



SAN FRANCISCO MARKET UPDATE

Q2 2026





VANGUARD PROPERTIES

MARKET UPDATE

SAN FRANCISCO | Q2 2026

San Francisco's Q2 housing market capped a banner first half of 2026.

After six months of elevated buyer demand, tight inventory, and fast-moving listings, the data reflects what agents have been seeing on the ground all year: San Francisco is firmly in a competitive, high-conviction market. Q2 was defined by rising prices, shrinking supply, faster sales, and strong overbid activity across both single family homes and condominiums.

Single family homes remained the standout segment. The median sales price rose 22.2% year over year to \$2,150,000, while the median price per square foot increased 15.8% to \$1,202. Sellers received an average of 125.2% of list price, up from 113.0% last year, and 84.8% of homes sold over asking. That level of overbid activity is exceptional, especially when paired with a 15.8% increase in closed sales and a 49.3% drop in quarter-end inventory. Even with public contract activity slightly lower, likely influenced by more homes trading off market or in coming soon status, the single family market remains extremely tight, fast, and seller-favorable.

The condominium market also delivered one of its strongest quarters in years. Closed sales rose 24.4% year over year, pending sales increased 19.3%, and quarter-end inventory fell 40.7%. The median condo sales price rose 6.9% to \$1,300,000, while the median price per square foot jumped 11.9% to \$1,135. Condos also moved much faster, with median days on market falling from 27 days to just 15 days.

The most encouraging condo metric is competition. Last quarter, 57.8% of condominiums sold over list price, up from 40.3% last year. Sellers received 107.8% of list price on average, compared with 102.0% in Q2 2025. That is a meaningful shift from the more selective condo market of recent years and shows that buyers are re-engaging when the location, presentation, and pricing are right.

Overall, Q2 reinforced San Francisco's position as one of the strongest and most competitive housing markets in the Bay Area. Single family homes are seeing exceptional pricing power, condos are showing renewed depth and urgency, and the broader city narrative continues to improve. For sellers, preparation and pricing are being rewarded. For buyers, opportunity still exists, but hesitation has become more expensive. The tone heading into the second half of the year is confident, active, and decidedly positive.



SINGLE FAMILY HOMES



CONDOMINIUMS

Q2 2026

Median Sales Price	\$2,150,000 ↑
Days on market	12 ↓
\$/SQ. FT.	\$1,202 ↑
# For Sale On Last Day Of Month	115 ↓
Went Into Contract	670 ↓
Properties Sold	778 ↑

