

COMPASS



Market Pulse With MD Real Estate



HONORED TO BE INCLUDED
ON THE 2026 REALTRENDS
VERIFIED



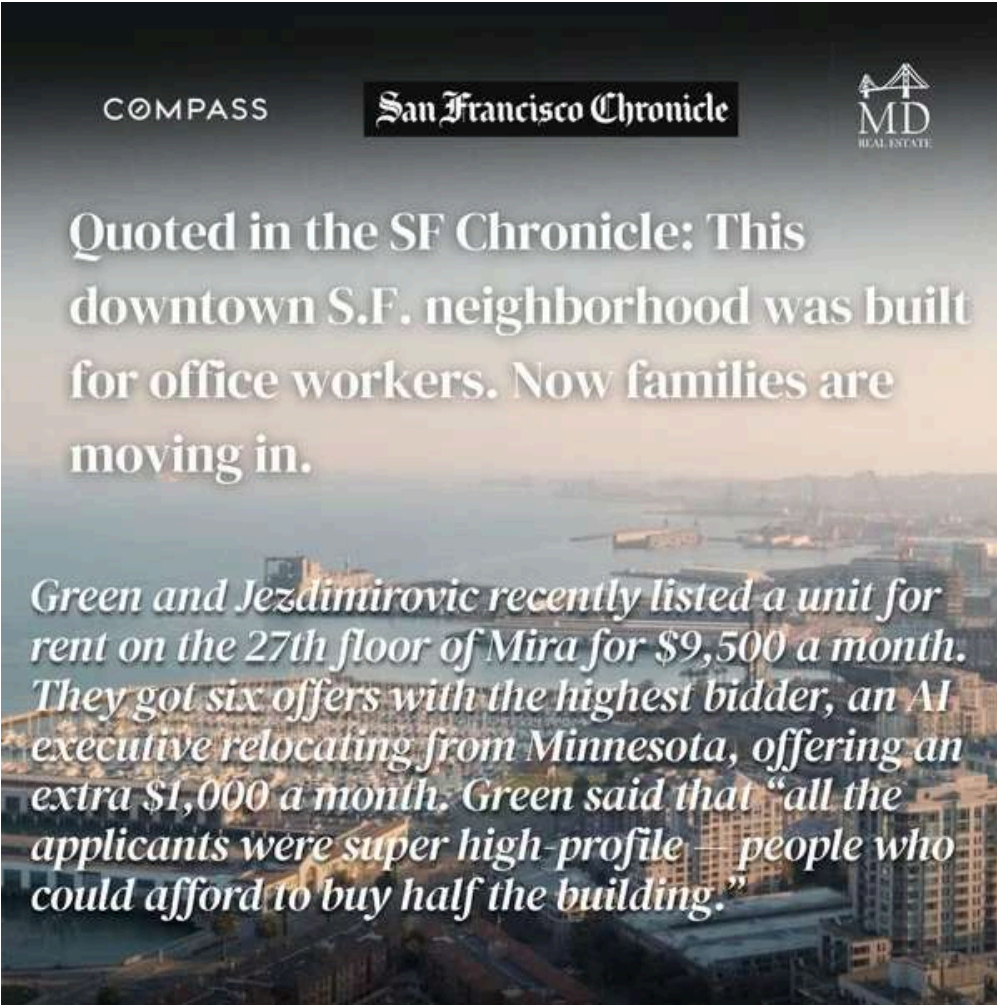
We are honored to be recognized in the 2026 RealTrends Rankings among the top real estate professionals in the country.

🏆 #247 in California by Sales Volume

🏆 #720 in the United States by Sales Volume
🏆 \$69.85M Sold in 2025

With approximately 1.5 million Realtors nationwide—and more than 2 million licensed real estate professionals across the country—this recognition is both humbling and incredibly meaningful. Most importantly, this achievement would not be possible without the trust of our clients, the support of our colleagues, and the referrals from our friends, family, and community. We are deeply grateful for every buyer, seller, landlord, and tenant who chose us to be part of their real estate journey.

Quoted in the San Francisco
Chronicle: This downtown S.F.
neighborhood was built for office
workers. Now families are moving
in.



COMPASS

San Francisco Chronicle



Quoted in the SF Chronicle: This downtown S.F. neighborhood was built for office workers. Now families are moving in.

