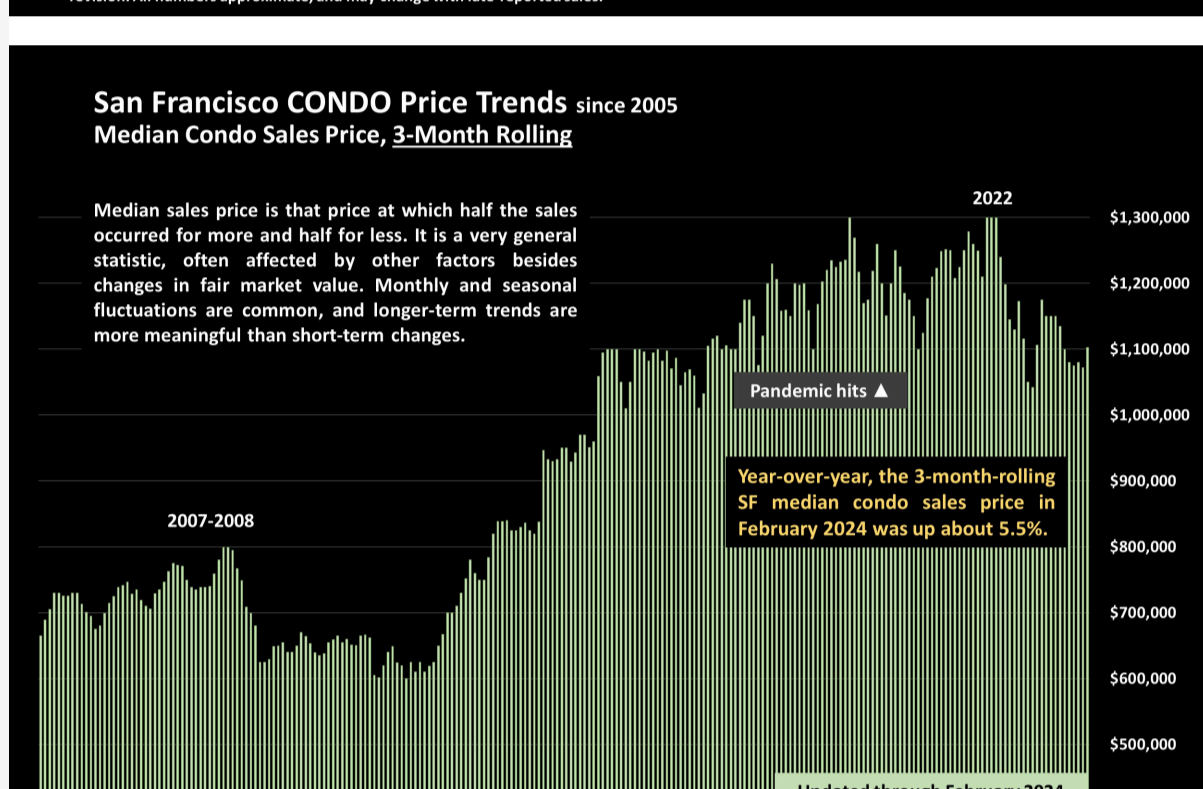
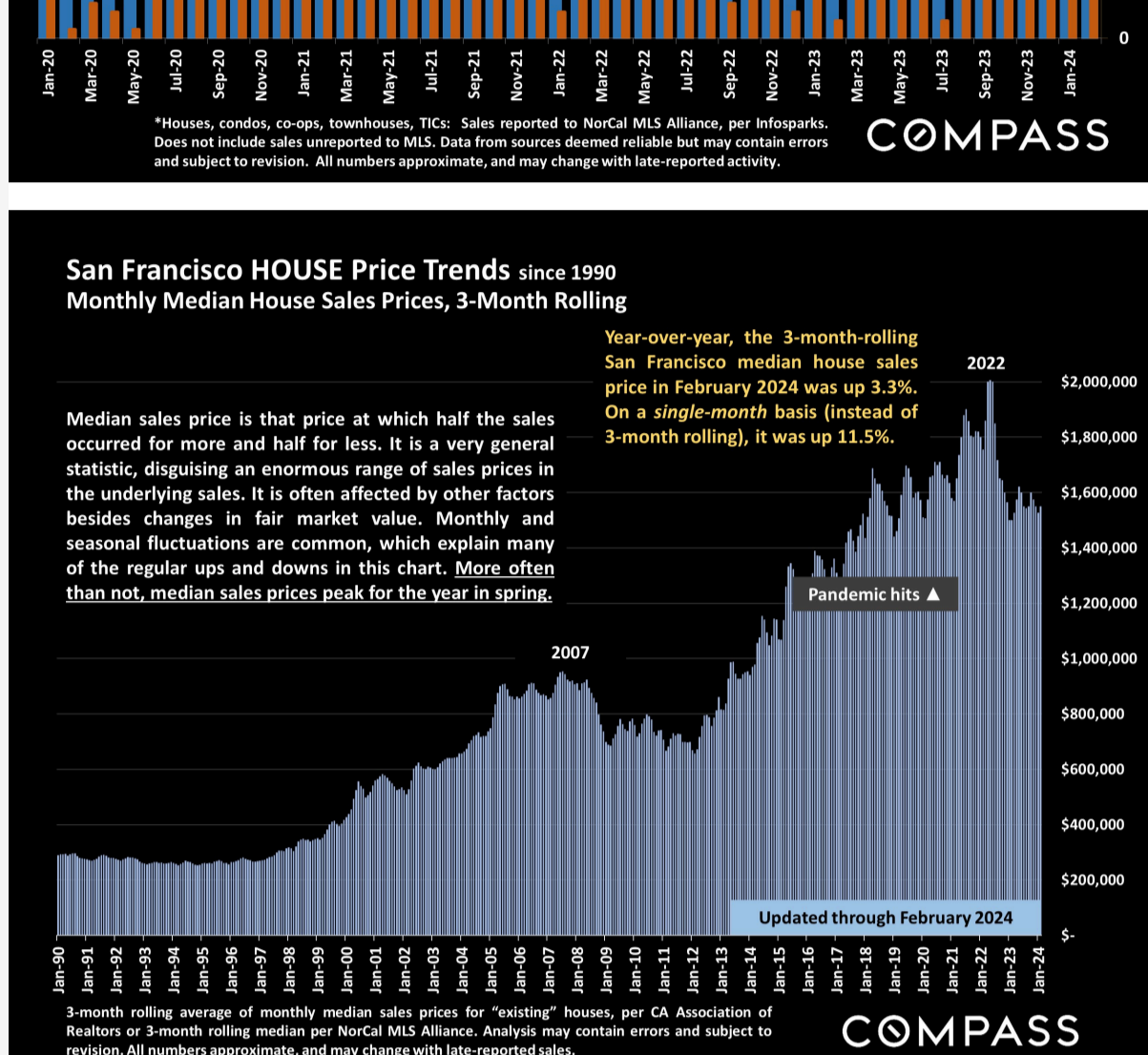