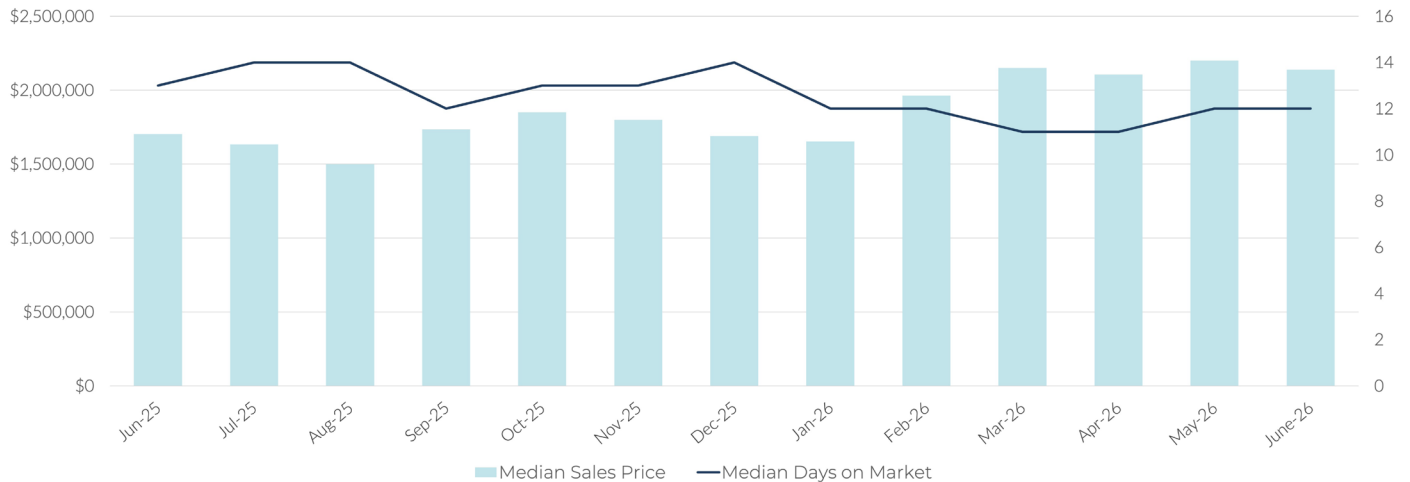
Q2 2026

Median Sales Price	\$1,300,000 ↑
Days On Market	15 ↓
\$/Sq. Ft.	\$1,135 ↑
# For Sale Last Day Of Month	388 ↓
Went Into Contract	840 ↑
Properties Sold	863 ↑



SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **-2.8%**

DAYS ON MARKET: **No change**

YEAR-OVER-YEAR COMPARISON

"Single family homes remained the standout segment. The median sales price rose 22.2% year over year to \$2,150,000, while the median price per square foot increased 15.8% to \$1,202."

	MEDIAN		
	Q2-2026	Q2-2025	%Δ
Sales Price	\$2,150,000	\$1,760,000	+22.2%
Days On Market	12	13	-7.7%
\$ / SQ. FT.	\$1,202	\$1,038	+15.8%

	TOTAL		
	Q2-2026	Q2-2025	%Δ
Went Into Contract	670	687	-2.5%
Properties Sold	778	672	+15.8%
# For Sale Last Day of Quarter	115	227	-49.3%
% Of Properties Sold Over List	84.8%	79.2%	+7.1%
% Of List Price Received (Average)	125.2%	113.0%	+10.8%

MEDIAN AREA VALUES

Q2 2026

NEIGHBORHOOD	SINGLE FAMILY	\$ / SQ. FT.	% OF LIST PRICE RECEIVED (AVERAGE)	HOMES SOLD
Marina/Cow Hollow	\$9,050,000	\$2,251	125.8%	9*
Russian Hill	\$9,001,000	\$2,176	105.4%	7*
Pacific/Presidio Heights	\$7,917,500	\$1,795	112.5%	26*
Alamo Square/NOPA	\$5,700,000	\$1,276	122.7%	4*
Cole Valley/Haight	\$4,900,000	\$1,295	137.8%	7*
Hayes Valley	\$4,067,500	\$1,446	118.7%	2*
Castro/Duboce Triangle	\$3,995,500	\$1,719	122.0%	24*
Lower Pacific/Laurel Heights	\$3,900,000	\$1,415	123.2%	15*
Noe Valley	\$3,350,000	\$1,784	131.3%	47*
Buena Vista/Corona Heights	\$3,275,000	\$1,492	127.8%	12*
Diamond Heights	\$3,050,000	\$1,238	122.3%	3*
Ingleside Terrace/Lakeside	\$2,800,900	\$1,097	123.0%	13*
Mission	\$2,740,000	\$1,159	126.9%	16*
Richmond/Lake Street	\$2,505,000	\$1,175	127.3%	62
Potrero Hill	\$2,476,763	\$1,485	129.3%	16*
Bernal Heights/Glen Park	\$2,025,000	\$1,277	129.2%	64
Sunset	\$2,003,888	\$1,202	136.7%	67
Westwood Park/Sunnyside	\$1,750,000	\$1,277	130.4%	24*
Excelsior/Portola	\$1,330,000	\$901	122.4%	65
Bayview/Hunters Point	\$981,500	\$798	109.4%	16*

