



# SAN FRANCISCO MARKET UPDATE

JUNE 2026





## VANGUARD PROPERTIES

# MARKET UPDATE

SAN FRANCISCO | JUNE 2026

San Francisco's housing market did not just have a strong May. It continued a run of strength that has now defined the year.

After six months of elevated buyer demand, tight inventory, and fast-moving listings, May reinforced that this market has shifted. The early-year momentum has not faded. Competition remains strong, closed sales are rising, and sellers continue to see standout results across both single family homes and condominiums.

Single family homes remain the most competitive segment. The median sales price rose 22.2% year over year to \$2,200,000, while the median price per square foot increased 12.9% to \$1,193. Sellers received 124.9% of list price on average, and 83.8% of homes sold over asking. Closed sales also increased 18.7%, even as month-end inventory fell 20.5%. Pending sales declined 10.2%, though that understates demand as more homes are trading before full public exposure.

The condominium market also continued to strengthen. Closed sales rose 21.7% year over year, pending sales increased 10.3%, and month-end inventory fell 24.1%. The median price per square foot climbed 12.9% to \$1,153, while the median sales price increased 2.6% to \$1,325,000. Condos also moved faster, with median days on market falling by six days to 15 days.

The most striking condo metric is competition. In May, 59.3% of condominiums sold over list price, up 35.4% from last year, while sellers received 107.8% of list price on average. That is a meaningful shift from the more uneven condo environment of recent years and shows buyers are re-engaging when the product, location, and pricing are right.

Overall, May reinforced what agents and clients have been feeling on the ground for months: San Francisco is in a sustained, competitive market. For sellers, preparation and pricing are being rewarded. For buyers, the market still offers opportunity, but hesitation has become more expensive. The tone heading into summer is confident, active, and increasingly constructive.



### SINGLE FAMILY HOMES



### CONDOMINIUMS

#### MAY 2026

Median Sales Price	\$2,200,000 ↑
Days on market	12 ↓
\$/SQ. FT.	\$1,193 ↑
# For Sale On Last Day Of Month	213 ↓
Went Into Contract	237 ↓
Properties Sold	260 ↑

#### MAY 2026

Median Sales Price	\$1,325,000 ↑
Days On Market	15 ↓
\$/Sq. Ft.	\$1,153 ↑
# For Sale Last Day Of Month	540 ↓
Went Into Contract	278 ↑
Properties Sold	275 ↑