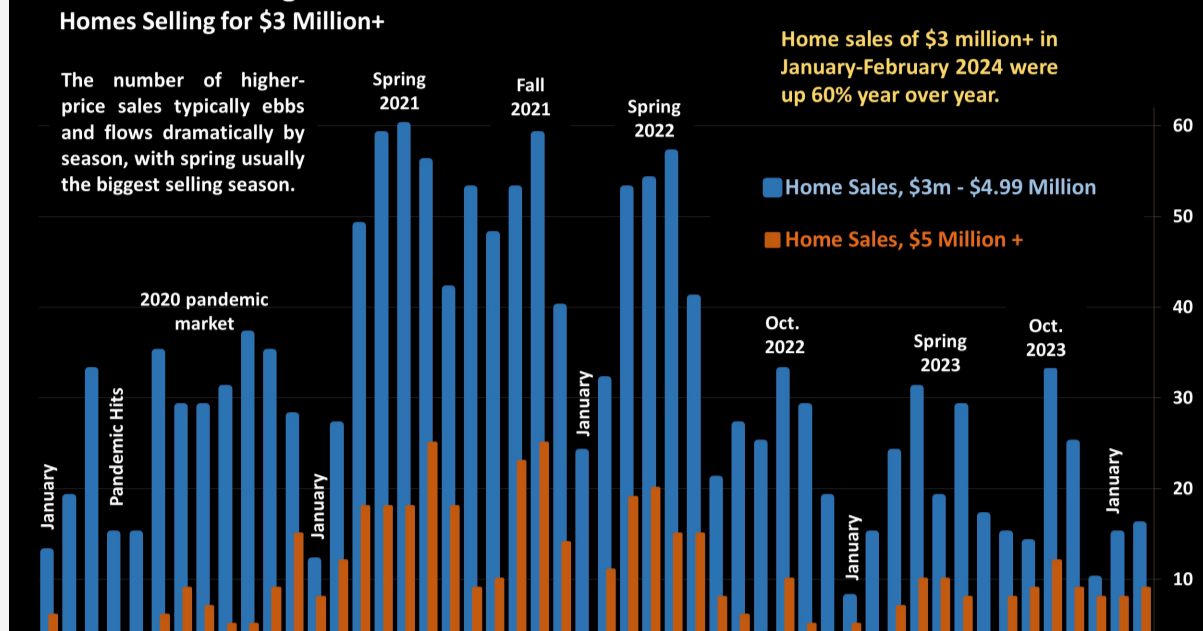


