

COMPASS



Market Pulse With MD Real Estate



Big Thank You to all who
joined us at MIRA's Spring

Brunch



We had an incredible time at the spring brunch this weekend! Thank you to everyone who joined us — we were blessed with amazing food and even better company.

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

We made it on the SF Business
Times' Newsmaker 100 List for
2026!



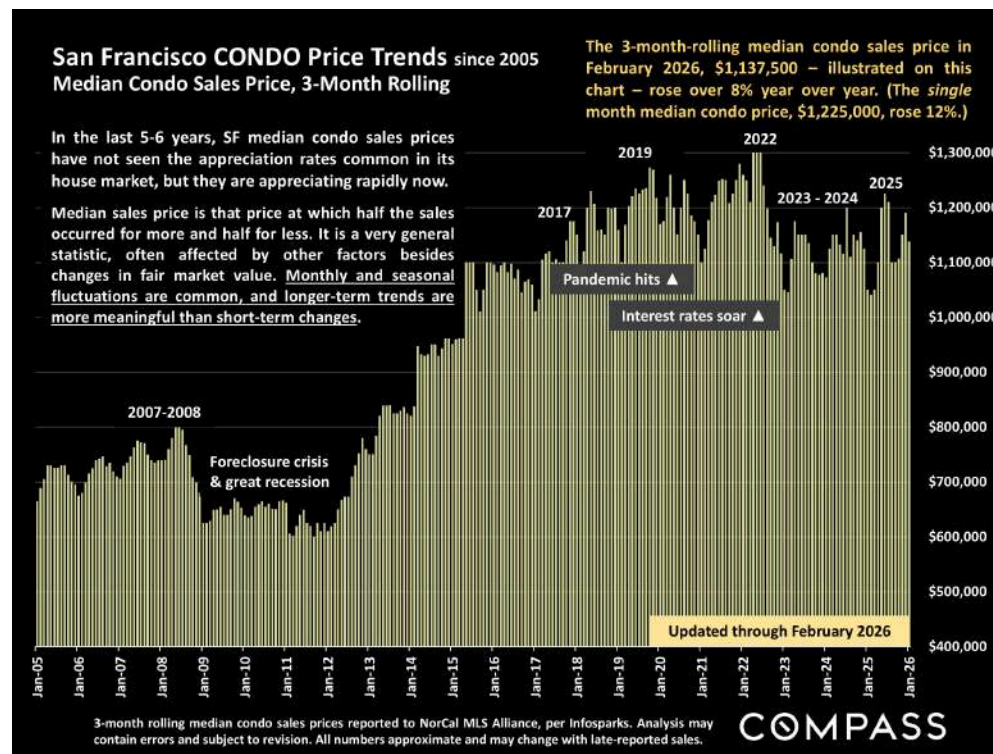
We're honored to share that we've been named to the 2026 San Francisco Business Times Newsmaker 100, a list recognizing the 100 most noteworthy people shaping our city.

To be included among leaders like *Sam Altman* (CEO of OpenAI), *Michelle Gass* (CEO of Levi Strauss), *Dara Khosrowshahi* (CEO of Uber), and *Marc Benioff* (CEO of Salesforce) is both humbling and energizing.

