

COMPASS



Market Pulse With MD Real Estate



We're on the Newsmaker 100
2026 List of the San Francisco

Business Times



This list recognizes the profiles and achievements of the top 100 most noteworthy people in the Bay Area. We're so proud to be listed among so many important figures in San Francisco!

Market Update

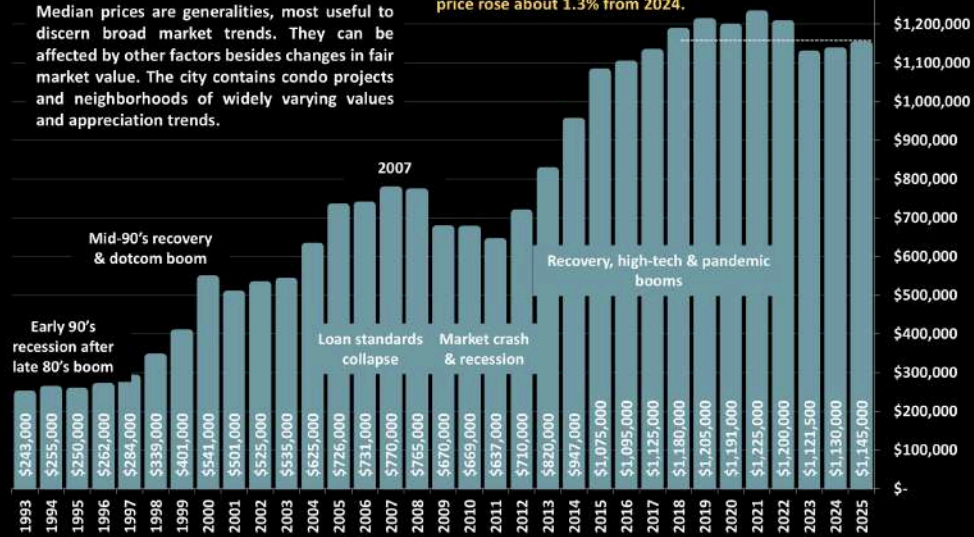
While national home price appreciation is stuttering to a halt and many states and regions are seeing price declines, San Francisco's median home sales prices continue to surge higher, a dynamic we expect to see continue in 2026. The underlying factors are an extremely inadequate supply of homes for sale vs. rapidly increasing demand due to the AI startup boom. Very fast sales and competitive bidding wars between buyers have become the norm. Though the city's housing market has been seeing the lowest supply and highest demand, its condo market is also experiencing a dramatic rebound. Rents have also been in rapid ascent with the influx of young high-tech workers eager to work in AI.

San Francisco Median Condo Prices

Median Condo Sales Price by Year, 1993 – Present*

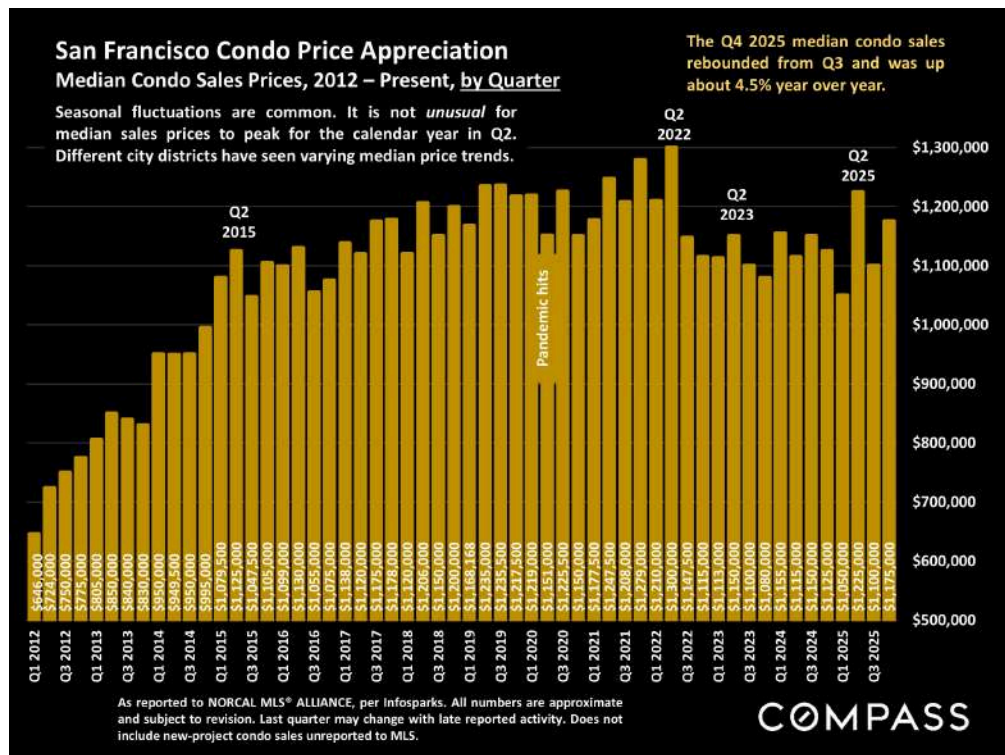
Median prices are generalities, most useful to discern broad market trends. They can be affected by other factors besides changes in fair market value. The city contains condo projects and neighborhoods of widely varying values and appreciation trends.

