



SAN FRANCISCO MARKET UPDATE

MAY 2026





VANGUARD PROPERTIES

MARKET UPDATE

SAN FRANCISCO | MAY 2026

San Francisco’s spring market showed real strength in April. Inventory tightened, buyers moved faster, and sellers saw stronger results across both houses and condos.

The pressure point is supply. Buyers had fewer choices, and the best listings moved quickly. Many also traded in Coming Soon status before reaching the open market, which made the market feel even tighter than the numbers suggest. Overall inventory fell 27.6% for single family homes and 29.0% for condominiums compared with last April.

Condominiums had the biggest turn. Closed sales rose 24.8%, pending sales rose 17.9%, and the median sales price climbed 17.5% to \$1,377,500. Days on market fell from 28 to 13, and 57.7% sold over asking with an average of 108.5% of list price received. After a slower recovery, the condo market is back in a strong position.

Single family homes remain the most competitive segment. The median sales price rose 18.3% to \$2,105,000, the median price per square foot increased 11.3%, and homes sold in a median of 11 days. Sellers received 125.1% of list price on average, with 85.4% selling over asking. Closed sales also rose 9.8%, even with far less inventory.

The broader story is simple. AI wealth, tech hiring, tight supply, and mortgage rates below last year’s level continue to support San Francisco demand. For sellers, well prepared listings are getting attention. For buyers, preparation matters more than ever.



SINGLE FAMILY HOMES



CONDOMINIUMS

APRIL 2026

Median Sales Price	\$2,105,000 ↑
Days on market	11 ↓
\$/SQ. FT.	\$1,188 ↑
# For Sale On Last Day Of Month	213 ↓
Went Into Contract	234 ↑
Properties Sold	247 ↑

APRIL 2026

Median Sales Price	\$1,377,500 ↑
Days On Market	13 ↓
\$/Sq. Ft.	\$1,124 ↑
# For Sale Last Day Of Month	529 ↓
Went Into Contract	277 ↑
Properties Sold	272 ↑

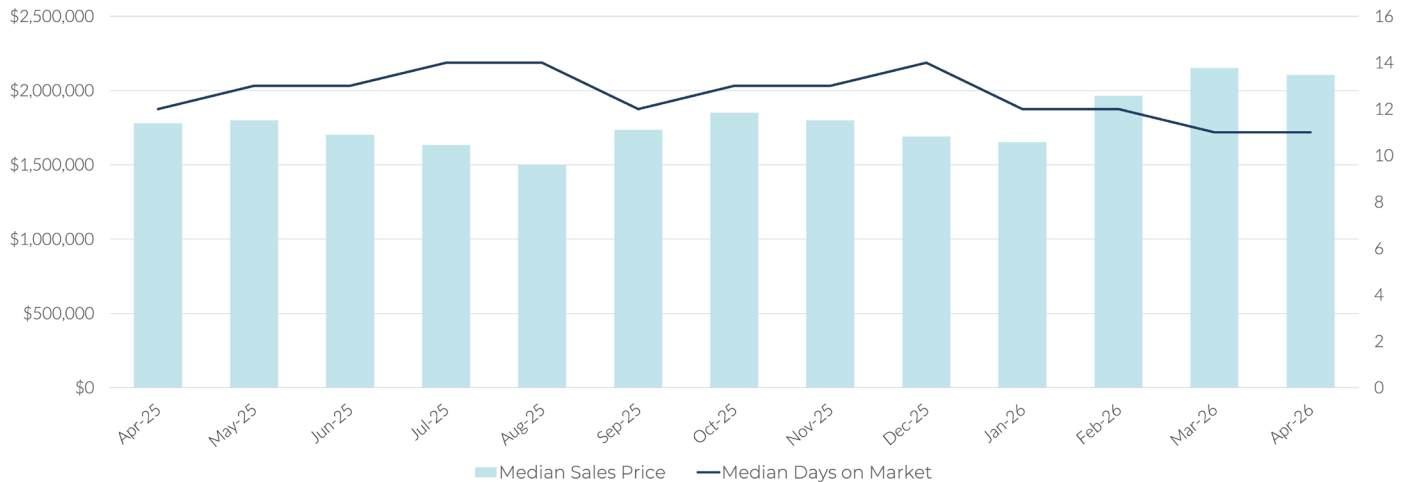


SAN FRANCISCO MARKET UPDATE

MAY 2026

SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **-2.1%**

DAYS ON MARKET: **No change**

YEAR-OVER-YEAR COMPARISON

"Single family homes remain the most competitive segment... Sellers received 125.1% of list price on average, with 85.4% selling over asking."