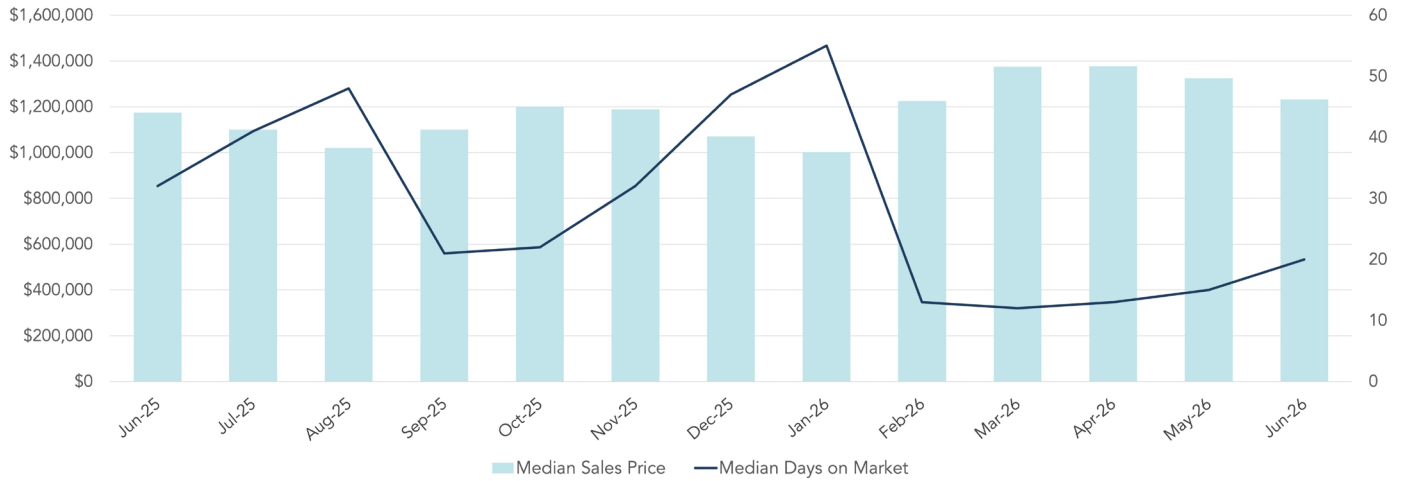
* Small sample size (n<50); use caution when interpreting statistics. Sources: SFAR MLS & BrokerMetrics; Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2026 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE No. 01486075

SAN FRANCISCO MARKET UPDATE

Q2 2026

CONDOMINIUMS/TIC/COOPS

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **-7.0%**

DAYS ON MARKET: **+5 days**

YEAR-OVER-YEAR COMPARISON

"The condominium market also delivered one of its strongest quarters in years. Closed sales rose 24.4% year over year, pending sales increased 19.3%, and quarter-end inventory fell 40.7%."

	Q2-2026	Q2-2025	%Δ
Median Sales Price	\$1,300,000	\$1,216,000	+6.9%
Median Days On Market	15	27	-44.4%
\$/SQ. FT.	\$1,135	\$1,014	+11.9%

	Q2-2026	Q2-2025	%Δ
Total Went Into Contract	840	704	+19.3%
Total Properties Sold	863	694	+24.4%
Total # For Sale Last Day of Quarter	388	654	-40.7%
Total % Of Properties Sold Over List	57.8%	40.3%	+43.4%
Total % Of List Price Received (Average)	107.8%	102.0%	+5.7%