Green and Jezdimirovic recently listed a unit for rent on the 27th floor of Mira for \$9,500 a month. They got six offers with the highest bidder, an AI executive relocating from Minnesota, offering an extra \$1,000 a month. Green said that “all the applicants were super high-profile — people who could afford to buy half the building.”

Honored to get the invite to
The 2026 Compass NorCal Top
Producer Summit



Honored to have been invited to the Compass NorCal Top Producer Summit — an exclusive, invite-only gathering of top agents across Northern California. Attendance was limited to teams with \$25M+ in 2025 sales volume.

We had an incredible time connecting with fellow agents, exchanging ideas, and learning through truly insightful sessions.

Market Update

The Bay Area housing market made national headlines in May. In San Francisco, AI and tech-driven demand has created aggressive bidding wars on the scarce inventory. Skyrocketing rents are back in the norm.

Even the city's condo market, which has been under pressure for six years, is showing signs of demand recovery.

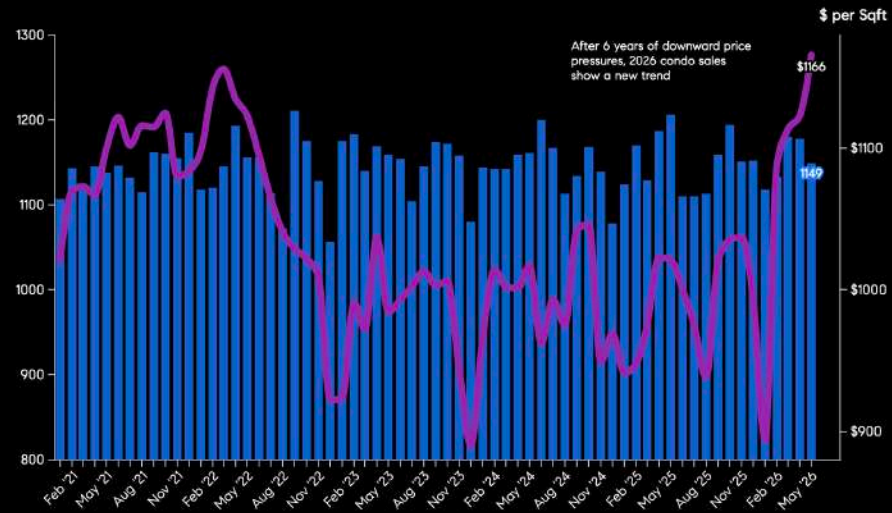
For the first time in many years, job creation in the Bay Area is positive, and economic opportunity is attracting net inbound migration, despite the region's chronic shortage of homes and affordability issues. It's notable that other tech cities like Seattle and Austin are not seeing the boom in the real estate market related to AI. In fact, those cities are now sending more people to San Francisco than the reverse.



Price Per Square Foot in San Francisco

Since January, condo prices have resumed climbing after six years of declines.

PPSF Median SQFT



Source: Compass via MLS data - Condos

COMPASS INTERNATIONAL HOLDINGS

[Read More](#)

Macroeconomic Indicator Report

Mortgage Rates Bounce Off the Lows

Interest rates have pushed higher due to war news, overheated inflation, and recently strong jobs data. Still at the low-end of the range over the past three years, any push into the upper 6s is likely to slow home purchase demand abruptly. Our forecast is for mortgage rates to average 6.4% for the year.



Source: Mortgage News Daily, Compass

COMPASS INTERNATIONAL HOLDINGS

For much of the region, interest rates matter more than stock market performance. In May, mortgage rates jumped higher with sharply higher inflation data. That tension between higher interest rates and the wealth effect is likely to continue for the rest of 2026. Inflation pressures have been pushing higher, and it seems unlikely that interest rates will dip again very soon.

[Read More](#)

Condo Watch

Arden

BridgeView

Infinity

Millennium Tower

Museum Parc

MIRA

One Mission Bay

One Rincon Hill

SOMA Grand

The Harrison

1 Bristol

200 Brannan

219-239 Brannan

250-260 King Street

181 Fremont

199 New Montgomery

555 Fulton

Neighborhood Reports



Mission Bay

[Click here](#) for the Market Report for Mission Bay.



South Beach

[Click here](#) for the Market Report for South Beach.



Hayes Valley

[Click here](#) for the Market Report for Hayes Valley.



Dogpatch

[Click here](#) for the Market Report for Dogpatch.



South of Market

[Click here](#) for the Market Report
for South of Market.