	MEDIAN		
	APR-2026	APR-2025	%Δ
Sales Price	\$2,105,000	\$1,780,000	+18.3%
Days On Market	11	12	-8.3%
\$ / SQ. FT.	\$1,188	\$1,067	+11.3%

	TOTAL		
	APR-2026	APR-2025	%Δ
Went Into Contract	234	220	+6.4%
Properties Sold	247	225	+9.8%
# For Sale Last Day of Month	213	294	-27.6%
% Of Properties Sold Over List	85.4%	77.8%	+9.8%
% Of List Price Received <i>(Average)</i>	125.1%	114.3%	+9.4%

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: **+0.2%**

DAYS ON MARKET: **+1 day**

YEAR-OVER-YEAR COMPARISON

“Condominiums had the biggest turn... Days on market fell from 28 to 13, and 57.7% sold over asking with an average of 108.5% of list price received. After a slower recovery, the condo market is back in a strong position.”

	MEDIAN		
	APR-2026	APR-2025	%Δ
Sales Price	\$1,377,500	\$1,172,500	+17.5%
Days On Market	13	28	-53.6%
\$/SQ. FT.	\$1,124	\$1,033	+8.8%

	TOTAL		
	APR-2026	APR-2025	%Δ
Went Into Contract	277	235	+17.9%
Properties Sold	272	218	+24.8%
# For Sale Last Day of Month	529	745	-29.0%
% Of Properties Sold Over List	57.7%	34.9%	+65.3%
% Of List Price Received <i>(Average)</i>	108.5%	101.9%	+6.5%

MEDIAN AREA VALUES

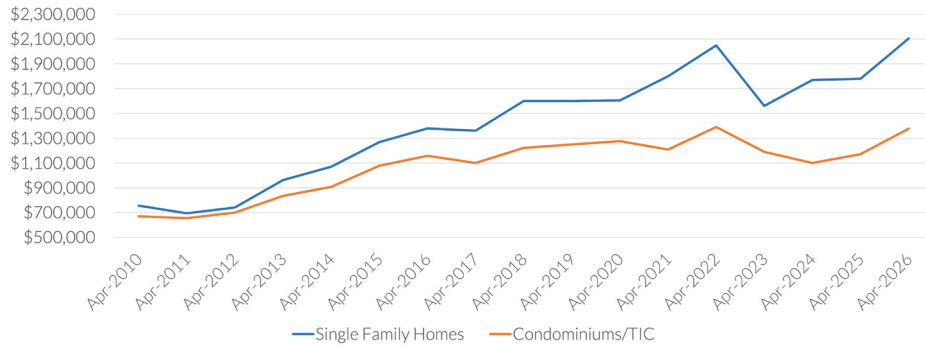
Q1 2026

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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YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE



Single Family Residences

\$2,105,000

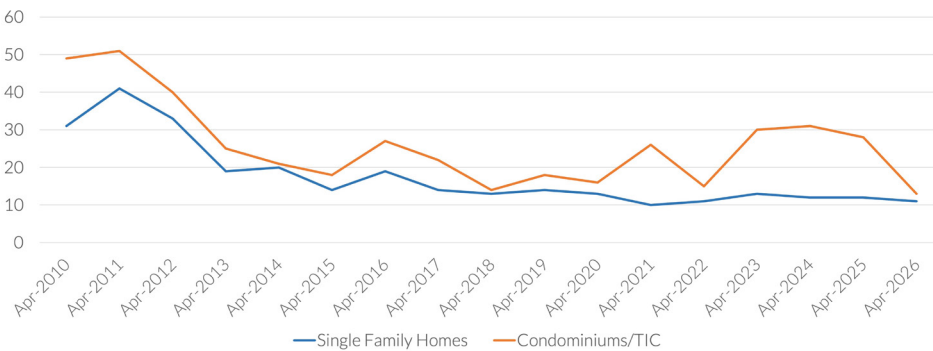
+18.3% change year-over-year

Condominium/TIC/COOPs

\$1,377,500

+17.5% change year-over-year

MEDIAN MARKET TIME



Single Family Residences

11 days

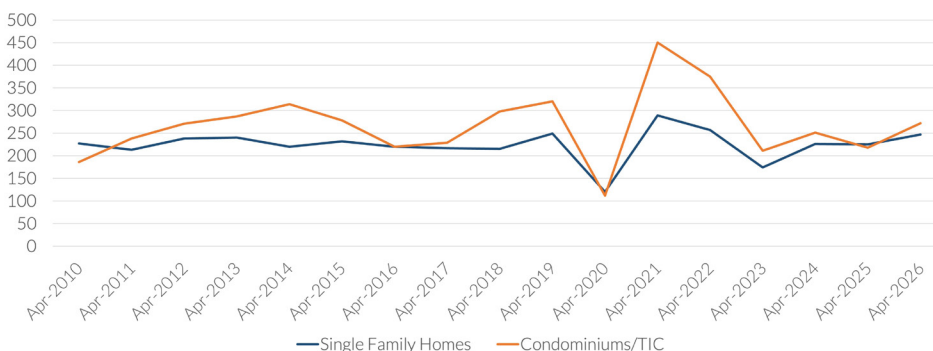
-1 day change year-over-year

Condominium/TIC/COOPs

13 days

-15 day change year-over-year

NUMBER OF SALES



Single Family Residences

247

+9.8% change year-over-year

Condominium/TIC/COOPs

272

+24.8% change year-over-year