

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.

Read Our Take in the SF Standard:
Why rents in South Beach and
Mission Bay are breaking records
this summer



COMPASS

The San Francisco Standard



Read Our Take in the SF Standard: Why rents in San Francisco are breaking records this summer

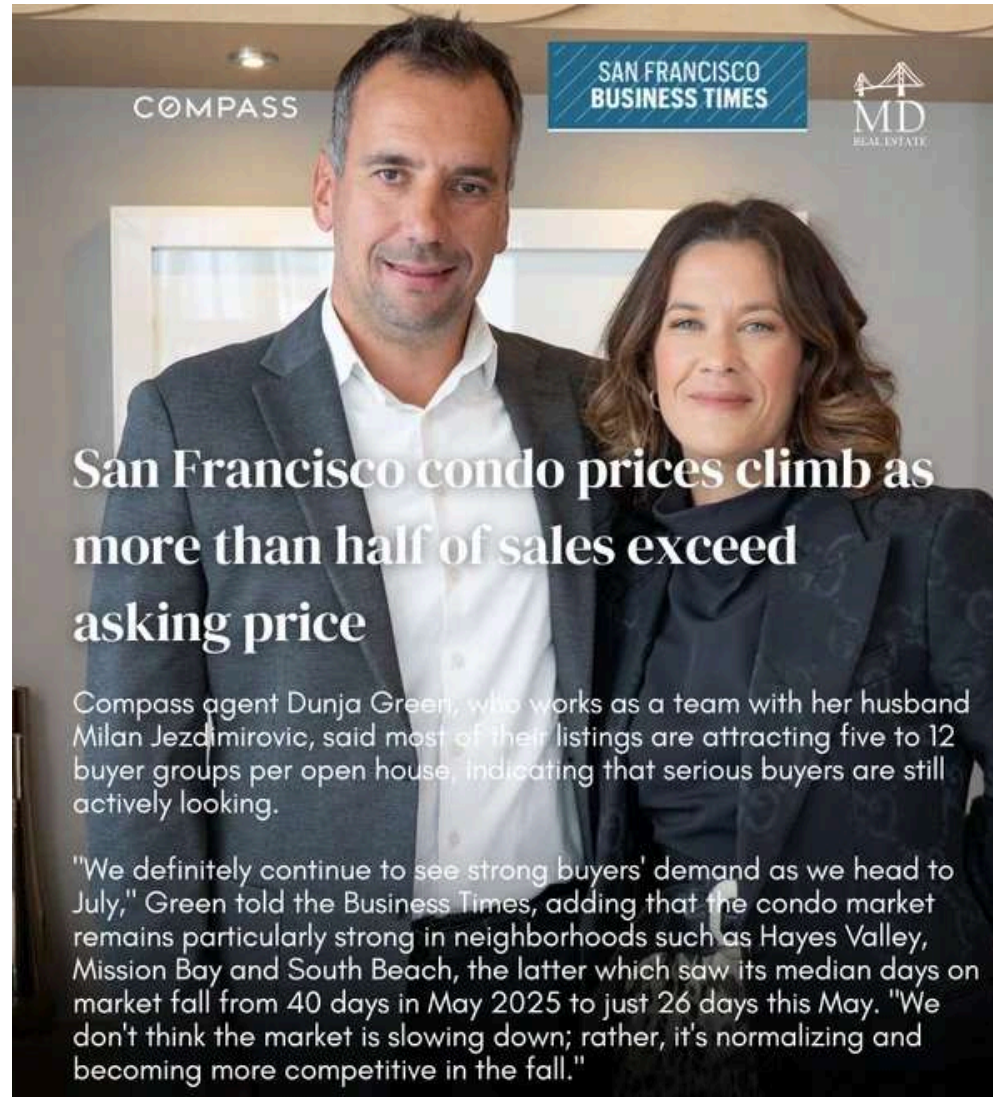
Mission Bay has the city's most expensive one-bedroom apartments, at nearly \$5,500 a month; SoMa follows at \$5,100. SoMa also had one of the largest annual increases — nearly 42%.

AI employees work long hours and want to have everything at their fingertips when they get home, according to Compass agent Milan Jezdimirovic, who specializes in SoMa sales and rentals.