The Market Accelerates Rapidly Moving into Spring

There is a growing sense that in 2023 San Francisco hit its post-pandemic low – economically, socially, and certainly in media coverage – and that it has now begun a significant recovery on all those fronts. Most importantly, confidence is rebounding in San Francisco's future as a financial and cultural center, as the heart, along with Silicon Valley, of the next big technology boom (AI), and simply as one of the great cities of the world.

Along with substantial macroeconomic improvements in interest rates (though they ticked up a little in February) financial markets – which recently hit all-time highs – and consumer confidence, these factors are also triggering a recovery in its housing market. This is now beginning to show up across a wide variety of indicators as we move into the spring selling season, typically the most active of the year.



San Francisco Homes for Sale

Active/Coming-Soon Listings*

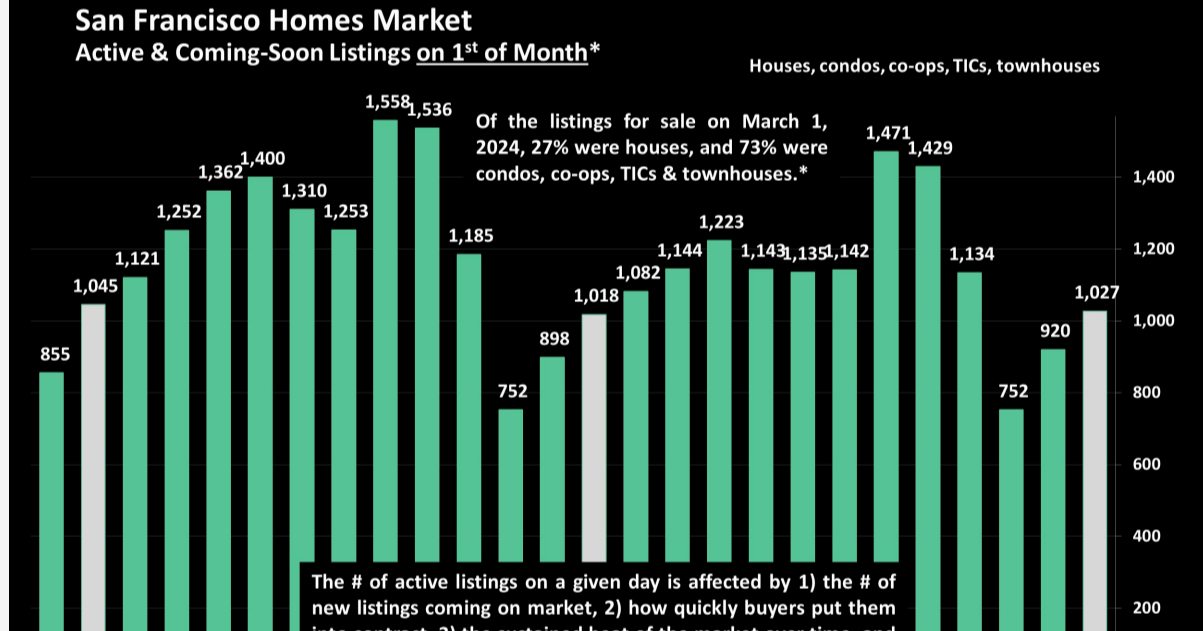
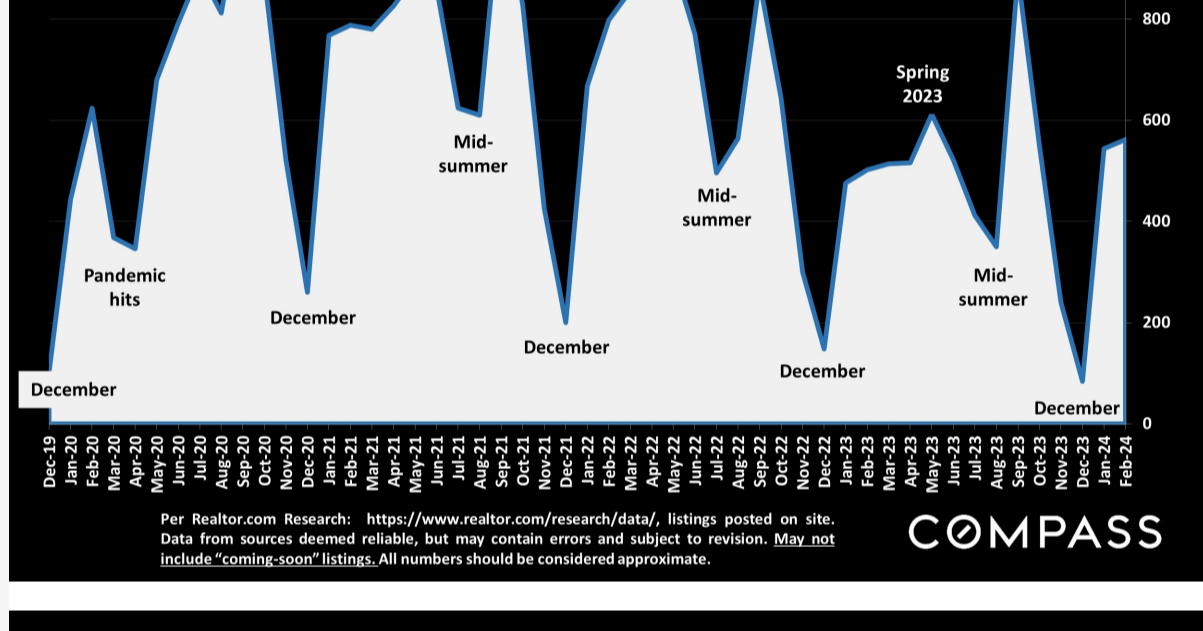
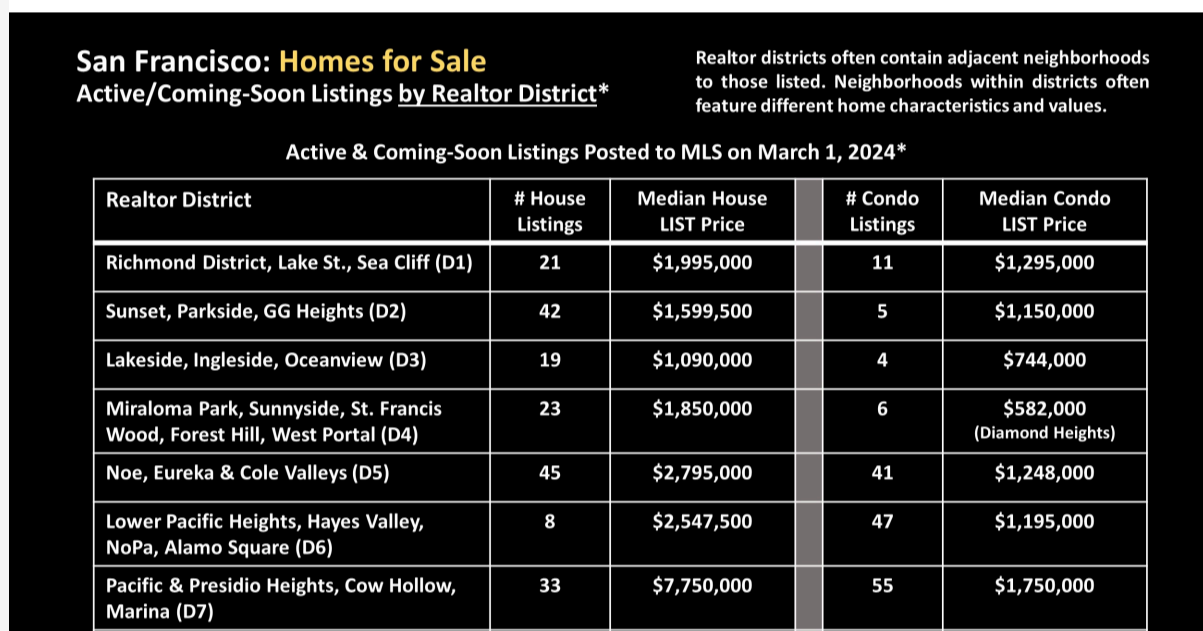
Price Segment	Houses	Condos/co-ops/TICs
Under \$1,000,000	48	341
\$1,000,000 - \$1,499,999	67	183
\$1,500,000 - \$1,999,999	47	76
\$2,000,000 - \$2,999,999	41	74
\$3,000,000 - \$4,999,999	36	38
\$5,000,000 - \$9,999,999	24	22
\$10,000,000 & above	10	5