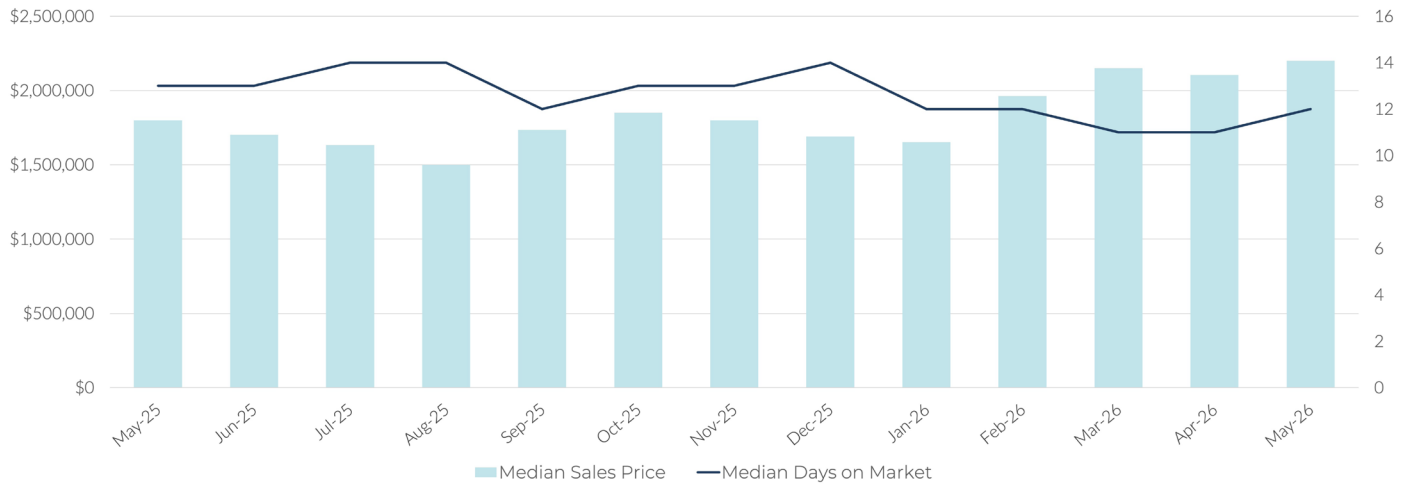


# SAN FRANCISCO MARKET UPDATE

JUNE 2026

## SINGLE FAMILY RESIDENCES

### MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **+4.5%**

DAYS ON MARKET: **+1 day**

### YEAR-OVER-YEAR COMPARISON

"Single family homes remain the most competitive segment. The median sales price rose 22.2% year over year to \$2,200,000, while the median price per square foot increased 12.9% to \$1,193."

	MEDIAN		
	MAY-2026	MAY-2025	%Δ
Sales Price	\$2,200,000	\$1,800,000	+22.2%
Days On Market	12	13	-7.7%
\$/SQ. FT.	\$1,193	\$1,057	+12.9%

	TOTAL		
	MAY-2026	MAY-2025	%Δ
Went Into Contract	237	264	-10.2%
Properties Sold	260	219	+18.7%
# For Sale Last Day of Month	213	268	-20.5%
% Of Properties Sold Over List	83.8%	79.9%	+4.9%
% Of List Price Received (Average)	124.9%	112.3%	+11.2%