“They want to be able to walk to the office, go to the gym, take a walk and wind down, or grab a coffee,” Jezdimirovic said. “Mission Bay, South Beach, and SoMa give you that.”

From the San Francisco
Business Times: SF condo

prices climb as more than half of sales exceed asking price



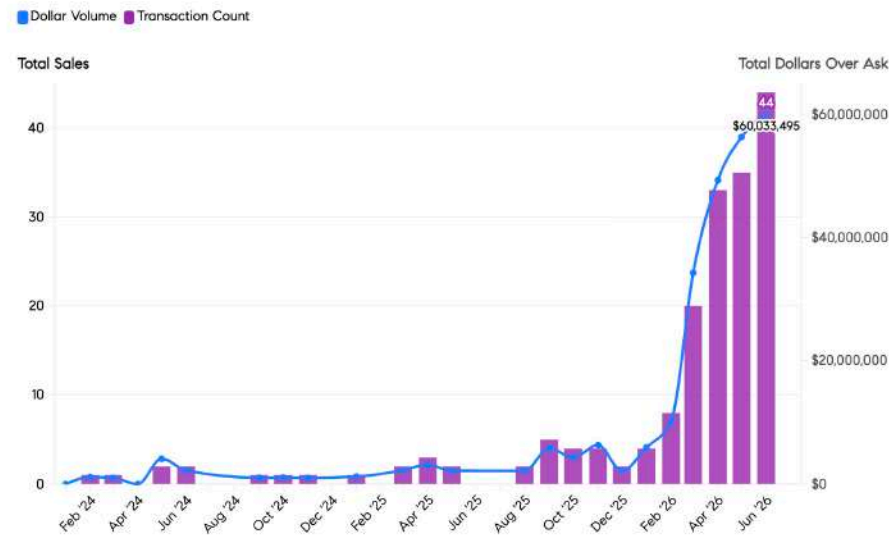
Market Update

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 most intense competition is concentrated in San Francisco itself. In June, 44 homes in the city sold for at least \$1 million over asking.

AI Boom Hits San Francisco Home Sales

In June, 44 transactions in San Francisco closed at least \$1 million above the final ask price.

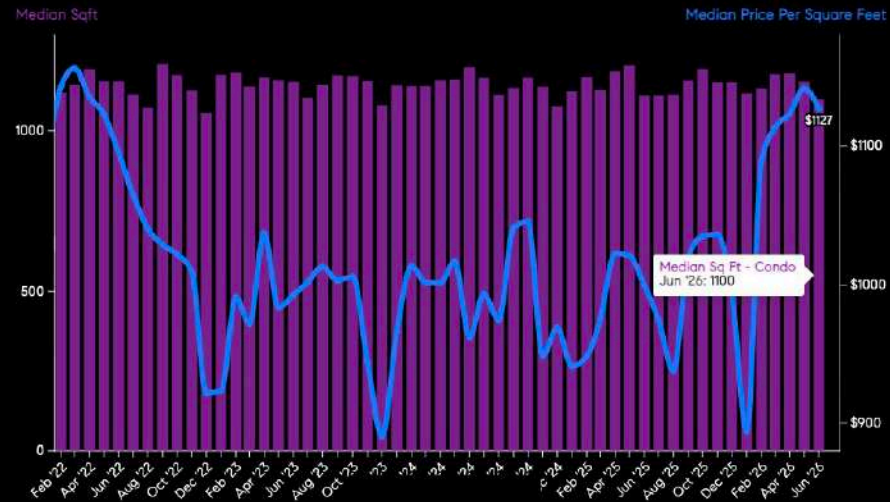


Source: Compass via MLS Data - Home sales where sale price exceeded the final list price by at least \$1 million.

COMPASS INTERNATIONAL HOLDINGS

Price Per Square Foot and Median Square Feet Condos

San Francisco County



Source: Compass via MLS data - Condos

COMPASS INTERNATIONAL HOLDINGS

[Read More](#)

Macroeconomic Indicator Report

Mortgage Rates Stay In The Mid-6s

Interest have stayed elevated due persistent inflation news and recently improved 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 again.



