

COMPASS



Market Pulse With MD Real Estate

As featured in The Real Deal:
"Welcome to Area AI: How AI
Companies Are Changing the
Real Estate Game "

THE REAL DEAL
REAL ESTATE NEWS

MD
REAL ESTATE

Featured in The RealDeal.com: "There is no ceiling": Welcome to Area AI

Compass' Milan Jezdimirovic and Jerry Rice Jr. with Open AI's Sam Altman with 1455 3rd Street (Compass, Getty, Google Maps)

"Today is not even comparable to 10 years ago," Jezdimirovic said of Mission Bay. "Even just within the last two or three years, we've finally seen the full establishment of the neighborhood."

From the San Francisco
Business Times: SF condo
prices climb as more than half
of sales exceed asking price



San Francisco condo prices climb as more than half of sales exceed asking price

Compass agent Dunja Green, who works as a team with her husband Milan Jezdimirovic, said most of their listings are attracting five to 12 buyer groups per open house, indicating that serious buyers are still actively looking.

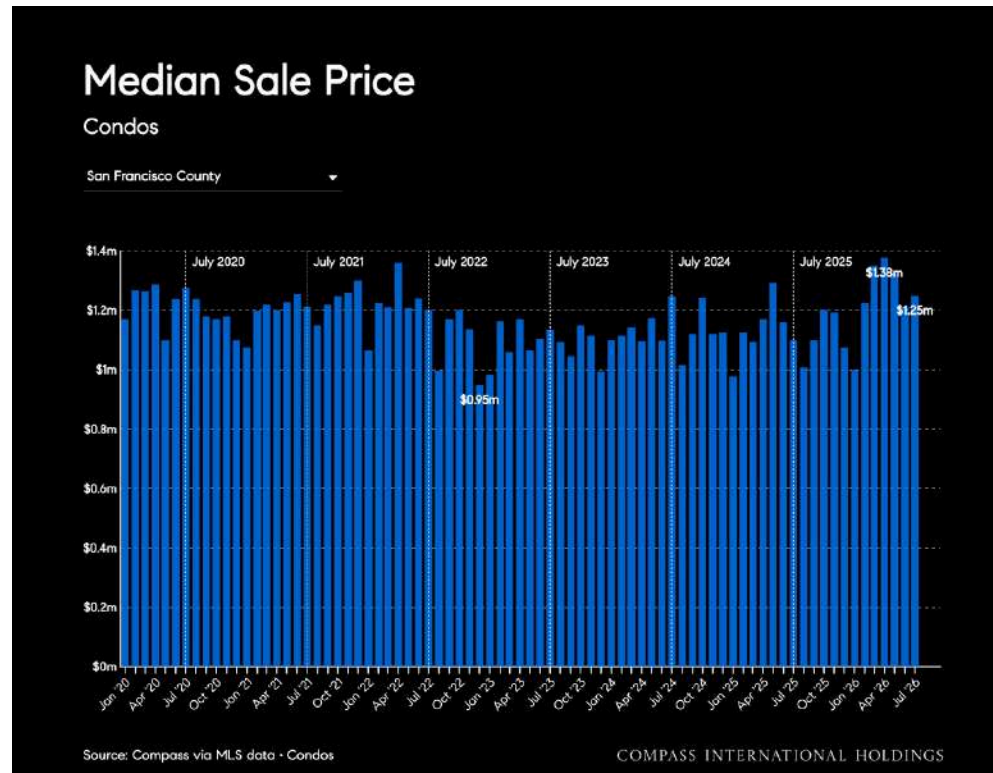
"We definitely continue to see strong buyers' demand as we head to July," Green told the Business Times, adding that the condo market remains particularly strong in neighborhoods such as Hayes Valley, Mission Bay and South Beach, the latter which saw its median days on market fall from 40 days in May 2025 to just 26 days this May. "We don't think the market is slowing down; rather, it's normalizing and becoming more competitive in the fall."

