

COMPASS



Market Pulse With MD Real Estate

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.

Experiences like this are a powerful reminder of the importance of staying sharp, collaborative, and continuously evolving.

Big Thank You to all who
joined us at our Easter Egg

Hunt and Brunch at Arden!



We had an incredible time at our Easter celebration this weekend!
Thank you to all our neighbors and everyone who came.

Nothing beats good vibes and a great community! We had an
absolute blast and can't wait to do it again!

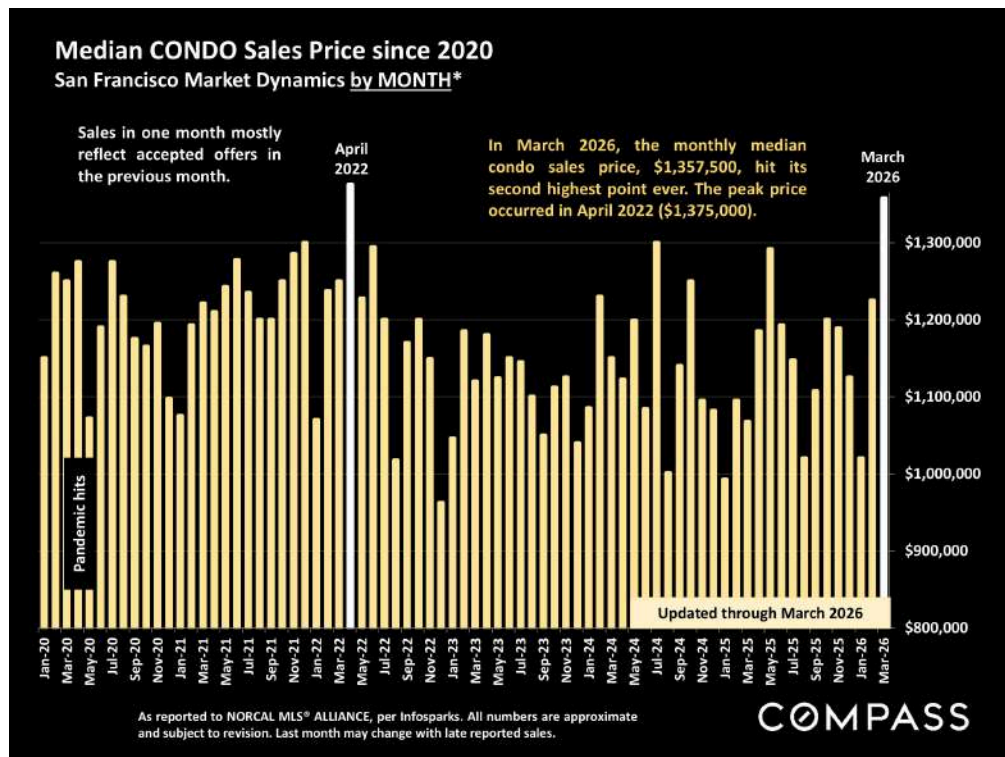
Market Update

The median house sales price in March 2026 hit \$2,150,000, up 18% year-over-year, exceeding the previous peak of \$2,050,000 in April 2022. The median condo sales price was \$1,357,500, up 27% year-

over-year, marking the second-highest monthly price ever after the \$1,375,000 peak in April 2022.