Source: Mortgage News Daily, Compass

COMPASS INTERNATIONAL HOLDINGS

Most buyers need a mortgage, and rates have stayed elevated, though still below last year's level. Nationally, inflation remains well above what policymakers and bond markets are comfortable with, driven by energy costs, government spending, and quite possibly the AI investment boom itself. Mortgage rates spent another month near 6.5%.

[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
New Price! \$2,099,000

MISSION BAY
1000 3rd St, Unit 807



1 BD 2 BA 974 SF
\$1,299,000

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 27E



2 BD 2 BA 1366 SF
Seller Representation

PENDING OFF-MARKET
Asking Price: \$2,225,000

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
280 Spear St, Unit 7D



2 BD 2 BA 1302 SF
Buyer and Seller Representation

PENDING
Asking Price: \$1,795,000

SOUTH BEACH
201 Folsom St, Unit 3G



3 BD 2 BA 1401 SF
Seller Representation
PENDING

Asking Price: \$1,795,000

SOUTH BEACH

338 Main St, Unit 4E



2 BD 2 BA 1382 SF
Seller Representation

Sold for \$1,730,000

[Read About Our Client's
Experience Here!](#)

SOUTH BEACH
338 Main St, Unit 8E



2 BD 2 BA 1382 SF
Buyer Representation

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

SOUTH BEACH

280 Spear St, Unit 10D



2 BD 2 BA 1033 SF
Buyer and Seller Representation

PENDING

Asking Price: \$1,388,000

RUSSIAN HILL
1953 Taylor St



3 BD 1.5 BA 1212 SF
Buyer Representation

PENDING
Asking Price: \$1,249,000

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

Sold for \$1,088,000

SOUTH BEACH
170 King St, Unit 711



2 BD 2 BA 900 SF
Buyer Representation

Sold for \$1,015,000

SOUTH BEACH

338 Main St, Unit 8H



1 BD 1 BA 854 SF
Buyer and Seller Representation

Sold for \$935,000

SOUTH BEACH
425 1st St, Unit 4304



1 BD 1 BA 605 SF
Seller Representation
PENDING

Asking Price: \$815,000

EMERYVILLE
1001 46th St, Unit 508



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

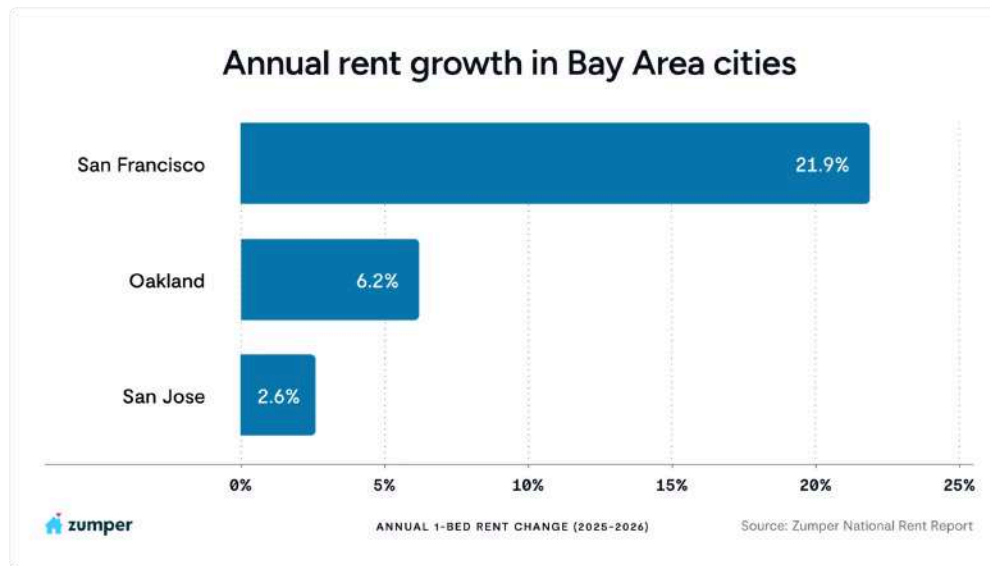
HAYES VALLEY
601 Van Ness Ave, Unit 406



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

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

Rental Market Report



San Francisco continues breaking its own records. One-bedroom rent climbed to \$4,060, and two-bedrooms reached a fresh high as well, now priced at \$5,700, making both bedroom types the most expensive in Zumper’s decade-plus of San Francisco data. The city also leads the nation in annual rent growth, with one-bedroom rent up 21.9% year-over-year. No other major market in the report comes close.