## MEDIAN AREA VALUES

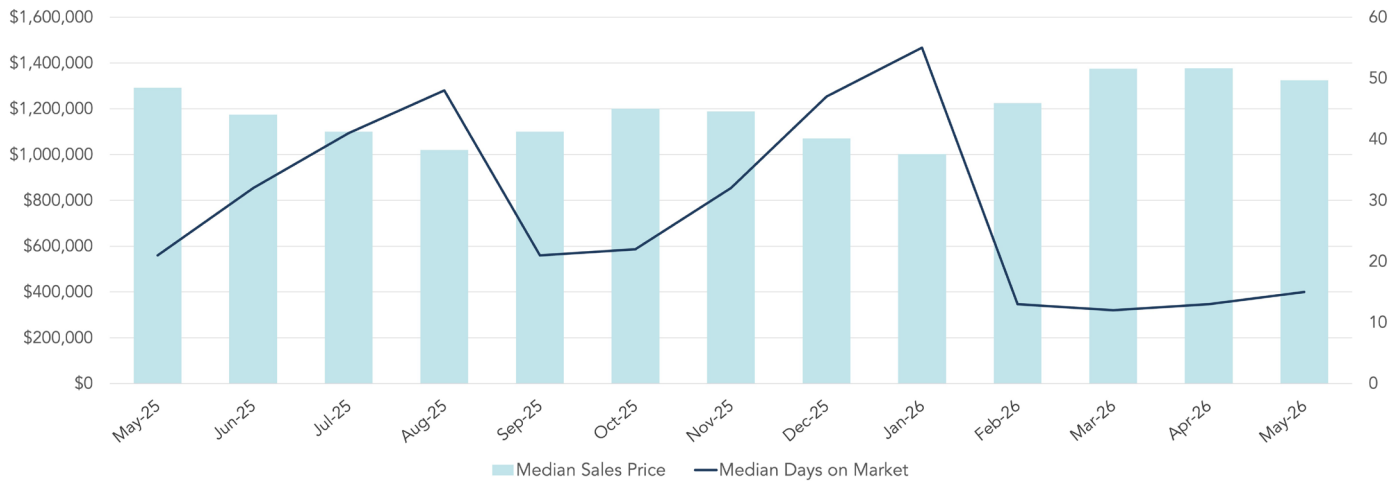
Q1 2026

NEIGHBORHOOD	SINGLE FAMILY	\$ / SQ. FT.	% OF LIST PRICE RECEIVED (AVERAGE)	HOMES SOLD
Pacific/Presidio Heights	\$8,300,000	\$1,522	103.1%	21*
Hayes Valley	\$5,650,000	\$1,638	128.0%	1*
Marina/Cow Hollow	\$5,200,000	\$1,696	108.3%	12*
Russian Hill	\$4,100,000	\$1,318	100.0%	1*
Cole Valley/Haight	\$3,900,734	\$1,608	114.8%	5*
Buena Vista/Corona Heights	\$3,650,000	\$1,359	115.6%	3*
Castro/Duboce Triangle	\$3,600,000	\$1,746	132.7%	12*
Lower Pacific/Laurel Heights	\$3,525,000	\$1,500	109.1%	2*
Noe Valley	\$3,412,500	\$1,668	125.7%	22*
Diamond Heights	\$3,350,000	\$1,538	138.3%	3*
Richmond/Lake Street	\$2,575,004	\$1,086	119.0%	28*
Ingleside Terrace/Lakeside	\$2,556,000	\$984	112.2%	4*
Sunset	\$1,900,000	\$1,182	129.6%	49*
Bernal Heights/Glen Park	\$1,730,000	\$1,085	120.7%	38*
Westwood Park/Sunnyside	\$1,680,000	\$1,027	118.2%	17*
Alamo Square/NOPA	\$1,653,325	\$1,213	113.2%	7*
Potrero Hill	\$1,650,000	\$1,269	118.2%	5*
Mission	\$1,530,000	\$1,070	114.0%	7*
Excelsior/Portola	\$1,250,000	\$811	115.4%	25*
Bayview/Hunters Point	\$1,050,000	\$690	110.6%	9*

\* 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

## CONDOMINIUMS/TIC/COOPS

### MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **-3.8%**

DAYS ON MARKET: **+2 days**

### YEAR-OVER-YEAR COMPARISON

*"The most striking condo metric is competition. In May, 59.3% of condominiums sold over list price, up 35.4% from last year, while sellers received 107.8% of list price on average."*

	MAY-2026	MAY-2025	%Δ
Sales Price	\$1,325,000	\$1,291,500	+2.6%
Days On Market	15	21	-28.6%
\$/SQ. FT.	\$1,153	\$1,021	+12.9%

	MAY-2026	MAY-2025	%Δ
Went Into Contract	278	252	+10.3%
Properties Sold	275	226	+21.7%
# For Sale Last Day of Month	540	711	-24.1%
% Of Properties Sold Over List	59.3%	43.8%	+35.4%
% Of List Price Received <i>(Average)</i>	107.8%	102.4%	+5.3%

## MEDIAN AREA VALUES

Q1 2026

NEIGHBORHOOD	CONDOMINIUM	\$ / SQ. FT	% OF LIST PRICE RECEIVED (AVERAGE)	HOMES SOLD
Pacific/Presidio Heights	\$1,900,000	\$1,258	112.2%	35*
Cole Valley/Haight	\$1,815,000	\$1,271	117.0%	9*
Buena Vista/Corona Heights	\$1,800,000	\$1,178	113.0%	9*
Richmond/Lake St	\$1,697,500	\$1,120	111.6%	14*
Noe Valley	\$1,675,000	\$1,203	112.4%	28*
Castro/Duboce Triangle	\$1,575,000	\$1,265	108.3%	21*
Mission Dolores	\$1,550,000	\$1,301	114.8%	9*
Mission Bay	\$1,530,000	\$1,246	102.4%	13*
Alamo Square/NOPA	\$1,405,000	\$1,179	111.8%	16*
Russian Hill	\$1,392,500	\$1,132	103.2%	22*
Marina/Cow Hollow	\$1,355,745	\$1,242	108.7%	40*
Lower Pacific/Laurel Heights	\$1,225,000	\$1,044	104.0%	12*
Nob Hill*	\$1,205,000	\$1,037	100.8%	32*
South Beach/Yerba Buena	\$1,195,000	\$1,044	98.4%	72*
Potrero Hill	\$1,141,500	\$1,043	103.7%	16*
Hayes Valley	\$1,105,000	\$1,138	108.6%	23*
Mission	\$1,100,000	\$950	105.5%	19*
Sunset	\$1,042,500	\$788	99.1%	2*
Telegraph Hill	\$995,500	\$1,179	99.0%	15*
North Beach/Fisherman's Wharf	\$975,000	\$922	103.6%	15*
Bernal Heights/Glen Park	\$867,500	\$888	109.4%	6*
Dogpatch	\$846,000	\$888	106.5%	8*
Bayview/Hunters Point	\$750,000	\$566	101.5%	7*
SOMA	\$705,000	\$765	97.5%	28*
Diamond Heights	\$640,000	\$740	98.4%	8*