The 2025 median condo sales price rose about 1.3% from 2024.



*Sales reported to NorCal MLS Alliance by early January 2026. Many new-project condo sales are not reported to MLS. Median sales price is that price at which half the sales occurred for more and half for less. Data from sources deemed reliable but may contain errors and subject to revision. All numbers approximate and may change with late-reported sales.

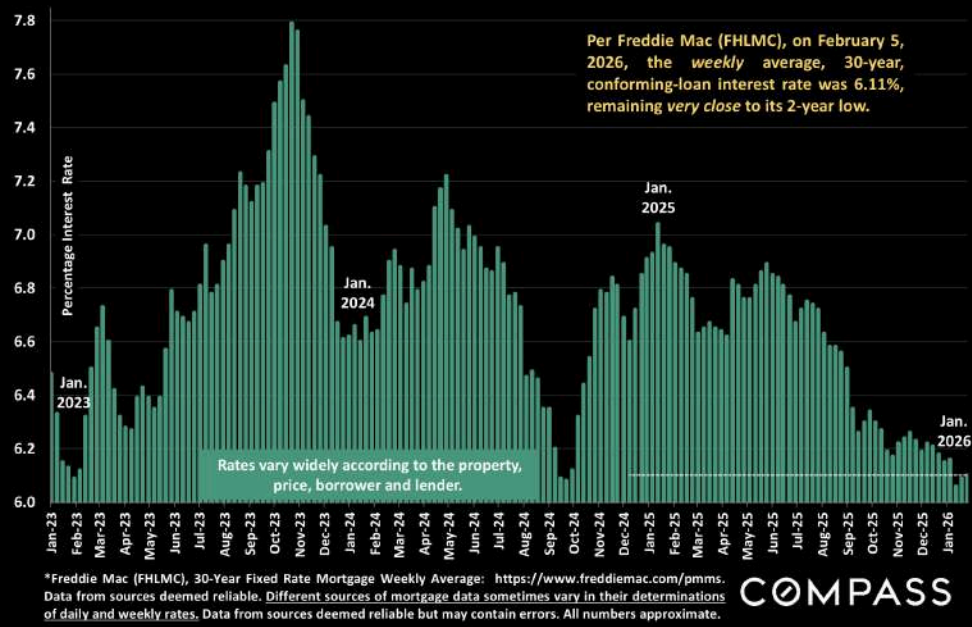
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Macroeconomic Indicator Report

Mortgage Interest Rates in 2023-2026 YTD 30-Year Conforming Fixed-Rate Loans, Weekly Average Readings*



Interest rates are near multi-year lows, and stock markets, though recently volatile, remain at or not too far off all-time highs. Local AI startup valuations have been skyrocketing with substantial effect on employee wealth. Though national consumer confidence remains low and employment concerns continue, they don't appear to be impacting San Francisco. As has been the case in the past 2 years, more affluent buyers seem poised to play an outsized role in demand.

[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
COMING SOON \$2,200,000

Recently Sold/Pending

RUSSIAN HILL
1070 Green St, Unit 801



2 BD 2.5 BA 1616 SF
Buyer Representation
Sold for \$3,000,000

SOUTH BEACH
201 Folsom St, Unit 20E



2 BD 2 BA 1366 SF
PENDING
Seller Representation
Asking Price \$1,895,000

MISSION BAY
1000 3rd St, Unit 806



2 BD 2 BA 1156 SF
Seller Representation
Pending Off-Market
Asking Price: \$1,248,000

SOUTH BEACH
338 Main St, Unit 28D



1 BD 1 BA 963 SF
Buyer and Seller Representation
PENDING OFF-MARKET
 Asking Price: \$1,225,000

YERBA BUENA



821 Folsom St, Unit 518

TELEGRAPH HILL



455 Vallejo Street, Unit 407

2 BD 2 BA 1101 SF
Buyer Representation
Sold OFF-MARKET for \$1,035,000

1 BD 1 BA 825 SF
Buyer Representation
Sold for \$960,000

ALAMO SQUARE



931 Fulton St
1 BD 1 BA
Seller Representation
Sold for \$560,000

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Evaluation.

Rental Market Report



According to Zumper's National Rent Index, median one-bedroom rent fell 0.1% month-over-month to \$1,503, while two-bedrooms inched up 0.2% to \$1,879. On an annual basis, rents remain in negative territory, down 2% for one-bedrooms and 1.5% for two-bedrooms, highlighting the continued softness in national prices.