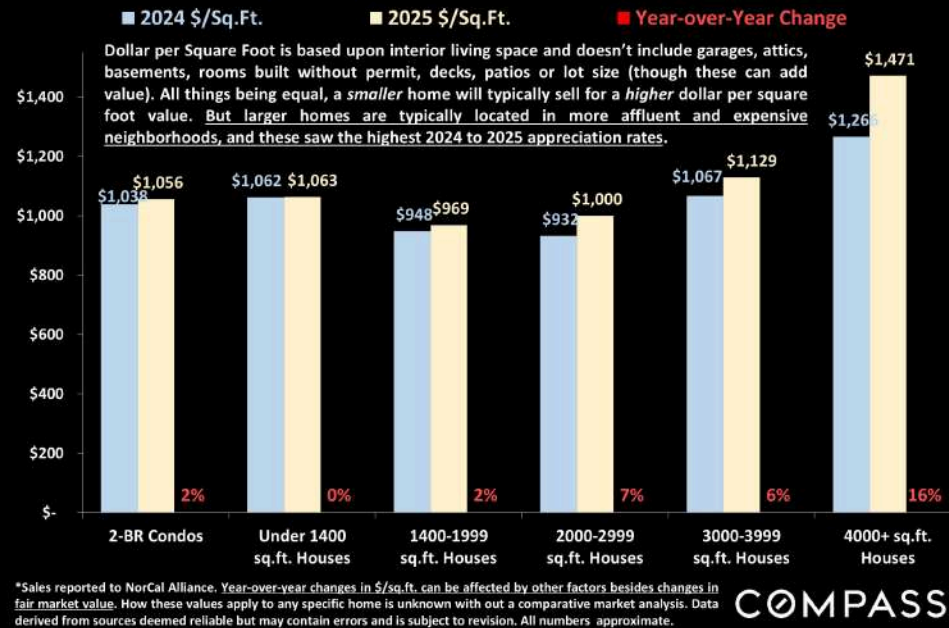
Market Update

Moving into spring, soaring buyer demand vs. an extremely inadequate supply of homes for sale continues to foster ferocious buyer competition, faster sales, more overbidding and rapidly rising home prices. Luxury home sales rose over 200% year over year to hit their highest month-of-February count ever.

The upcoming months are typically among the most active of the year, and median home sales prices often hit their calendar-year highs in spring – though that did not happen in 2025 due to autumn's enormous AI-driven market boom.

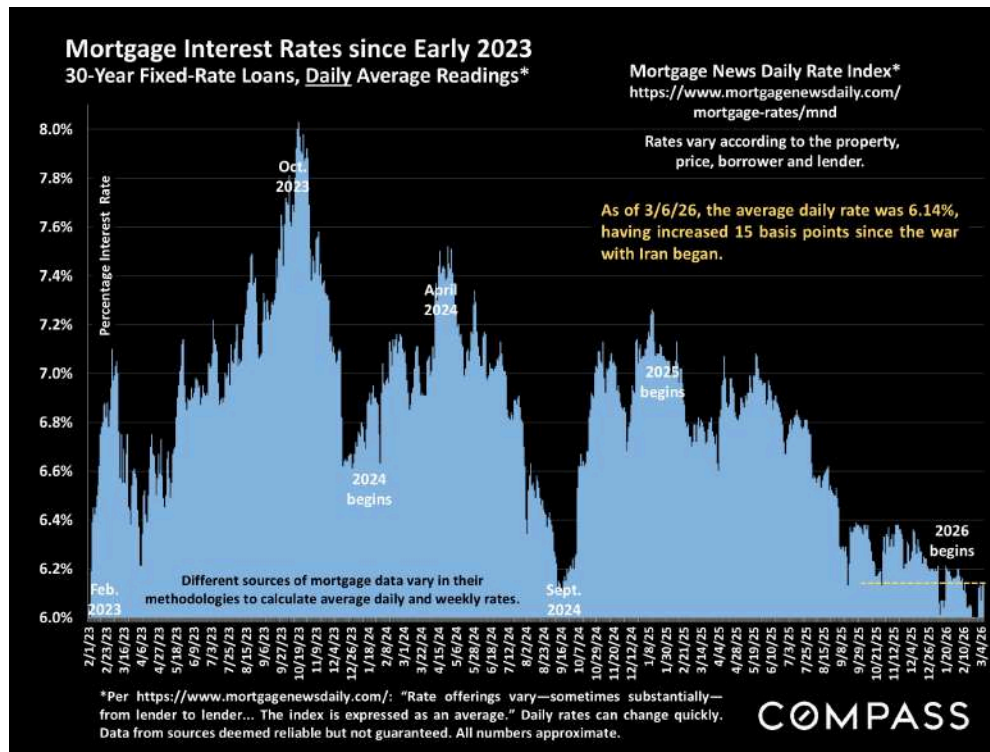


Median Dollar per Square Foot Value by Home Size San Francisco 2024 & 2025 Sales, and Year-over-Year Percentage Change*



[Read More](#)

Macroeconomic Indicator Report



Per Freddie Mac (FHLMC), on March 5, 2026, the weekly average, 30-year, conforming-loan interest rate, illustrated on this chart, was 6%, essentially unchanged from the previous week. (However, as of 3/6/26, the daily average rate has risen to 6.14%, increasing 15 basis points since 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