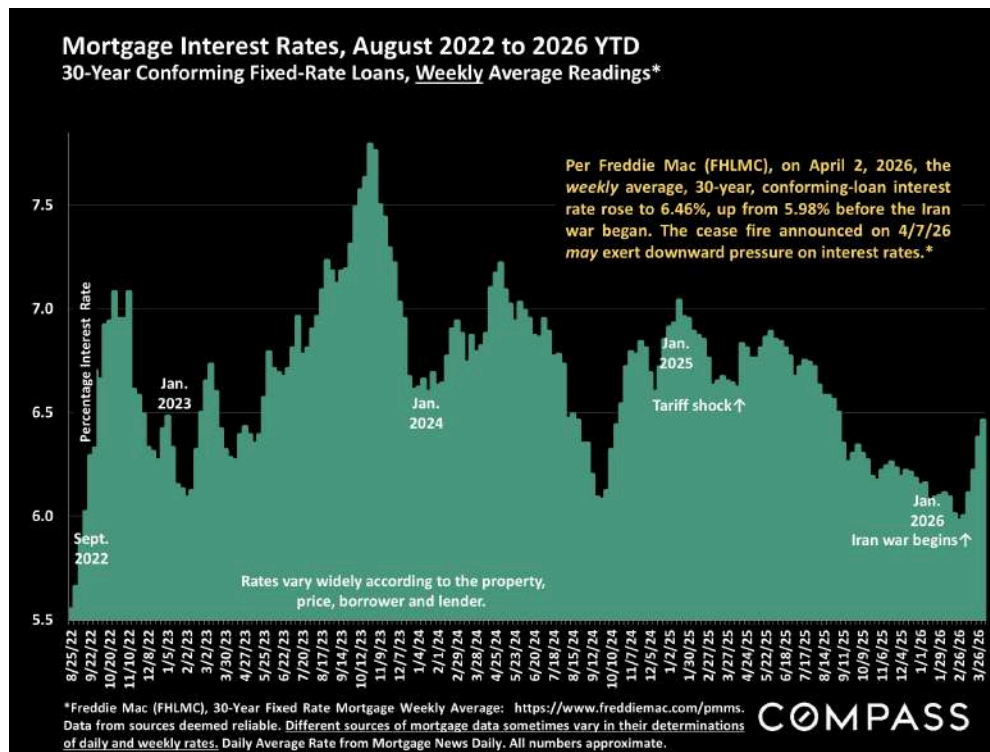
The number of homes listed for sale fell 28% year over year. The inadequate supply of listings – especially of houses – compared to soaring demand continues to pressurize the market as buyers compete furiously for scarce listings.





[Read More](#)

Macroeconomic Indicator Report



Per Freddie Mac (FHLMC), on April 2, 2026, the weekly average, 30-year, conforming-loan interest rate, illustrated on this chart, rose to 6.46%, up from 5.98% before the Iran war began.

[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

FINANCIAL DISTRICT-BARBARY COAST

690 Market St, Unit 2404



2 BD 2.5 BA 1865 SF
\$2,200,000

YERBA BUENA
631 Folsom St, Unit 20F



2 BD 2 BA 1190 SF
\$1,495,000

YERBA BUENA
181 Fremont St, Unit 54J



1 BD 1 BA 664 SF
COMING SOON!
\$1,185,000

SOUTH BEACH
333 Beale St, Unit 4F



1 BD 1 BA 920 SF
\$879,000

EMERYVILLE
1001 46th St, Unit 508



2 BD 2 BA 1474 SF
COMING SOON \$735,000

Recently Sold/Pending

PACIFIC HEIGHTS
2190 Broadway, Unit 9W



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

SOUTH BEACH
338 Main St, Unit 25C



2 BD 2 BA 1403 SF
PENDING

Seller Representation
Asking Price: \$2,699,000

SOUTH BEACH
280 Spear St, Unit 31A



2 BD 2 BA 1489 SF
Buyer and Seller Representation
Sold Off-Market for \$2,200,000

MISSION BAY
718 Long Bridge St, Unit 805



2 BD 2 BA 1561 SF

Seller Representation
Sold for \$2,090,000

MISSION BAY

708 Long Bridge St, Unit 212



2 BD 2 BA 1312 SF

Buyer Representation
Sold for \$1,810,000

SOUTH BEACH

201 Folsom St, Unit 22G



2 BD 2 BA 1401 SF
Seller Representation

Sold for: \$2,068,000 in 4 days!