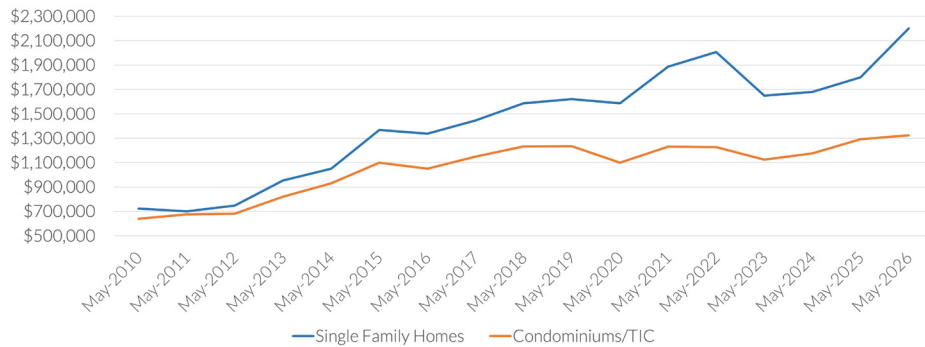
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# SAN FRANCISCO MARKET UPDATE

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## YEAR-OVER-YEAR COMPARISONS

### MEDIAN SALE PRICE



Single Family Residences

**\$2,200,000**

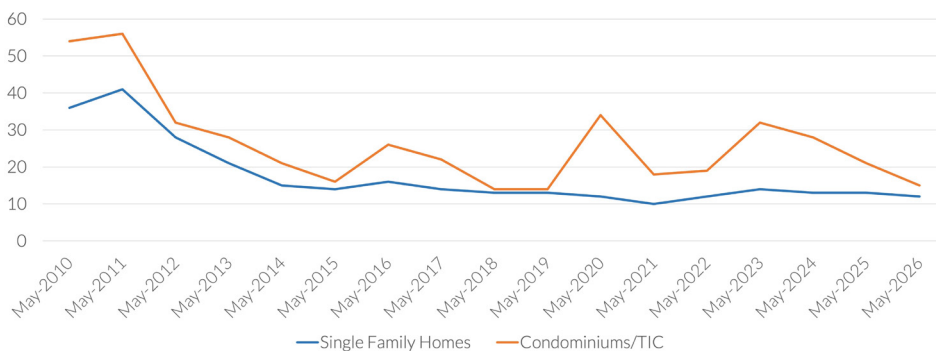
+22.2% change year-over-year

Condominium/TIC/COOPs

**\$1,325,000**

+2.6% change year-over-year

### MEDIAN MARKET TIME



Single Family Residences

**12 days**

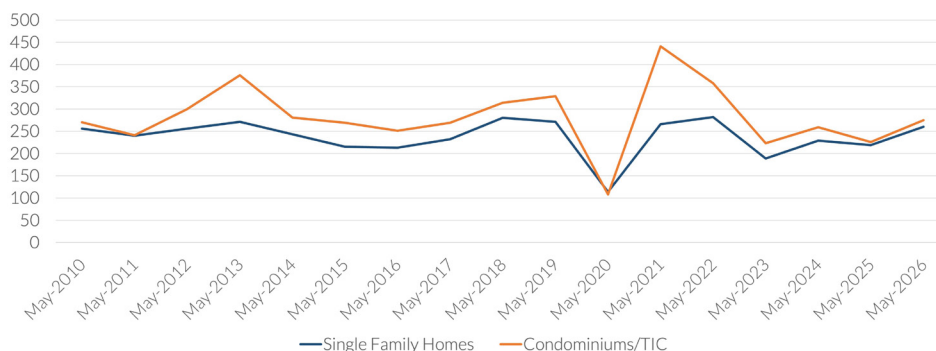
-1 day change year-over-year

Condominium/TIC/COOPs

**15 days**

-6 day change year-over-year

### NUMBER OF SALES



Single Family Residences

**260**

+18.7% change year-over-year

Condominium/TIC/COOPs

**275**

+21.7% change year-over-year

Sources: SFAR MLS & BrokerMetrics. Property types covered: Single-family and condominiums/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