PACIFIC HEIGHTS

2190 Broadway, Unit 9W



3 BD 3 BA 3200 SF
COMING SOON! \$4,695,000

FINANCIAL DISTRICT-BARBARY COAST
690 Market St, Unit 2404



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

MISSION BAY
718 Long Bridge St, Unit 805



2 BD 2 BA 1561 SF
COMING SOON! \$2,100,000

YERBA BUENA
631 Folsom St, Unit 20F



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

SOUTH BEACH
401 Harrison St, Unit 19A



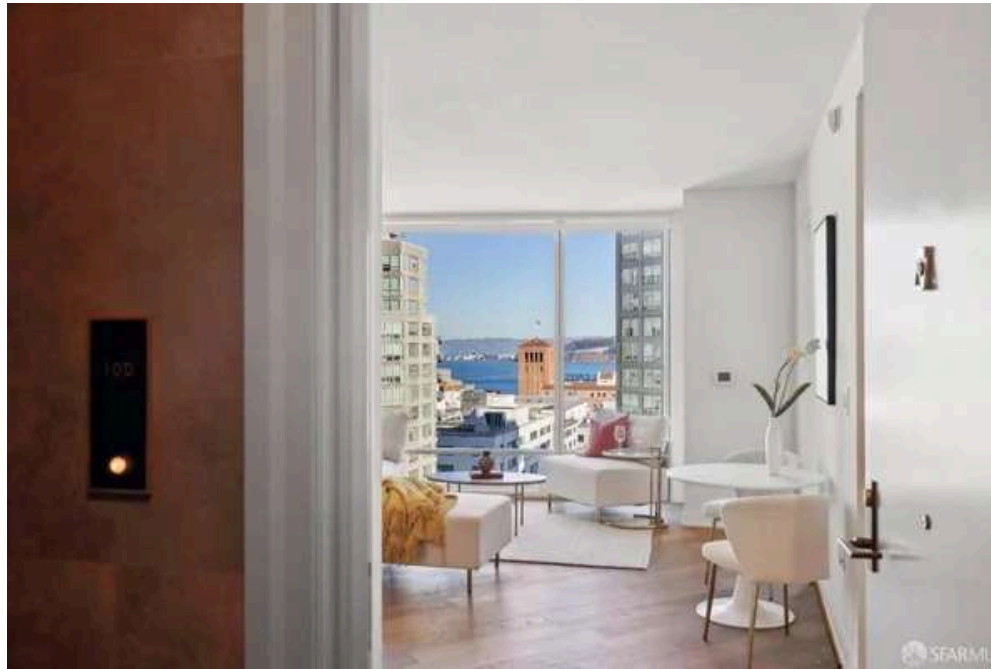
1 BD 1 BA 840 SF
\$1,100,000

SOUTH BEACH
333 Beale St, Unit 4F



1 BD 1 BA 920 SF
COMING SOON \$879,000

SOUTH BEACH
401 Harrison St, Unit 10D



1 BD 1 BA 607 SF
COMING SOON \$765,000

EMERYVILLE
1001 46th St, Unit 508



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

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
280 Spear St, Unit 31A



2 BD 2 BA 1489 SF
Seller Representation
PENDING

Asking Price: \$2,225,000

SOUTH BEACH
201 Folsom St, Unit 22G



2 BD 2 BA 1401 SF
Seller Representation
PENDING

Asking Price: \$2,088,000

SOUTH BEACH
201 Folsom St, Unit 20E



2 BD 2 BA 1366 SF

Seller Representation
Sold for \$1,888,000

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

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

Rental Market Report



According to Zumper's National Rent Index, San Francisco stood out for growth, posting the fastest annual increase nationwide and ranking as the only top 10 city with double-digit rent growth.

Our beloved city led the nation in annual rent growth this February, with one-bedroom rent up 15.6% year-over-year and two-bedrooms climbing 21.3%.

"San Francisco is a clear example of how quickly rent growth can reaccelerate in supply-constrained markets," said Anthemos Georgiades, CEO of Zumper. "Renewed job growth tied to AI and a gradual return to in-office work are pushing demand back into the market, particularly for larger units, at a time when new supply remains limited."