SOUTH BEACH
201 Folsom St, Unit 20E



2 BD 2 BA 1366 SF

Seller Representation
Sold for \$1,888,000

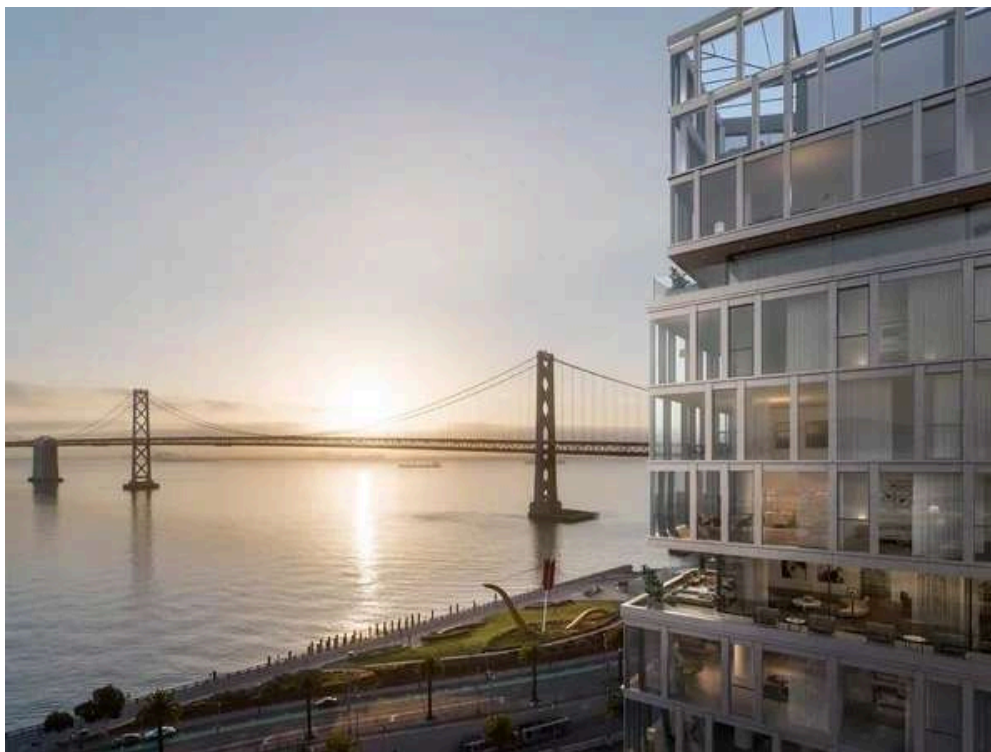
SOUTH BEACH

338 Main St, Unit 16A



2 BD 2 BA 1379 SF
Buyer Representation
Sold OFF-MARKET for \$1,870,000

SOUTH BEACH
One Steuart Lane, Unit 705



2 BD 2 BA

Buyer Representation

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

SOUTH BEACH

401 Harrison St, Unit 19A



1 BD 1 BA 840 SF
PENDING

Seller Representation
\$1,100,000

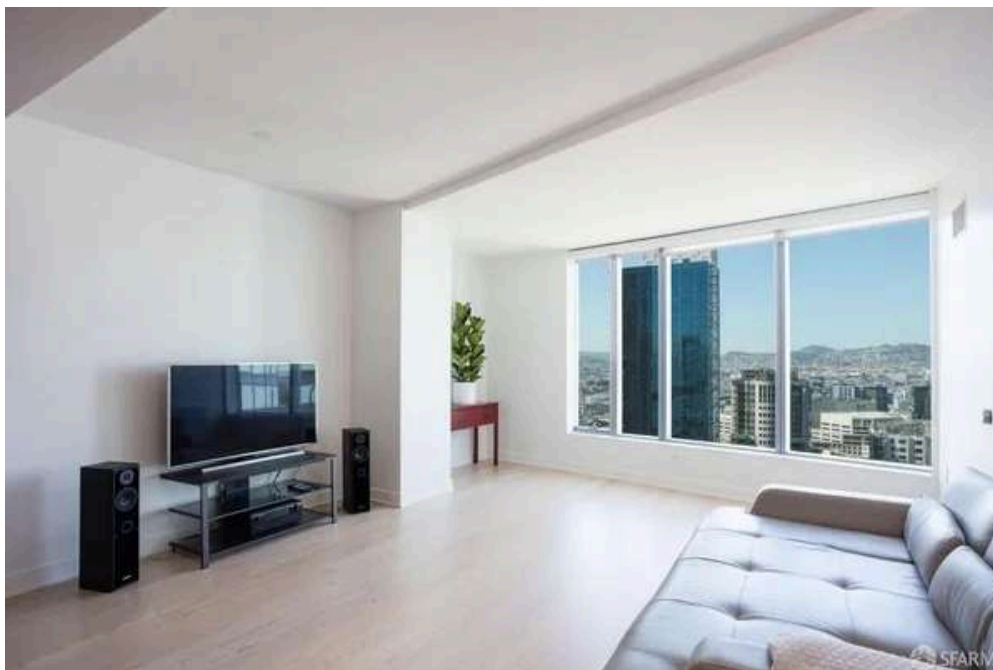
MISSION BAY
1000 3rd St, Unit 806



2 BD 2 BA 1156 SF
Seller Representation

Sold Off-Market for \$1,270,000

SOUTH BEACH
338 Main St, Unit 28D



1 BD 1 BA 963 SF

Buyer and Seller Representation