Listings For Sale

SOUTH BEACH

201 Folsom St, Unit 27E



2 BD 2 BA 1366 SF
COMING SOON! \$2,225,000

FINANCIAL DISTRICT-BARBARY COAST
690 Market St, Unit 2404



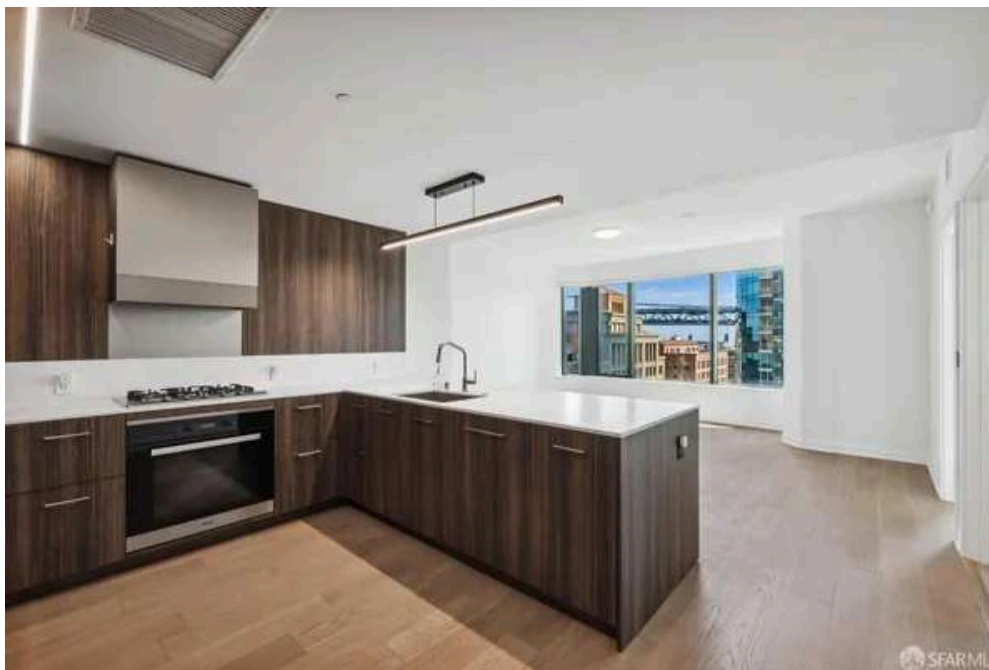
2 BD 2.5 BA 1865 SF
New Price! \$2,099,000