[Read More](#)

Currently Renting

YERBA BUENA

301 Mission St, Unit 14F



2 BD 3 BA 1845 SF
\$10,790

MISSION BAY

708 Long Bridge St, Unit 1010



2 BD 2 BA 1383 SF
Partially Furnished \$8,500

MISSION BAY
718 Long Bridge St, Unit 319



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

SOUTH BEACH
425 1st St, Unit 4103



2 BD 2 BA 1278 SF
Furnished \$7,990

SOUTH BEACH
201 Folsom St, Unit 4B



2 BD 2 BA 1189 SF
\$6,950

SOUTH BEACH
501 Beale St, Unit 5A



2 BD 2 BA 1160 SF
\$6,890

SOUTH OF MARKET
1075 Market St, Unit 312



2 BD 2 BA 1100 SF
Furnished \$4,990

YERBA BUENA

199 New Montgomery St, Unit 1007



1 BD 1 BA 836 SF
\$4,490

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 1207



3 BD 2 BA 1668 SF
Leased for \$12,500 in 10 days!
Most expensive condo ever leased in Mission Bay!

SOUTH BEACH
201 Folsom St, Unit 16E



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

SOUTH BEACH



338 Main St, Unit 10A
 2 BD 2 BA 1379 SF
Leased for \$8,390

SOUTH BEACH

MISSION BAY



1000 3rd St, Unit 704
 2 BD 2 BA 1146 SF
Leased for \$7,499

SOUTH BEACH



425 1st St, Unit 4003

2 BD 2 BA 1278 SF

Leased for \$7,490

SOUTH BEACH



280 Spear St, Unit 6F

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 \$7,490

YERBA BUENA



301 Main St, Unit 25E

2 BD 2 BA 1180 SF

Leased for \$6,699

TREASURE ISLAND



301 Mission St, Unit 11J

2 BD 2 BA 1127 SF

Leased for \$6,299



1 Bristol Ct, Unit 428

2 BD 2.5 BA 1340 SF

Leased for \$5,700

YERBA BUENA



301 Mission St, Unit 14D

1 BD 1 BA 789 SF

Leased for \$4,850

SOUTH BEACH



50 Lansing St, Unit 705

1 BD 2 BA 715 SF

PENDING for \$4,150

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

Did You Know...

HOA fees are driving S.F. condo ownership costs higher, and slowing sales

Compass agent Milan Jezdimirovic, who specializes in S.F. condo sales with his wife Dunja Green, said he's seen HOA dues ticking up across most San Francisco buildings, with typical increases of 4% to 5% annually.

(San Francisco Business Times)

[Read More](#)

Middle-income homebuyers have \$30,000 more buying power than a year ago, research finds.

U.S. households that have a median income — an estimated \$86,300 — and enough money for a 20% down payment can now afford a \$331,483 home, up \$30,302 from \$301,181 a year ago, according to a new report from Zillow. By “afford,” Zillow means that the monthly mortgage payment, including insurance and property taxes, would be under 30% of a household’s income.

(CNBC)

[Read More](#)

The To-Do List

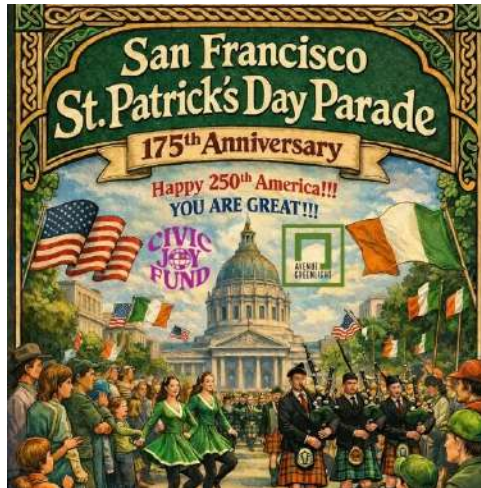


SF Giants Fan Fest Tour and Open House at Oracle Park

Oracle Park
March 14 from 12 - 4 PM

Providing fans with access to exclusive ballpark locations like the clubhouse, broadcast booth and dugout. Meet-and-greets and autograph opportunities with Giants alumni and Lou Seal will be available, on-field activations, and photo opportunities with the World Series trophies.

[Click Here For More Info](#)



St Patrick's Day Parade

March 14

Market Street between 2nd Street and Civic Center Plaza (9th Street)

The 175th Anniversary of SF's St Patrick's Day Parade. Featuring colorful floats, marching and pipe bands, youth groups, traditional dancers, and community leaders.

[Click Here For More Info](#)



Bay Bridge Lights Return!

March 20

Began in 2013, meant to be a temporary (2-year) light installation. Brought back in 2016 due to popular demand with money raised from private donations.

In 2023, the Bay Lights went dark again as a new campaign began to bring them back in a new configuration this year.

[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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TF TomFerry

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REAL ESTATE PROFESSIONALS

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MDRealEstateSF.com



TopAgentNetwork
VERIFIED MEMBER



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