Includes 5 listings priced at \$25,000,000+

San Francisco Homes for Sale

Active/Coming-Soon Listings by Realtor District*

Realtor District	# House Listings	Median House LIST Price	# Condo Listings	Median Condo LIST Price
Richmond District, Lake St., Sea Cliff (D1)	21	\$1,395,000	11	\$1,295,000
Sunset, Parkside, GG Heights (D2)	42	\$1,599,500	5	\$1,150,000
Lakeside, Ingleside, Oceanview (D3)	19	\$1,090,000	4	\$744,000
Miraloma Park, Sunnyside, St. Francis Wood, Forest Hill, West Portal (D4)	23	\$1,850,000	6	\$582,000 (Diamond Heights)
Noe, Eureka & Cole Valleys (D5)	45	\$2,795,000	41	\$1,248,000
Lower Pacific Heights, Hayes Valley, NoPa, Alamo Square (D6)	8	\$2,547,500	47	\$1,195,000
Pacific & Presidio Heights, Cow Hollow, Marina (D7)	33	\$7,750,000	55	\$1,750,000
Russian, Nob & Telegraph Hills, North Beach, Van Ness/Civic Center (D8)	10	\$2,635,000	150	North: \$1,149,000 South: \$645,000
Potrero Hill, Bernal Heights, Mission, South Beach, SoMa, Mission Bay (D9)	28	\$1,574,500	81	\$1,095,000
Bayview, Excelsior, Portola, Crocker Amazon, Visitacion Valley (D10)	49	\$995,000	28	\$654,500



Click Here for Review of Selected Macroeconomic Trends

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Statistics are generalities, essentially summaries of widely disparate data generated by dozens, hundreds or thousands of unique, individual sales occurring within different time periods. They are best seen not as precise measurements, but as broad, comparative indicators, with reasonable margins of error. Anomalous fluctuations in statistics are not uncommon, especially in smaller, expensive market segments. Last period data should be considered estimates that may change with later-reported data. Different analytics programs sometimes define statistics – such as “active listings,” “days on market,” and “inventory” – differently, what is most meaningful are not specific calculations but the trends they illustrate. Most listings and sales data derives from the local or regional multi-listing service (MLS) of the area specified in the analysis, but not all listings or sales are reported to MLS and these won't be reflected in the data. “Home” signifies non-property single-household housing units; houses, condos, co-ops, townhouses, duets and TICs (but not mobile homes) are typically included in the data. City/town names refer specifically to the named cities and towns, or their MLS areas, unless otherwise delineated. Multicounty metro areas will be specified as such. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.

Many aspects of value cannot be adequately reflected in median and average statistics: curb appeal, age, condition, amenities, views, lot size, quality of outdoor space, “bonus” rooms, additional parking, quality of location within the neighborhood, and so on. How any of these statistics apply to any particular home is unknown without a specific comparative market analysis.

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