SOUTH BEACH
280 Spear St, Unit 7D



2 BD 2 BA 1302 SF
COMING SOON! \$1,795,000

SOUTH BEACH
280 Spear St, Unit 10D



2 BD 2 BA 1033 SF
COMING SOON! \$1,388,000

HAYES VALLEY
580 Hayes St, Unit 407



1 BD 1 BA 783 SF
COMING SOON! \$949,000

SOUTH BEACH
338 Main St, Unit 8H



1 BD 1 BA 854 SF
\$945,000

SOUTH BEACH
425 1st St, Unit 4304



1 BD 1 BA 605 SF
\$815,000

Recently Sold/Pending

BELVEDERE ISLAND
266 Bayview Ave



5 BD 4 BA 2905 SF
Buyer Representation

IN CONTRACT
Asking Price: \$4,377,000

PACIFIC HEIGHTS
2190 Broadway, Unit 9W



3 BD 3 BA 3200 SF
Seller Representation
Sold for \$4,200,000

SOUTH BEACH
401 Harrison St, Unit 33D



2 BD 2 BA 1297 SF
Buyer Representation

IN CONTRACT
Asking Price: \$2,198,000

SOUTH BEACH
219 Brannan St, Unit 3G



3 BD 3 BA 1694 SF
Buyer Representation

Sold for \$1,900,000

SOUTH BEACH
338 Main St, Unit 8E



2 BD 2 BA 1382 SF
Buyer Representation

IN CONTRACT OFF-MARKET
Asking Price: \$1,685,000

SOUTH BEACH
338 Main St, Unit 4E



2 BD 2 BA 1382 SF
Seller Representation

PENDING
Asking Price: \$1,649,000

YERBA BUENA
631 Folsom St, Unit 20F

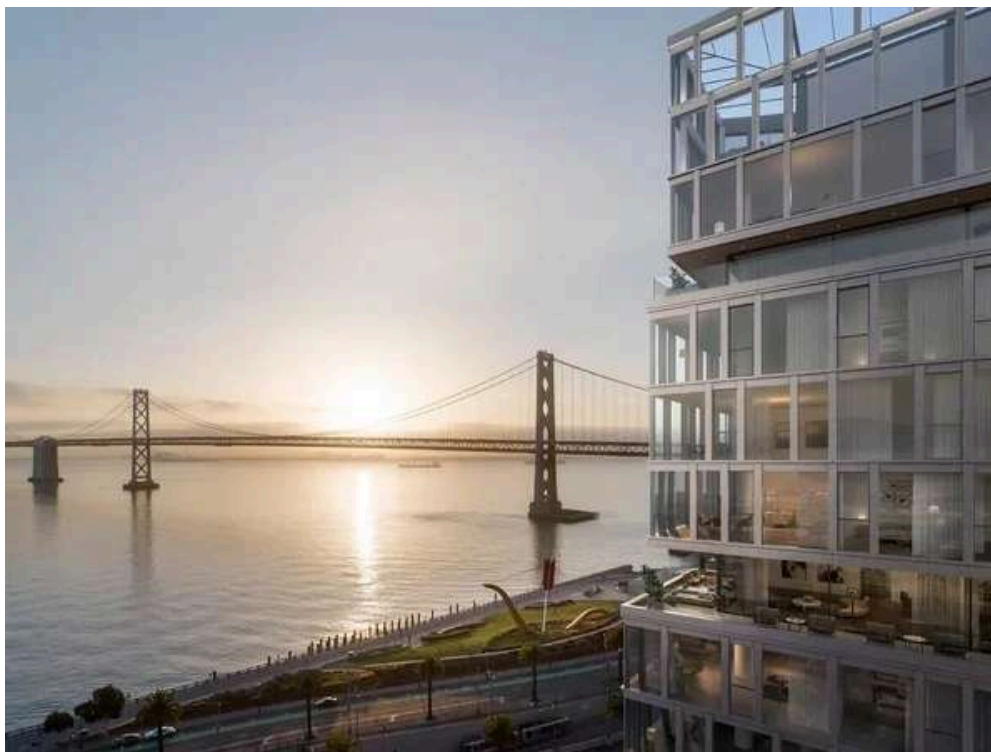


2 BD 2 BA 1190 SF
Seller Representation

Sold for \$1,440,000

SOUTH BEACH

One Steuart Lane, Unit 705



1 BD 1 BA

Buyer Representation

Sold OFF-MARKET for \$1,325,000

RUSSIAN HILL

1953 Taylor St



3 BD 1.5 BA 1212 SF
Buyer Representation

PENDING
Asking Price: \$1,249,000

SOUTH BEACH
333 Beale St, Unit 6I



1 BD 2 BA 1114 SF
Seller Representation

Sold for \$1,205,000

YERBA BUENA
181 Fremont St, Unit 54J



1 BD 1 BA 664 SF
Seller Representation

PENDING
Asking Price: \$1,185,000

SOUTH BEACH
318 Main St, Unit 5D



1 BD 2 BA 1104 SF
Buyer Representation

PENDING
Asking Price: \$1,125,000

SOUTH BEACH
401 Harrison St, Unit 19A



1 BD 1 BA 840 SF
Seller Representation

Sold for \$1,040,000

SOUTH BEACH
333 Beale St, Unit 4F



1 BD 1 BA 920 SF
Seller Representation

Sold for \$850,000

EMERYVILLE
1001 46th St, Unit 508



2 BD 2 BA 1474 SF
Seller Representation
Sold for \$699,000

HAYES VALLEY
601 Van Ness Ave, Unit 406



1 BD 1 BA 718 SF
Buyer Representation
Sold for \$440,000

TENDERLOIN
960 Market St, Unit 704



Studio 1 BA 344 SF
Buyer Representation

Sold for \$398,000

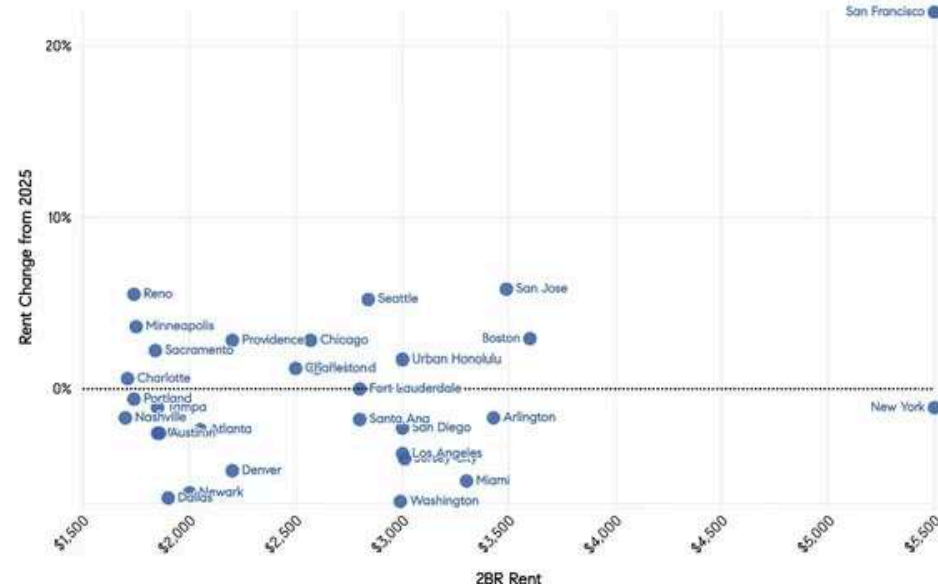
What's Your Home Worth?
Contact Us Today For a Free Home
Evaluation.

Rental Market Report



Dramatic Rent Cost Increases in San Francisco

