

COMPASS



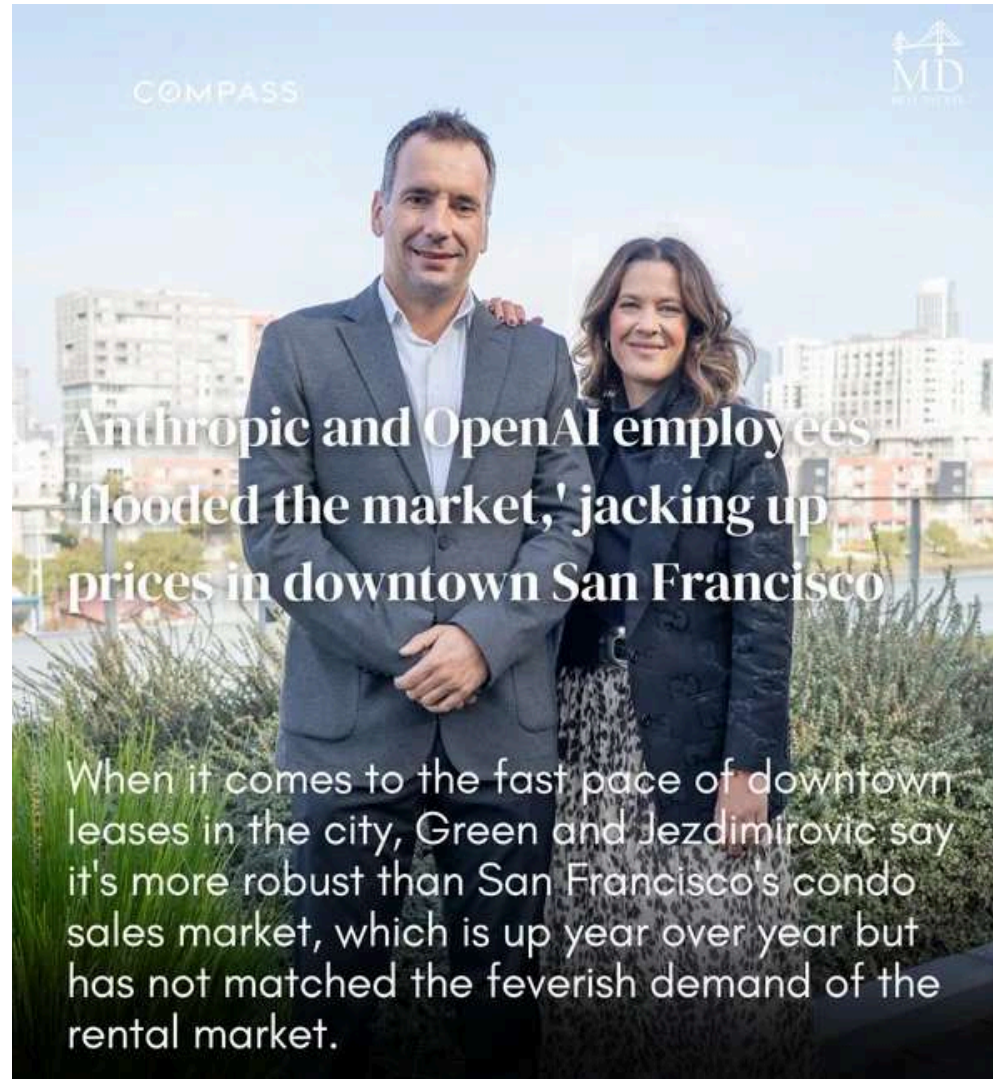
## Market Pulse With MD Real Estate

---



AI Boom Fuels Luxury Rental  
Demand in San Francisco - Read

# Our Take in The San Francisco Business Times



# 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.

---

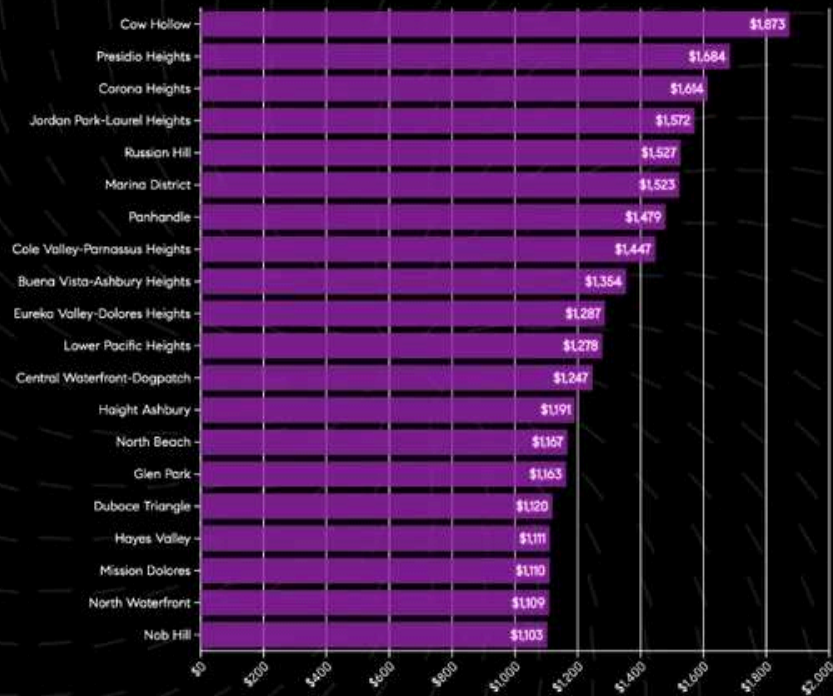
## Market Update

As we roll into May 2026, the housing market has (finally) turned in some positive momentum, and the economy in general is showing some positive reversals of recent trends. Equities markets have surged to new highs. Unemployment and initial jobless claims remain relatively low, and in the latest data, hiring and job creation seem to have improved.

In this year's housing cycle, we're focused more on the hiring rate in the economy rather than the usual unemployment numbers. Since relocation-for-work is one of the big drivers of housing demand, a very low hiring rate in 2026 continues to be the biggest drag on housing demand after affordability. If companies are not hiring quickly, there are fewer people moving for work.