Sold OFF-MARKET for \$1,200,000

SOUTH BEACH

88 King St, Unit 412



2 BD 2 BA 1191 SF
Buyer Representation

Sold for \$1,100,000

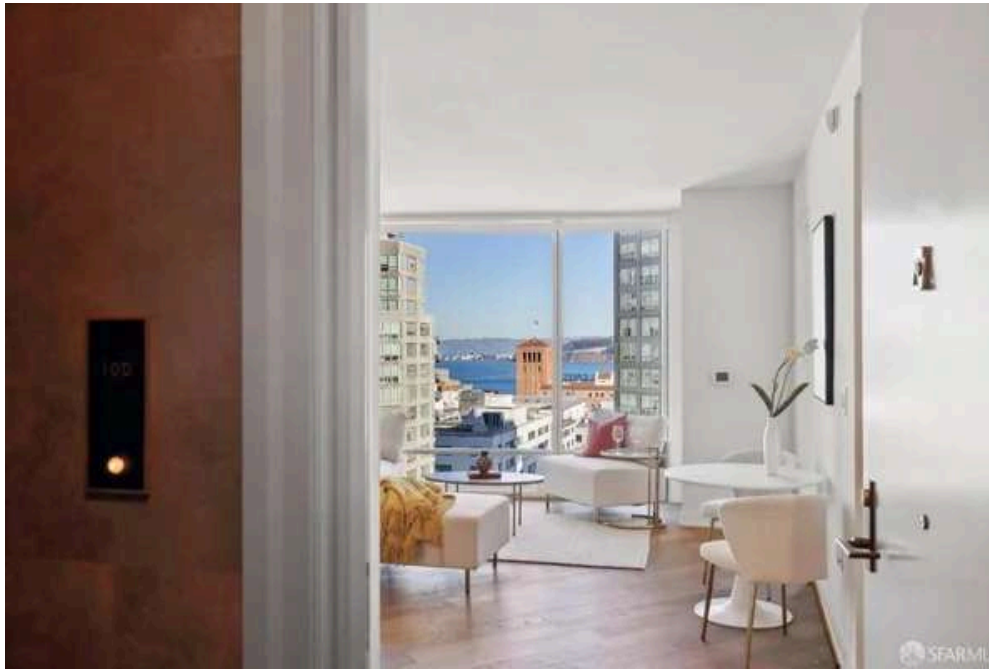
SOUTH BEACH
338 Main St, Unit 8H



1 BD 1 BA 854 SF
PENDING

Seller Representation
Asking Price: \$945,000

SOUTH BEACH
401 Harrison St, Unit 10D



1 BD 1 BA 607 SF
Seller Representation
Sold for \$765,000

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

Rental Market Report



San Francisco continues to stand out as the primary growth driver among high-cost markets as the only city in the top 10 to post double-digit annual rent growth. In contrast, most other top-tier markets are still experiencing year-over-year declines in one-bedroom rents.