MEDIAN AREA VALUES

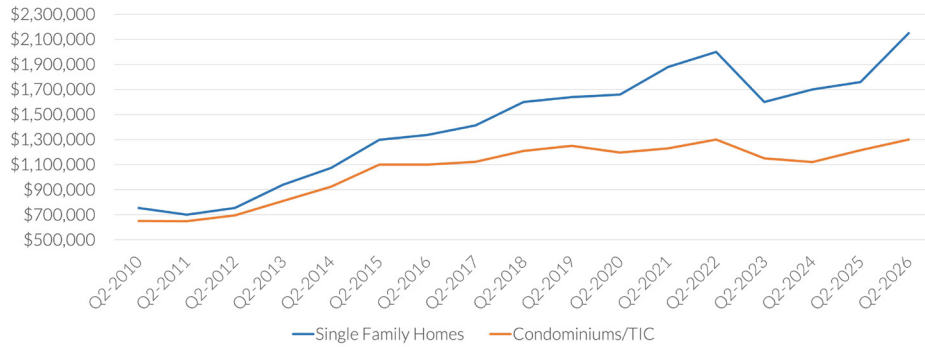
Q2 2026

NEIGHBORHOOD	CONDOMINIUM	\$ / SQ. FT	% OF LIST PRICE RECEIVED (AVERAGE)	HOMES SOLD
Pacific/Presidio Heights	\$1,885,000	\$1,272	109.6%	78
Marina/Cow Hollow	\$1,780,000	\$1,479	115.2%	36*
Alamo Square/NOPA	\$1,718,000	\$1,130	118.8%	28*
Russian Hill	\$1,660,000	\$1,300	108.8%	40*
Cole Valley/Haight	\$1,630,000	\$1,217	121.7%	23*
Lower Pacific/Laurel Heights	\$1,620,000	\$1,271	111.7%	19*
Noe Valley	\$1,577,500	\$1,091	111.6%	34*
Nob Hill*	\$1,515,000	\$1,138	104.7%	50
Buena Vista/Corona Heights	\$1,480,000	\$1,261	117.0%	23*
Mission Dolores	\$1,472,500	\$1,102	114.6%	20*
Sunset	\$1,425,000	\$1,048	124.2%	10*
Castro/Duboce Triangle	\$1,377,500	\$1,178	115.1%	38*
North Beach/Fisherman's Wharf	\$1,332,500	\$962	104.6%	14*
Richmond/Lake St	\$1,320,000	\$1,170	112.6%	30*
Bernal Heights/Glen Park	\$1,300,000	\$896	113.8%	16*
Dogpatch	\$1,255,000	\$1,155	106.6%	17*
Potrero Hill	\$1,232,000	\$946	107.2%	26*
South Beach/Yerba Buena	\$1,200,000	\$1,090	98.7%	113
Telegraph Hill	\$1,150,000	\$1,189	101.8%	6*
Mission Bay	\$1,125,000	\$1,117	101.1%	32*
Hayes Valley	\$1,100,000	\$1,102	107.3%	28*
Mission	\$1,068,000	\$962	111.3%	33*
SOMA	\$855,000	\$776	102.3%	34*
Diamond Heights	\$765,000	\$800	101.1%	12*
Bayview/Hunters Point	\$694,400	\$623	98.9%	8*

* 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. ©2026 Vanguard Properties. All rights reserved. Equal Housing Opportunity, DRE No. 01486075

YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE



Single Family Residences

\$2,150,000

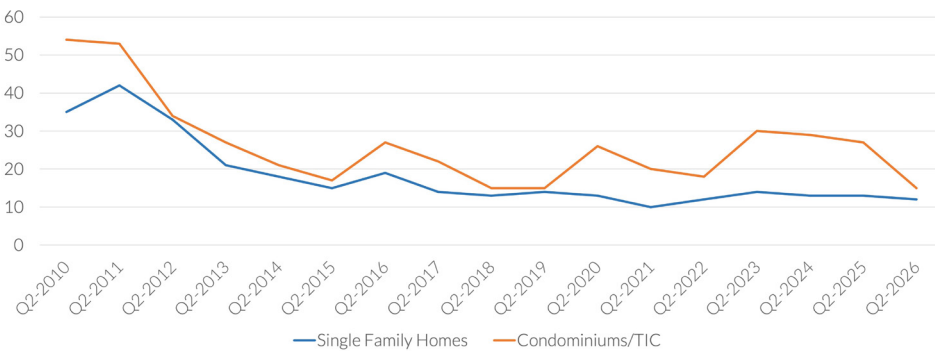
+22.2% change year-over-year

Condominium/TIC/COOPs

\$1,300,000

+6.9% change year-over-year

MEDIAN MARKET TIME



Single Family Residences

12 days

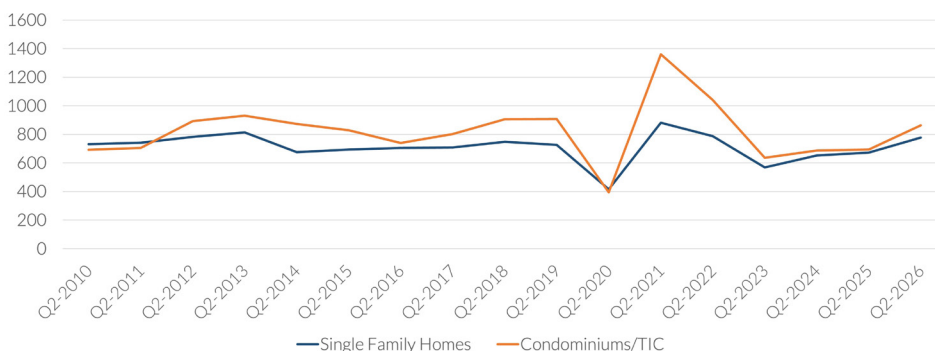
-1 day change year-over-year

Condominium/TIC/COOPs

15 days

-12 day change year-over-year

NUMBER OF SALES



Single Family Residences

778

+15.8% change year-over-year

Condominium/TIC/COOPs

863

+24.4% change year-over-year