
Cole Valley/Haight	\$1,200,000	\$1,071	104.0%	9*
Nob Hill*	\$1,197,500	\$965	100.6%	36*
Mission Dolores	\$1,129,000	\$987	104.6%	10*
Potrero Hill	\$1,100,000	\$1,020	103.5%	11*
Richmond/Lake St	\$1,072,500	\$993	105.1%	12*
Mission	\$978,500	\$854	101.4%	28*
Dogpatch	\$965,000	\$954	101.6%	10*
Telegraph Hill	\$947,000	\$571	106.6%	2*
Mission Bay	\$890,000	\$900	99.4%	19*
South Beach/Yerba Buena	\$881,500	\$938	97.1%	74
Bernal Heights/Glen Park	\$812,500	\$787	106.3%	4*
Bayview/Hunters Point	\$720,000	\$582	95.8%	3*
SOMA	\$712,500	\$739	97.6%	44*
Diamond Heights	\$584,950	\$732	98.8%	6*

* Small sample size (n<50); use caution when interpreting statistics. Sources: SFAR MLS & BrokerMetrics; Property types covered: condominium/TIC/ Stock COOP. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2025 Vanguard Properties. All rights reserved. Equal Housing Opportunity, DRE No. 01486075

SAN FRANCISCO MARKET UPDATE

JUNE 2025

YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE



Single Family Residences

\$1,800,000

+6.5% change year-over-year

Condominium/TIC/COOPs

\$1,291,500

+10.4% change year-over-year

MEDIAN MARKET TIME



Single Family Residences

13 days

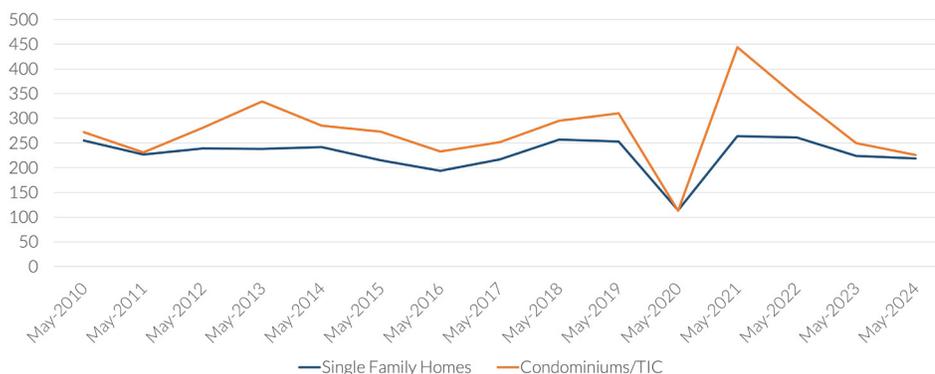
No change year-over-year

Condominium/TIC/COOPs

21 days

-7 day change year-over-year

NUMBER OF SALES



Single Family Residences

219

-2.2% change year-over-year

Condominium/TIC/COOPs

226

-9.6% change year-over-year