Market Update

The Bay Area housing market is the center of national attention this summer. AI-driven wealth has offset persistently higher mortgage

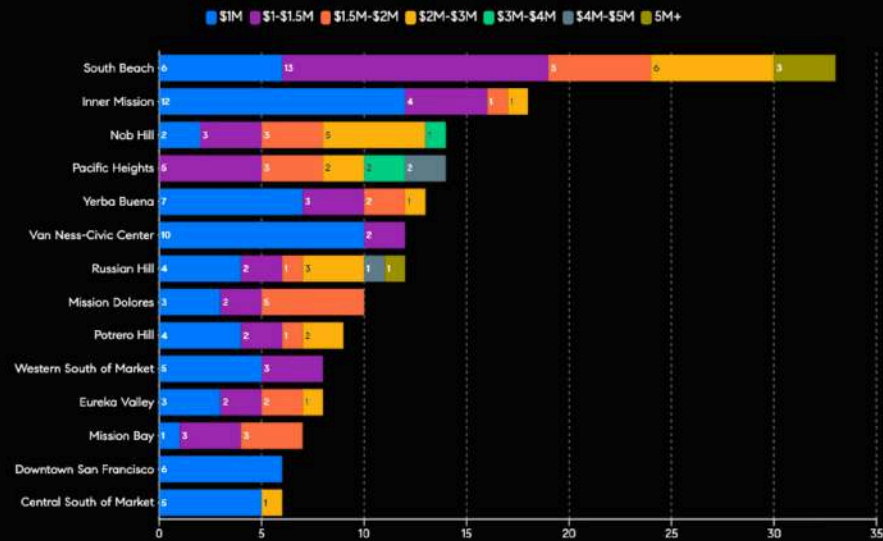
rates, pushing demand in a handful of neighborhoods to dramatic levels.

The median condo sale price increased 13.6% year over year and 3.1% month over month to \$1.25 million. Median price per square foot rose 13.1% year over year to \$1,103 but fell 2.1% month over month. Closed sales increased 24.9% year over year but declined 14.0% from June to 276 transactions, while pending sales rose 15.7% year over year and fell 32.6% month over month to 221.



July Closed Condo Sales by Price Segment

San Francisco



Source: Compass via MLS - Condos

COMPASS INTERNATIONAL HOLDINGS

[Read More](#)

Macroeconomic Indicator Report

Inflation Fears Keep Rates Elevated

Interest have stayed elevated due persistent inflation news, re-escalation of the war, and recently improved jobs data. Mortgage rates are at their highest levels of the year. This is likely to impact buyer demand into August.



Source: Mortgage News Daily, Compass

COMPASS INTERNATIONAL HOLDINGS

Mortgage rates ended July near their highs for the year, taking some momentum out of homebuyer demand. But in San Francisco, sales have been driven more by wealth creation than by mortgage rates: the AI boom has spiked demand, especially for family-ready homes in specific neighborhoods.

That boom is concentrated in the city proper, with modest overflow onto the Peninsula. San Francisco's median sales price is up 25% year-over-year; San Mateo County is up nearly 10%. In the other eight Bay Area counties, price trends look much more like the country as a whole, essentially flat versus a year ago. We've included a map showing price changes across the region so you can compare how each area is faring.

[Read More](#)