San Francisco faces a chronic shortage of homes so as employment increases rents drive higher quickly. The South Bay is second nationally to San Francisco in rent appreciation over the last 12 months.



The Zumper National Rent Index showed that the median one-bedroom rent rose 0.7% month-over-month to \$1,519, while two-

bedroom rent increased 0.4% to \$1,903. On an annual basis, one and two-bedroom rents are down just 0.1% and 0.2%, respectively. May marks the fifth consecutive month of decelerating annual declines.

San Francisco keeps breaking its own records. One-bedroom rent crossed \$4,000 for the first time in city history this month, and two-bedrooms reached \$5,500, pulling even with New York City at the very top of the U.S. market. The city also leads the nation in annual rent growth for both bedroom types, up more than 21% year-over-year on one and two-beds alike. No other major market in the report comes close.

[Read More](#)

Currently Renting

SOUTH BEACH

280 Spear St, Unit 15E



2 BD 2 BA 1276 SF
\$9,990

SOUTH BEACH
219 Brannan St, Unit 18K



2 BD 2 BA 1275 SF
Furnished \$9,475

MISSION BAY

435 China Basin St, Unit 421



2 BD 2 BA 1264 SF
\$8,490

SOUTH BEACH
201 Folsom St, Unit 7B



2 BD 2 BA 1189 SF
\$7,995

SOUTH BEACH
425 1st St, Unit 3306



2 BD 2 BA 1238 SF
\$7,990

SOUTH BEACH
338 Main St, Unit 18H



1 BD 1 BA 854 SF
\$6,795

SOUTH BEACH
88 King St, Unit 617



2 BD 2 BA 1163 SF
Coming Soon! \$6,250

HAYES VALLEY
311 Grove St, Unit 3



2 BD 2 BA 806 SF
\$6,000

MISSION BAY
1000 3rd St, Unit 916



1 BD 1 BA 767 SF
\$5,500

HAYES VALLEY

601 Van Ness Ave, Unit 406



1 BD 1 BA 718 SF
\$3,990

Just Leased/Pending

SOUTH BEACH

401 Harrison St, Unit 41B



3 BD 3 BA 1980 SF
Leased for \$21,000

YERBA BUENA
301 Mission St, Unit 24A



2 BD 2 BA 1479 SF
Leased for \$9,900

SOUTH BEACH
88 King St, Unit 104



3 BD 3 BA 1525 SF
PENDING for \$9,790

SOUTH BEACH
401 Harrison St, Unit 21B



2 BD 2 BA 1311 SF
Leased for \$8,800

SOUTH BEACH

NORTH WATERFRONT



401 Harrison St, Unit 18C
 2 BD 2 BA 1334 SF
Leased for \$8,550



101 Lombard St, Unit 903W
 2 BD 2 BA 1443 SF
Leased for \$8,190

SOUTH BEACH



425 1st St, Unit 807

1 BD 1 BA 819 SF

Leased for \$5,700

SOUTH BEACH



400 Beale St, Unit 1413

1 BD 1 BA 854 SF

Leased for \$5,490

INNER SUNSET



1360 9th Ave, Unit 2

2 BD 1 BA 940 SF

Leased for \$3,995

SOUTH BEACH



201 Harrison St, Unit 1030

Studio 1 BA 432 SF

Leased for \$3,290

What's the Rental Value of Your Home?
Contact Us For a Free Rent Estimate.