# San Francisco Condo PPSF

April Median CONDO \$/Sq.Ft. Values  
Selected Neighborhoods



Source: Compass International Holdings, Condo

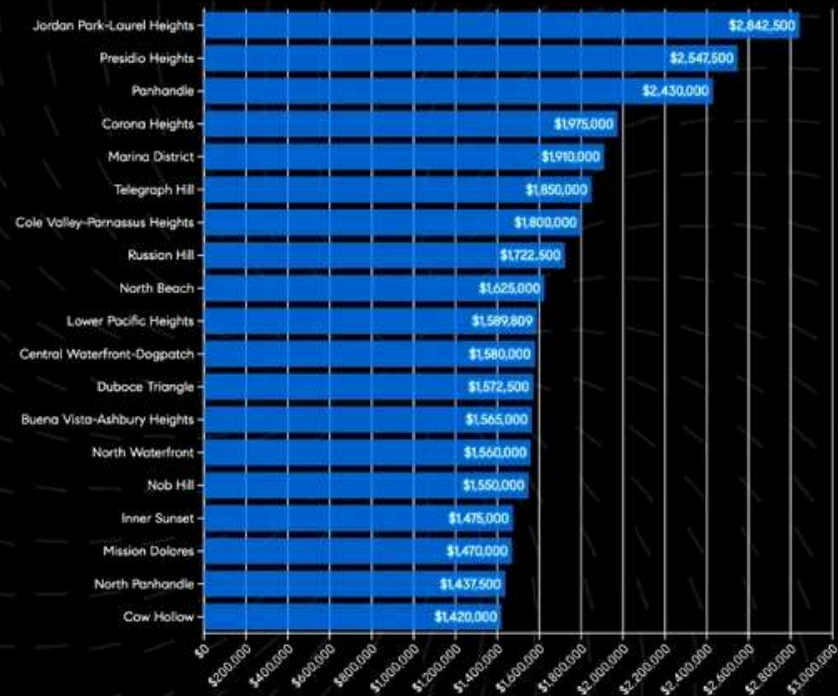
COMPASS INTERNATIONAL HOLDINGS

COMPASS

The calculation of dollar per square foot is based on interior living space and doesn't include common areas, parking spaces, rooms built without permit, storage rooms, decks or patios. All things being equal, a smaller unit will typically sell for a higher dollar per square foot value, but the floor a unit is on – and its views – can play a large role in condo values.

# San Francisco Condo Prices

## April Median Condo Sales Prices Selected Neighborhoods



Source: Compass International Holdings, Condo

COMPASS INTERNATIONAL HOLDINGS

Many factors affect home values: architectural style, quality of construction, square footage, condition, amenities, light, views, privacy, outdoor space, "bonus" rooms, additional parking, quality of location within the neighborhood, and so on.

COMPASS

[Read More](#)