Condo Watch

Arden

BridgeView

Infinity

Millennium Tower

Museum Parc

MIRA

LUMINA

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

631 Folsom

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
New Price! \$1,949,000

SOUTH BEACH
401 Harrison St, Unit 31G



1 BD 1 BA 758 SF
\$1,099,000

HAYES VALLEY
580 Hayes St, Unit 407



1 BD 1 BA 783 SF
\$949,000

Recently Sold/Pending

BELVEDERE ISLAND
266 Bayview Ave



5 BD 4 BA 2905 SF
Buyer Representation

Sold for \$4,250,000

SOUTH BEACH
201 Folsom St, Unit 24A



2 BD 2 BA 1368 SF
Seller Representation

PENDING OFF-MARKET

Asking Price: \$2,218,000

SOUTH BEACH
201 Folsom St, Unit 27E



2 BD 2 BA 1366 SF
Seller Representation

SOLD OFF-MARKET
Sold for \$2,295,000

SOUTH BEACH
401 Harrison St, Unit 33D



2 BD 2 BA 1297 SF
Buyer Representation

Sold for \$2,128,880

SOUTH BEACH
280 Spear St, Unit 7D



2 BD 2 BA 1302 SF
Buyer and Seller Representation

Sold in 10 days for \$1,795,000

SOUTH BEACH
201 Folsom St, Unit 3G



3 BD 2 BA 1401 SF
Buyer and Seller Representation

Sold over asking in 12 days for \$1,968,000

SOUTH BEACH
338 Main St, Unit 8E



2 BD 2 BA 1382 SF
Buyer Representation

Sold Off-Market for \$1,628,000

RUSSIAN HILL
1953 Taylor St



3 BD 1.5 BA 1212 SF
Buyer Representation

Sold for \$1,450,000

MISSION BAY
1000 3rd St, Unit 807



1 BD 2 BA 974 SF
Seller Representation
Sold over asking in 6 days for \$1,450,000

SOUTH BEACH
280 Spear St, Unit 10D



2 BD 2 BA 1033 SF
Buyer and Seller Representation

Sold for the asking price in 12 days!
Sold for \$1,388,000

YERBA BUENA
181 Fremont St, Unit 54J



1 BD 1 BA 664 SF
Seller Representation

Sold for \$1,150,000

SOUTH BEACH
170 King St, Unit 711



2 BD 2 BA 900 SF
Buyer Representation

Sold for \$1,015,000

SOUTH BEACH
425 1st St, Unit 4304

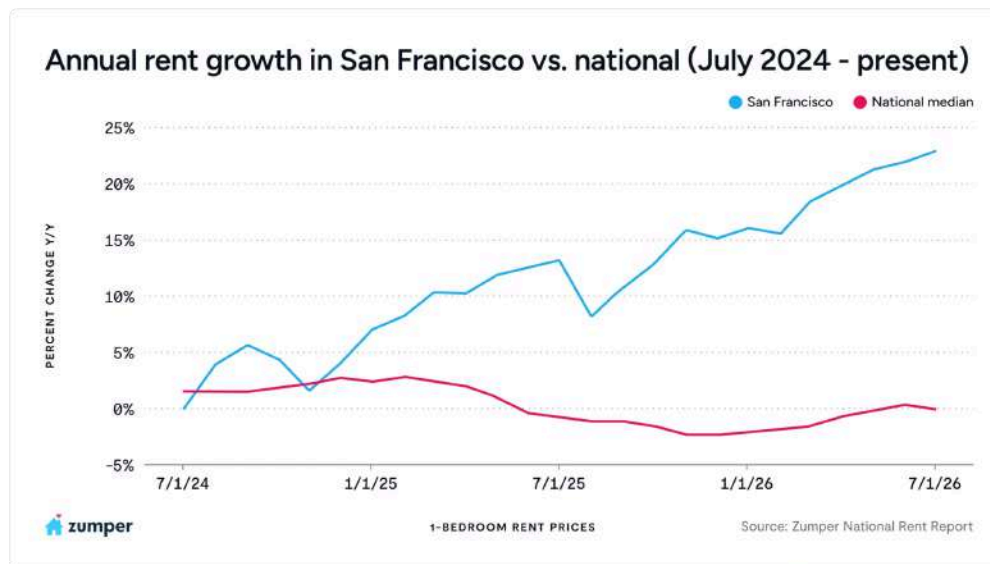


1 BD 1 BA 605 SF
Seller Representation

Sold for \$788,000

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

Rental Market Report



San Francisco set new records once again. One-bedroom rent climbed 3% month-over-month to \$4,180, up 22.9% year-over-year, while two-bedroom rent jumped 5.6% to \$6,020, the first time the city's two-bedroom rate has ever crossed the \$6,000 mark in Zumper's data, and up 25.9% annually.

Both bedroom types are the most expensive in Zumper's decade-plus of San Francisco records, and the city continues to lead the nation in annual rent growth by a margin no other major market comes close to.

[Read More](#)