Did You Know...

Anthropic and OpenAI employees 'flooded the market,' jacking up prices in downtown San Francisco

Compass agents Milan Jezdimirovic and Dunja Green told the Business Times that this case and others just like it are now becoming commonplace in downtown's residential leasing market, as demand and prices rise with big AI salaries leading the charge.

(San Francisco Business Times)

[Read More](#)

San Francisco's startup corridor sparks new demand for live-work spaces

"SoMa is not a traditional neighborhood," Milan Jezdimirovic, a real estate agent with Compass, told Homes.com News. "It's more of a modern, tech-driven, mixed-use, urban core combining offices, high-rise living, nightlife, warehouses, entertainment and other perks."

(Homes.com News)

[Read More](#)

Weekly mortgage demand surges nearly 11% higher, despite volatile interest rates

Mortgage rates moved slightly higher last week, but both current homeowners and potential homebuyers returned to the mortgage market, perhaps for the last spring push. Total mortgage application volume rose 10.8% last week compared with the previous week, according to the Mortgage Bankers Association's seasonally adjusted index.

(CNBC)

[Read More](#)

The To-Do List



Free FIFA World Cup Screenings at Thrive City

June 11 - July 19
1725 3rd St, San Francisco

This June, you can watch the World Cup games on the big screen. The viewings are free, and lawn chairs are available on a first-come, first-served basis. Plus, you can grab some great food at one of the restaurants in the area to enjoy while you watch. The screenings

will take place between June 11 and July 19.



SF Pride

June 27 - June 28

San Francisco Pride is back for another fantastic year, bringing thousands of participants from all over California. There will be events all month long celebrating Pride, but the famous parade is scheduled for the last weekend of June.

[Click Here For More Info](#)



Valencia LIVE!

Through October
Valencia Street

Valencia LIVE! is a night market and neighborhood block party on Valencia Street in the Mission District, returning starting May 14, 2026. The event will take over Valencia Street between 16th and 19th on second Thursdays through October.

[Click Here For More Info](#)



Stern Grove Festival

June 14 - August 16

Who's ready to see some live music?! Stern Grove Festival, a free outdoor concert series featuring a wide variety of genres, has just released its summer lineup. The first concert starts this June, so you're going to want to mark it on your calendar.

- June 14: Peter Cat Recording Co. + Marinero
- June 21: Bomba Estéreo + La Misa Negra
- June 28: Japanese Breakfast

[Click Here For More Info](#)



Top 1% of Agents Nationwide with Over \$70M Sold in 2025

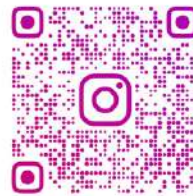
#247 Small Team in California per Sales Volume 2026

#1 Condo Leasing Agents in San Francisco per MLS Ranking in the Last Five Years

#1 Agents in South Beach and Mission Bay with \$40M Sold
Combined in 2025

#1 Agents in South Beach and Mission Bay with \$35M Sold YTD in
2026

25+ Years of Combined experience selling and leasing high-end
properties



@MDREALESTATESF



RT REALTRENDS

TF TomFerry

AMERICA'S BEST
REAL ESTATE PROFESSIONALS

Contact Us

MDRealEstateSF.com



TopAgentNetwork
VERIFIED MEMBER



Dunja Green

Realtor®
DRE# 02038642
M: 415.990.4883
dunja.green@compass.com



Milan Jezdimirovic

Realtor®
DRE #: 01975028
M: 415.933.4364
milan.jezdimirovic@compass.com



Jelena Vuksanovic

Leasing Director
M: 510.356.8706

jelena.vuksanovic@compass.com



COMPASS

Compass is a real estate broker licensed by the State of California operating under multiple entities. License Numbers 01991628, 01527235, 01527365. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

You are receiving email notifications from compass.com. Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. Information deemed reliable but not guaranteed. This is not intended to solicit property already listed. © 2026 Compass International Holdings. This email was sent to maria.guerrero@compass.com. To unsubscribe, click [here](#).