# Macroeconomic Indicator Report

## Mortgage Rate Lock-In

Periods when the market rate is above the outstanding rate, lock-in slows home sales.



Source: FHFA, Mortgage News Daily • Market Rate = Quarterly average for the 30-year fixed mortgage rates. Estimates for Q1 2026 and Q2 2026.  
Outstanding Rate = average interest rate for all outstanding mortgages

COMPASS INTERNATIONAL HOLDINGS

Two housing metrics in April's quarter tell completely different stories about the post-financial crisis cycle. The outstanding rate declined steadily from 5.3% in Q2 2013 to 4.0% by Q2 2021 before reversing sharply to 4.5% by Q2 2026, while the market rate fluctuated between 3.6-4.5% from 2013-2019, collapsed to 3.0% in Q2 2021, then surged to 7.0% by Q2 2024 before easing to 6.1% in Q2 2026, still double the

COVID-era lows and reflecting persistently restrictive affordability conditions.

[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**

SOUTH BEACH  
**280 Spear St, Unit 7D**



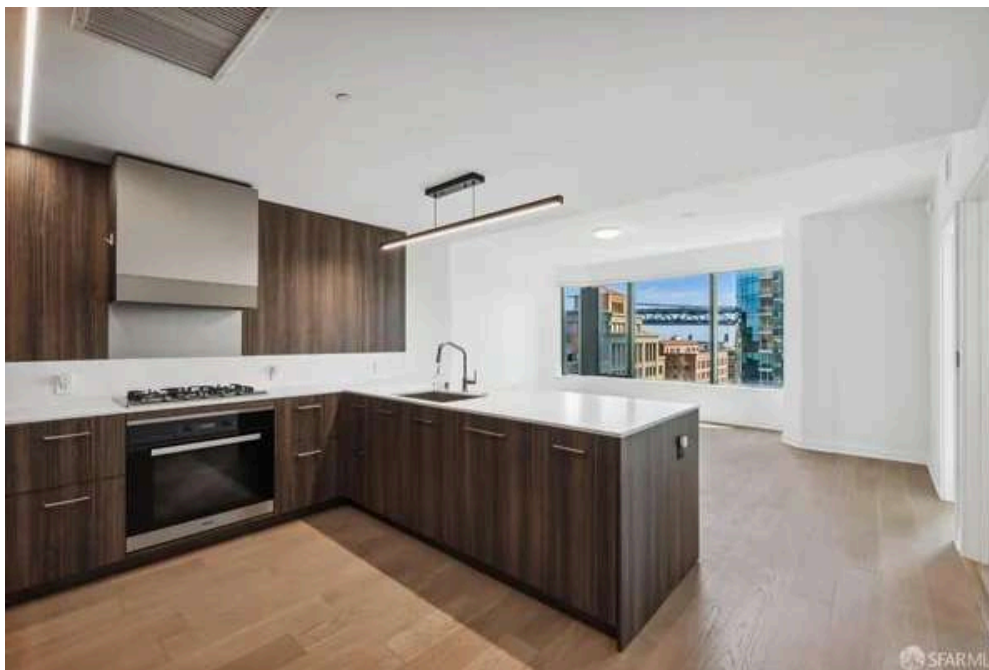
2 BD 2 BA 1302 SF  
**COMING SOON! \$1,795,000**