The surge in rents has only intensified since spring. Aggressive AI hiring continues to refill the city, with major companies leasing millions of square feet, and office leasing running at its strongest pace since 2019. Return-to-office policies have pulled high earners back into the city center and the construction pipeline is nearly empty. Occupancy across the city’s rental units has also climbed back above 96%. The result is a textbook squeeze: surging demand meeting almost no new supply.

[Read More](#)

Currently Renting

SOUTH BEACH

201 Folsom St, Unit 40A



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

SOUTH BEACH

219 Brannan St, Unit 18K



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

SOUTH BEACH
338 Main St, Unit 20B



2 BD 2 BA 1178 SF
\$8,990

MISSION BAY

435 China Basin St, Unit 421



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

HAYES VALLEY
135 Scott St



2 BD 1 BA 1091 SF
\$7,890

SOUTH BEACH
280 Spear St, Unit 19F



1 BD 1 BA 802 SF
\$6,990

SOUTH BEACH
333 1st St, Unit N1101



2 BD 2 BA 958 SF
\$6,895

SOUTH BEACH

401 Harrison St, Unit 8E



1 BD 1 BA 707 SF
\$6,050

Just Leased/Pending

SOUTH BEACH

401 Harrison St, Unit 41B



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

PACIFIC HEIGHTS
2121 Webster St, Unit TH3



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

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

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

SOUTH BEACH



425 1st St, Unit 3306
 2 BD 2 BA 1238 SF \$8,890



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

SOUTH BEACH

SOUTH BEACH



280 Spear St, Unit 5H
2 BD 1 BA 942 SF \$7,590

SOUTH BEACH



318 Main St, Unit 5D
1 BD 2 BA 1104 SF \$7,195

SOUTH BEACH



338 Main St, Unit 18H
1 BD 1 BA 854 SF \$6,795

MISSION BAY



88 King St, Unit 617
2 BD 2 BA 1163 SF \$6,250

SOUTH BEACH



1000 3rd St, Unit 916
1 BD 1 BA 767 SF \$5,800



425 1st St, Unit 3605
1 BD 1 BA 710 SF \$5,350

VAN NESS-CIVIC CENTER



601 Van Ness Ave, Unit 406
1 BD 1 BA 718 SF \$3,990

TENDERLOIN



960 Market St, Unit 704
Studio 1 BA 344 SF \$3,190

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

Did You Know...

AI is fueling a shocking new trend in San Francisco real estate

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](#)

Weekly mortgage demand drops as rates remain stuck in a narrow range

Total mortgage application volume dropped 2.2% last week compared with the previous week, according to the Mortgage Bankers Association’s seasonally adjusted index. An additional adjustment was made for the Independence Day holiday.

(CNBC)

[Read More](#)

San Francisco drives Bay Area off-market luxury boom

A TRD Data analysis of closed luxury residential sales (defined as \$3 million or more) across two 12-month periods (May 15, 2024 – May 14, 2025 and May 15, 2025 – May 14, 2026) found that Alameda County's off-market volume surged 125 percent year over year, while San Francisco jumped 71 percent. Santa Clara was the lone holdout, slipping 5 percent.

(TheRealDeal.com)

[Read More](#)

The To-Do List



SF Marathon

July 24- July 26

The 49th annual SF Marathon is coming up. See thousands of racers and spectators take to the streets for an epic route through the city. You can either take up a post along the route (Golden Gate Park is a nice place to watch) or welcome runners to the finish line on the Embarcadero at Folsom.

[Read more here](#)



Free FIFA World Cup Screenings at Thrive City

World Cup Final July 19
1725 3rd St, San Francisco

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.



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

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](#)



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 \$48M Sold/in
Contract YTD in 2026

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



GMDREALESTATESF



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](#).