Currently Renting

SOUTH BEACH

425 1st St, Unit 3002



3 BD 2 BA 1971 SF
COMING SOON! \$16,499

FINANCIAL DISTRICT-BARBARY COAST
690 Market St, Unit 1704



2 BD 3 BA 1900 SF
Furnished \$16,495

SOUTH BEACH
201 Folsom St, Unit 40A



2 BD 2 BA 1568 SF
Furnished or Unfurnished \$14,990

SOUTH BEACH
219 Brannan St, Unit 18K



2 BD 2 BA 1275 SF
Furnished \$8,995

MISSION BAY

435 China Basin St, Unit 421



2 BD 2 BA 1264 SF
COMING SOON \$8,490

SOUTH BEACH
489 Harrison St, Unit 301



2 BD 3 BA 1551 SF
\$8,490

SOUTH BEACH
50 Lansing St, Unit 305



2 BD 2 BA 995 SF
\$6,695

SOUTH BEACH
403 Main St, Unit 717



1 BD 1 BA 922 SF
\$5,545

YERBA BUENA
301 Mission St, Unit 10H



1 BD 1 BA 666 SF
Furnished \$5,490

Just Leased/Pending

PACIFIC HEIGHTS
2121 Webster St, Unit TH3



3 BD 3.5 BA 2418 SF
Leased off-market for \$20,599

YERBA BUENA
181 Fremont St, Unit 58D



2 BD 3 BA 1775 SF
Leased for \$18,990

YERBA BUENA
301 Mission St, Unit 50D



2 BD 3 BA 2230 SF
Leased for \$15,445 in 8 days!

MISSION BAY
708 Long Bridge St, Unit 1607



3 BD 2 BA 1668 SF
Leased off-market for \$14,990

SOUTH BEACH
425 1st St, Unit 4906



2 BD 2 BA 1238 SF
Leased Off-Market for \$10,300

SOUTH BEACH
280 Spear St, Unit 15E



2 BD 2 BA 1276 SF
Leased for \$10,290

SOUTH BEACH
88 King St, Unit 104



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

SOUTH BEACH
338 Main St, Unit 20B



2 BD 2 BA 1178 SF
Leased for \$9,290

SOUTH BEACH



301 Main St, Unit 27F
 2 BD 2 BA 1307 SF
Leased \$8,990

SOUTH BEACH



201 Folsom St, Unit 7B
 2 BD 2 BA 1189 SF
Leased for \$8,295

HAYES VALLEY



135 Scott St
2 BD 1 BA 1091 SF
Leased for \$8,190

SOUTH BEACH



333 1st St, Unit N1401
2 BD 2 BA 958 SF
Leased for \$7,540

SOUTH BEACH



88 King St, Unit 606
2 BD 2 BA 1096 SF
Leased for \$7,299

SOUTH BEACH



201 Folsom St, Unit 27D
1 BD 1 BA 876 SF
PENDING for \$7,195

SOUTH BEACH

SOUTH BEACH



333 1st St, Unit N1101

2 BD 2 BA 958 SF

Leased for \$6,895

SOUTH BEACH



401 Harrison St, Unit 34A

1 BD 1 BA 840 SF

Leased for \$6,795

CIVIC CENTER



401 Harrison St, Unit 8E

1 BD 1 BA 707 SF

Leased for \$6,050

MISSION BAY



311 Grove St, Unit 3

2 BD 2 BA 806 SF

\$6,000

HAYES VALLEY



1000 3rd St, Unit 916

1 BD 1 BA 767 SF

Leased for \$5,800



580 Hayes St, Unit 407

1 BD 1 BA 771 SF

Leased for \$5,650

SOUTH BEACH



301 Main St, Unit 3E

1 BD 1 BA 1053 SF

Leased for \$5,595

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

Did You Know...

A Thai Celebrity Chef Brings His Award-Winning Skills Stateside With an SF Restaurant

According to a June 2026 report released by Compass Real Estate, the AI boom has affected virtually every aspect of the real estate market. In San Francisco, single-family home prices are up 17% year over year, and the median selling price has increased from \$1.7 million to \$2.2 million. Homes are also selling at their “fastest pace in five years,” across the wider Bay Area, per Compass data: In San Francisco, homes are selling in 18 days; in Santa Clara County, they shoot off the market in just 10.

(SF Gate)

[Read More](#)

SF 2-bedroom rent tops \$6,000 for the first time

Two-bedrooms in San Francisco are now more expensive than in New York City, which still has the priciest one-bedrooms, coming in at a median price of \$4,560. In Boston, the third-most costly city to live in, the median price of a one-bedroom apartment is \$2,900, nearly \$1,300 more affordable than San Francisco.

(SF Gate)

[Read More](#)

The To-Do List



Stern Grove Festival

June 14 - August 16

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.

[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](#)



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

#19 Small Team in San Francisco per Sales Volume 2026

#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 \$48M Sold/in
Contract YTD in 2026**

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



Contact Us

MDRealEstateSF.com



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](#).