SOUTH BEACH  
**338 Main St, Unit 4E**



2 BD 2 BA 1382 SF  
**COMING SOON! \$1,649,000**

SOUTH BEACH  
**280 Spear St, Unit 10D**



2 BD 2 BA 1033 SF  
**COMING SOON! \$1,388,000**

YERBA BUENA  
181 Fremont St, Unit 54J



1 BD 1 BA 664 SF

**\$1,185,000**

SOUTH BEACH

**88 King St, Unit 504**



2 BD 2 BA 1154 SF  
**\$999,900**

SOUTH BEACH  
**425 1st St, Unit 4304**



1 BD 1 BA 605 SF  
**COMING SOON! \$815,000**

HAYES VALLEY  
**580 Hayes St**



1 BD 1 BA  
**Inquire about the price**

---

## 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

**Buyer and Seller Representation  
Sold for \$2,725,000**

MISSION BAY

718 Long Bridge St, Unit 805



2 BD 2 BA 1561 SF

**Seller Representation**  
**Sold for \$2,090,000**

SOUTH BEACH

**219 Brannan St, Unit 3G**



3 BD 3 BA 1694 SF  
**PENDING**  
**Buyer Representation**

**Asking Price: \$2,049,000**

SOUTH BEACH  
**338 Main St, Unit 16A**



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

MISSION BAY  
708 Long Bridge St, Unit 212



2 BD 2 BA 1312 SF

**Buyer Representation**  
**Sold for \$1,810,000**

YERBA BUENA

**631 Folsom St, Unit 20F**

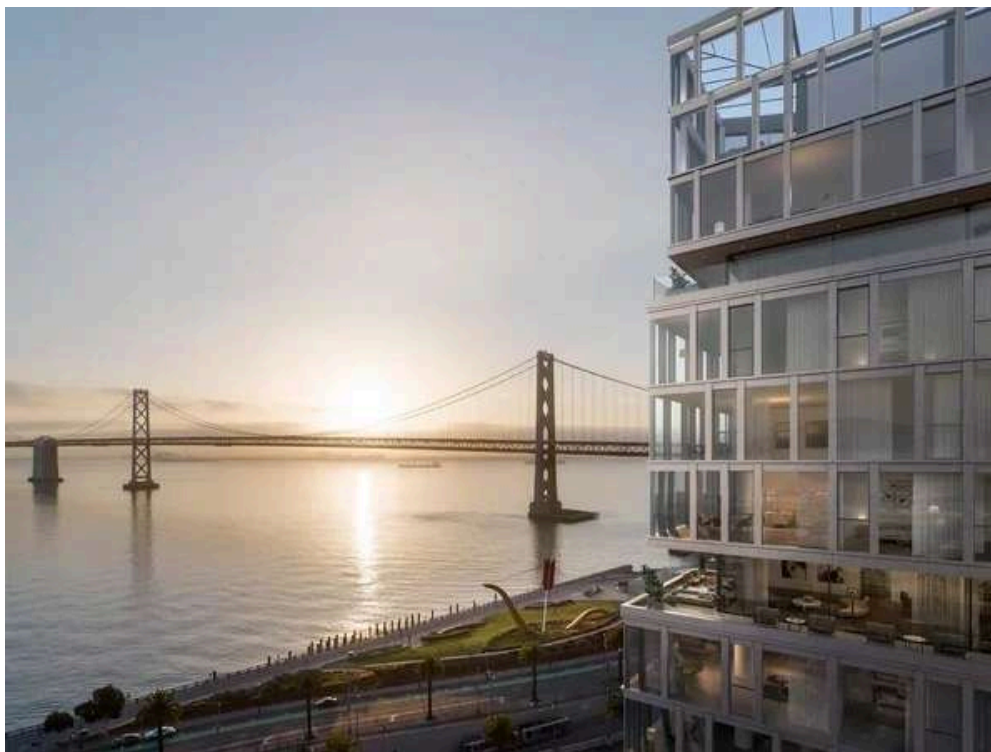


2 BD 2 BA 1190 SF  
**PENDING**

**Seller Representation**  
**Asking Price: \$1,450,000**

SOUTH BEACH

**One Steuart Lane, Unit 705**



1 BD 1 BA

**Buyer Representation**

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

SOUTH BEACH

**333 Beale St, Unit 6I**



1 BD 2 BA 1114 SF

**PENDING**

**Seller Representation**

**Asking Price: \$1,198,000**

SOUTH BEACH

**401 Harrison St, Unit 19A**



1 BD 1 BA 840 SF  
**PENDING**

**Seller Representation**  
**\$1,100,000**

SOUTH BEACH  
**333 Beale St, Unit 4F**



1 BD 1 BA 920 SF  
**PENDING**

**Seller Representation**  
**Asking Price: \$879,000**

EMERYVILLE  
**1001 46th St, Unit 508**



2 BD 2 BA 1474 SF

**PENDING**  
**Seller Representation**  
**Asking Price: \$735,000**

---

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

---

## Rental Market Report



Zumper's National Rent Index showed the median one-bedroom rent ticked up 0.4% this month to \$1,508, while two-bedrooms grew 0.8% to \$1,895, continuing the growth trend that began last month. Annual rent changes remain negative for the tenth straight month, but declines have nearly disappeared, with one-bedrooms down just 0.6% and two-bedrooms down 0.3%. With one-bedrooms just 2% below their December 2024 peak price of \$1,538 and two-bedrooms nearing their August 2024 high of \$1,915, national record rents could be challenged before summer ends if momentum holds.

San Francisco is rewriting its own record books. One-bedroom rent hit \$3,850, and two-bedrooms reached \$5,340 this month, both the highest prices ever recorded in Zumper data, as the city posted the strongest annual rent growth in the nation: up 19.9% and 22.8%, respectively. Meanwhile, Chicago returned to the top 10 for the first time in nearly two years while Los Angeles exited it for the first time ever.

[Read More](#)