San Francisco led the nation in annual rent growth this month, with both one and two-bedroom prices hitting new all-time highs, marking the highest levels in over a decade of Zumper data. One-bedroom rent climbed 18.4% to \$3,790, surpassing its previous peak of \$3,720 set in June 2019, while two-bedrooms rose 22.6% to \$5,270, exceeding the prior high of \$5,120 recorded in September 2025.

The city's rental occupancy rate had already reached 96.7% as of last September, signaling an extremely tight market, and conditions have likely tightened further since then. With limited new construction and structurally constrained inventory, the market has little capacity to absorb a renewed wave of renters. As a result, competition has

intensified quickly, with bidding wars re-emerging in high-demand neighborhoods.

[Read More](#)

Currently Renting

SOUTH BEACH

401 Harrison St, Unit 21B



2 BD 2 BA 1311 SF
Furnished \$8,690

SOUTH BEACH
425 1st St, Unit 3903



2 BD 2 BA 1278 SF
\$8,190

SOUTH BEACH
425 1st St, Unit 807, 94105



1 BD 1 BA 819 SF
\$5,400

INNER SUNSET
1369 9th Ave, Unit 2



2 BD 1 BA
\$3,745

Special Listing

SOUTH LAKE TAHOE
1271 Gilmore Lake Rd



4 BD 3 BA 2659 SF
Furnished
Contact us for price!

Fully furnished mountain retreat in the heart of South Lake Tahoe. This newly built, ultra-large 4-bedroom, 3-bathroom home is nestled among the pines and designed for ultimate relaxation.

- Two expansive decks with forest views
- TV in each room
- Two king-sized beds, a queen bed, and a twin bed
- Oversized garage
- Expansive living room
- Foosball table
- Large dining table for 10 people

Ideally located just steps from the Bijou 9-hole golf course, and minutes from the beach, top-rated restaurants, coffee shops, Safeway,

Whole Foods, and skiing just five minutes away from California Lodge and Gondola at Heavenly Village.

Just Leased/Pending

MISSION BAY

708 Long Bridge St, Unit 1109



3 BD 3 BA 1950 SF

Leased for \$15,490

Most expensive condo ever leased in Mission Bay!