However, San Francisco recorded its largest annual rent growth since Zumper began tracking rental trends over a decade ago this January, with median one-bedroom rent rising 16.1% to \$3,670 and two-bedroom rents surging 19% to \$5,010. Much of this momentum is being powered by a renewed return-to-office push across the Bay Area's tech sector, which is pulling higher-income workers back after several years of hybrid and remote flexibility, with some employers even offering rent stipends to employees for living within a 10-minute walk of the company's office.

[Read More](#)

Currently Renting

SOUTH BEACH

338 Main St, Unit 10A



2 BD 2 BA 1379 SF
\$7,990

MISSION BAY

738 Long Bridge St, Unit 319



2 BD 2 BA 1378 SF
COMING SOON! \$7,890

YERBA BUENA
301 Mission St, Unit 11J



2 BD 2 BA 1127 SF
\$6,299

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 p
- 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

SOUTH BEACH

489 Harrison St, Unit 404



3 BD 2.5 BA 2354 SF
Leased for \$15,800

MISSION BAY

708 Long Bridge St, Unit 407



2 BD 2 BA 1614 SF
Leased for \$8,799

SOUTH BEACH

201 Folsom St, Unit 16E



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

MISSION BAY



1000 3rd St, Unit 704

2 BD 2 BA 1146 SF
 PENDING for \$7,499

SOUTH BEACH



425 1st St, Unit 4003

2 BD 2 BA 1278 SF \$7,490

SOUTH BEACH



280 Spear St, Unit 6F, 94105

2 BD 2 BA 1377 SF
Leased for \$7,199

SOUTH BEACH



338 Main St, Unit 10B

2 BD 2 BA 1178 SF
Leased for \$7,190

NORTH WATERFRONT



420 Bay St, Unit A

2 BD 2 BA 1243 SF
Leased for \$6,750

SOUTH BEACH



301 Main St, Unit 25E

2 BD 2 BA 1180 SF
Leased for \$6,699

SOUTH BEACH

TREASURE ISLAND



425 1st St, Unit 1806, 94105

2 BD 2 BA 1238 SF
Leased for \$6,690

YERBA BUENA



1 Bristol Ct, Unit 428

2 BD 2.5 BA 1340 SF
Leased for \$5,700

YERBA BUENA



301 Mission St, Unit 25B

1 BD 1 BA 674 SF
Leased \$4,999

SOUTH BEACH



301 Mission St, Unit 14D

1 BD 1 BA 789 SF
PENDING for \$4,850

SOUTH BEACH



401 Harrison St, Unit 13D

1 BD 1 BA 607 SF
Leased for \$4,490



50 Lansing St, Unit 705

1 BD 2 BA 715 SF
PENDING for \$4,150

POTRERO HILL



451 Kansas St, Unit 571

1 BD 1 BA 778 SF
Leased for \$4,250

YERBA BUENA



821 Folsom St, Unit 308

1 BD 1 BA 677 SF
Leased for \$3,799

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

Did You Know...

San Francisco housing market is on the upswing

Barely two years after the pandemic exodus and a drop in city house prices had newspapers declaring The Fall of San Francisco, the city is picking itself up. Fanned by the hiring frenzy and spiralling pay packets of AI companies, median house sale prices rose 12 per cent between October and December to \$1.8mn, and today the city has the US's fastest-rising rents.

(The Financial Times)

[Read More](#)

Dr. Seuss' California hilltop home for sale

The California hilltop home where Theodor "Dr. Seuss" Geisel lived when he wrote some of the world's most beloved children's books is for sale for \$10 million.

(SF Gate)

[Read More](#)

Bay Area grabs prime chunk of biggest office leases for 2025 on AI effect

As the artificial intelligence industry booms, so does the Class A office market in the Bay Area.

Last year, the region netted 14 of the 100 largest office leases in the U.S. for a total of 4.3 million square feet, the Silicon Valley Business Journal reported, citing data from CBRE. AI companies and large tech employers led the pack as many firms either expanded their footprints or planted their first flags in the area. (The Real Deal)

[Read More](#)

The To-Do List



Sunset Night Market

Irving Street
February 27 from 5 - 10 PM

The popular Sunset Night Market is back after a brief hiatus in 2025, this time as a Lunar New Year celebration. The popular night market will include plenty of great food and live music, and is a great way to support small businesses in the Sunset.

[Click Here For More Info](#)



Lunar New Year Celebrations

February 17 - March 7
All Over SF

The holiday honors the beginning of a new year according to the lunar calendar; that is, the date of the new moon appearing between Jan. 21 and Feb. 20.

[Click Here For More Info](#)



Noise Pop Festival

February 19 - March 1
All Over SF

Beloved music and arts festival Noise Pop is back for its 33rd year in San Francisco. The festival is a weeklong affair-hosting dozens of artists and events throughout the Bay Area.

[Click Here For More Info](#)



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

#227 Sall 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

45+ Years of Combined experience selling high-end properties



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