MISSION BAY

708 Long Bridge St, Unit 1207



3 BD 2 BA 1668 SF
Leased for \$12,500 in 10 days!

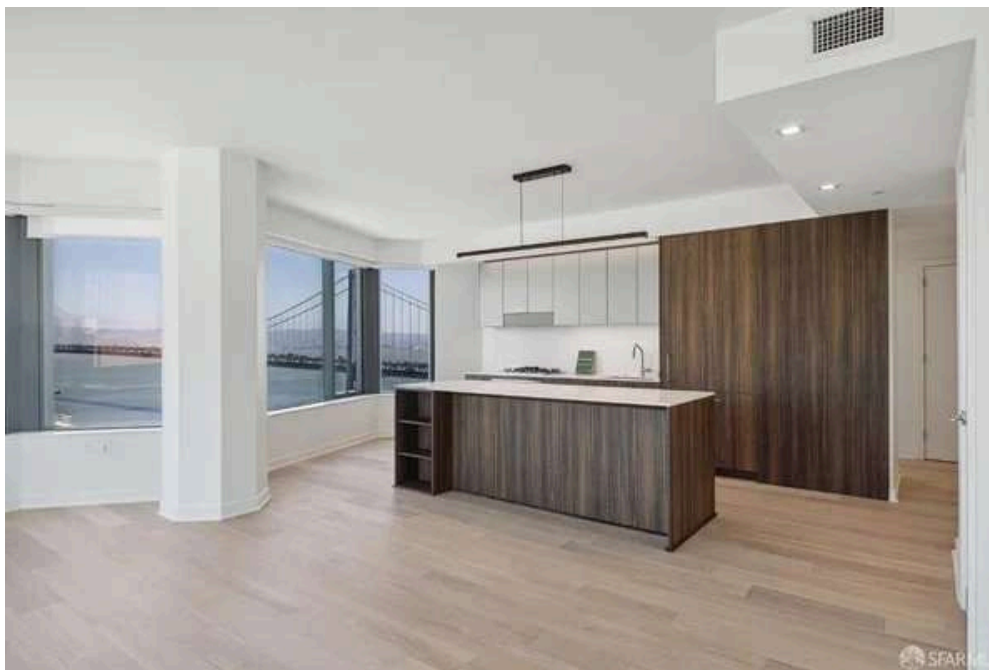
YERBA BUENA

301 Mission St, Unit 14F



2 BD 3 BA 1845 SF
Pending for \$11,550

SOUTH BEACH
280 Spear St, Unit 27G



2 BD 2 BA 1461 SF
Leased for \$10,500 in 9 days!

MISSION BAY
708 Long Bridge St, Unit 1010



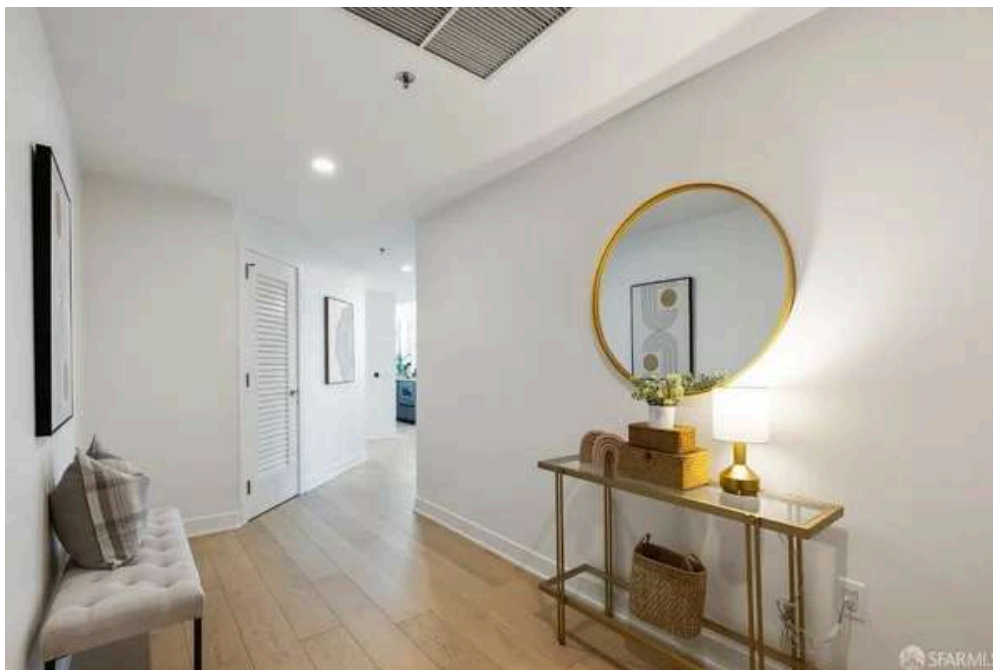
2 BD 2 BA 1383 SF
Leased off-market for \$9,150

SOUTH BEACH
338 Main St, Unit 18E



2 BD 2 BA 1382 SF
Leased OFF-MARKET for \$9,500

SOUTH BEACH
201 Folsom St, Unit 16E



2 BD 2 BA 1366 SF
Leased for \$8,590

MISSION BAY
718 Long Bridge St, Unit 319



2 BD 2 BA 1378 SF
Leased for \$8,700 in 12 days!

SOUTH BEACH
425 1st St, Unit 4103



2 BD 2 BA 1278 SF
Leased for \$8,290

SOUTH BEACH



338 Main St, Unit 6C
 2 BD 2 BA 1403 SF
Leased for \$8,245

SOUTH BEACH



338 Main St, Unit 18F
 2 BD 2 BA 1181 SF
Leased for \$8,190

ONE MISSION BAY



1000 3rd St, Unit 704

2 BD 2 BA 1146 SF

Leased for \$7,499

SOUTH BEACH



201 Folsom St, Unit 4B

2 BD 2 BA 1189 SF

Leased for \$7,400

SOUTH BEACH



501 Beale St, Unit 5A

2 BD 2 BA 1160 SF

Leased for \$6,890

SOUTH BEACH

SOUTH BEACH



338 Main St, Unit 23H

1 BD 1 BA 854 SF

Leased for \$6,500

MISSION BAY



425 1st St, Unit 2407

1 BD 1 BA 819 SF

Leased for \$6,490

YERBA BUENA



260 King St, Unit 885

2 BD 2 BA 991 SF

Leased for \$5,650

SOUTH BEACH



199 New Montgomery St, Unit
1007

1 BD 1 BA 836 SF

Leased for \$4,740

NORTH WATERFRONT



50 Lansing St, Unit 705

1 BD 2 BA 715 SF

Leased for \$4,150

SOUTH BEACH



101 Lombard St, Unit 903W

2 BD 2 BA 1443 SF
PENDING for \$8,190

SOUTH BEACH



338 Spear St, Unit 6D

2 BD 2 BA 1401 SF
PENDING for \$7,440

SOUTH BEACH



425 1st St, Unit 2308

1 BD 1 BA 755 SF
PENDING for \$5,790

SOUTH OF MARKET



338 Main St, Unit 6C

2 BD 2 BA 1403 SF
PENDING for \$8,245

SOUTH BEACH



1075 Market St, Unit 312

2 BD 2 BA 1100 SF
PENDING for \$4,990



201 Harrison St, Unit 1030

Studio 1 BA 432 SF
PENDING for \$3,290

INNER MISSION



2888 Folsom St, Unit A

1 BD 1 BA
PENDING for \$3,295

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

Did You Know...

Are AI millionaires breaking SF's luxury housing market?

A wave of all-cash offers has been released by a combination of liquidity events and renewed confidence in the city's future in the wake of the current AI boom.

(The San Francisco Standard)

[Read More](#)

Weekly mortgage refinance demand is down more than 40% in the past month

Mortgage rates moved even higher again last week, as the war with Iran continues to stoke fears of inflation. As a result, total mortgage application volume fell again, down 10.4% from the previous week, according to the Mortgage Bankers Association's seasonally adjusted index.

(CNBC)

[Read More](#)

The To-Do List



SF International Film Festival

In theatres all over SF
April 24 - May 4

The 69th San Francisco International Film Festival is calling your name from April 24 to May 4, 2026. As the longest-running film festival in America, SFFILM has been bringing the world's leading storytelling to our city since 1957, and this year's explosive lineup is completely stacked. Get ready for 11 days of top-tier cinema, with stories that stick with us long after the house lights come up.

[Click Here For More Info](#)



Fort Mason Night Market

April 17
Fort Mason

The Fort Mason Center, West Coast Craft, and Off The Grid food team up for this monthly night market combining great shopping, food, and music. Dozens of WCC vendors will be present selling their creations, including handmade jewelry, clothes, ceramics, and more. Not to mention 25 or so food trucks representing the best of the Bay Area food scene.

[Click Here For More Info](#)



San Francisco Restaurant Week

April 10 - April 19

Make room in your schedule and your belly because San Francisco Restaurant Week is about to take over the city this April. Get ready for 10 days of special menu items, excellent prices, and great times. It's the

perfect time to try a new restaurant while on a budget, so we definitely recommend checking it out.

[Click Here For More Info](#)



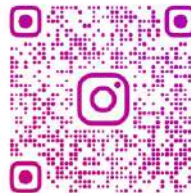
Top 1% of Agents Nationwide with Over \$70M Sold in 2025

#227 Small Team in California per Sales Volume 2025

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

#1 Agents in South Beach with \$40M Sold 2025

25+ Years of Combined experience selling high-end properties



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TF TomFerry

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REAL ESTATE PROFESSIONALS

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