---

## Currently Renting

SOUTH BEACH

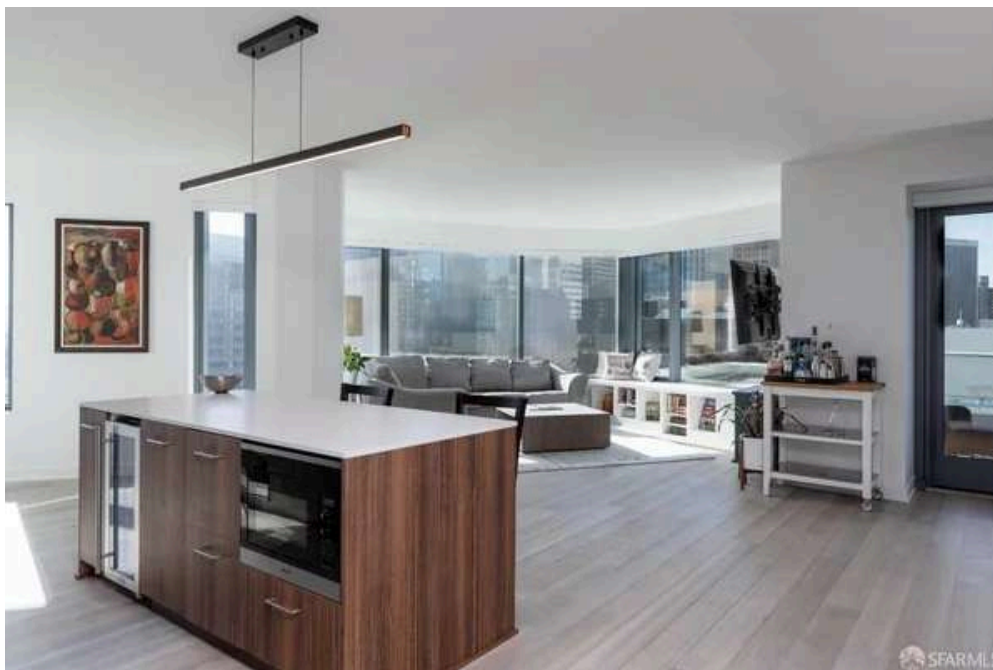
401 Harrison St, Unit 41B



3 BD 3 BA 1980 SF  
**\$21,000**

SOUTH BEACH

280 Spear St, Unit 14A



2 BD 2 BA 1482 SF  
**Furnished \$9,490**

SOUTH BEACH  
**88 King St, Unit 617**



2 BD 2 BA 1163 SF  
**Coming Soon! \$6,250**

SOUTH BEACH  
**425 1st St, Unit 807**



1 BD 1 BA 819 SF  
**\$5,400**

SOUTH OF MARKET  
**1075 Market St, Unit 212**



2 BD 2 BA 1100 SF  
**\$4,945**

---

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!**

YERBA BUENA  
**301 Mission St, Unit 24A**



2 BD 2 BA 1479 SF  
**PENDING for \$9,900**

SOUTH BEACH  
**401 Harrison St, Unit 21B**



2 BD 2 BA 1311 SF  
**Leased for \$8,800**

SOUTH BEACH

SOUTH BEACH



401 Harrison St, Unit 18C  
 2 BD 2 BA 1334 SF  
**PENDING Off-Market for \$8,550**



425 1st St, Unit 3903  
 2 BD 2 BA 1278 SF  
**Leased for \$8,190**

NORTH WATERFRONT



101 Lombard St, Unit 903W

2 BD 2 BA 1443 SF

**PENDING for \$8,190**

SOUTH BEACH



338 Main St, Unit 6C

2 BD 2 BA 1403 SF

**Leased for \$8,245**

SOUTH BEACH



338 Spear St, Unit 6D

2 BD 2 BA 1401 SF

**Leased for \$7,440**

SOUTH BEACH



501 Beale St, Unit 5A

2 BD 2 BA 1160 SF

**Leased for \$6,890**

SOUTH BEACH

SOUTH BEACH



425 1st St, Unit 2308

1 BD 1 BA 755 SF  
**Leased for \$5,790**

SOUTH OF MARKET



400 Beale St, Unit 1413

1 BD 1 BA 854 SF  
**PENDING for \$5,490**

INNER SUNSET



1075 Market St, Unit 312

2 BD 2 BA 1100 SF  
**Leased for \$4,990**

SOUTH BEACH



1360 9th Ave, Unit 2

2 BD 1 BA 940 SF  
**Leased for \$3,995**

INNER MISSION



201 Harrison St, Unit 1030

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



2888 Folsom St, Unit A

1 BD 1 BA  
**Leased for \$3,295**

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

---

## Did You Know...

**Empty nesters are flocking back to San Francisco (while they can still afford to)**

The trend is a boon for the city's hospitality-branded condos, like the Four Seasons Residences and Ritz Carlton Club and Residences, whose downtown locations have made them a hard sell in recent years but whose name-brand cachet resonates with the retiree set.

(The San Francisco Standard)

[Read More](#)

## Once the most expensive listing in SF, Pac Heights mansion sells for \$27.5M

Located at 2830 Pacific Ave., the opulent Georgian Colonial designed by architect Nathaniel Blaisdell sold for its asking price of \$27.5 million last month. The San Francisco Business Times first reported the sale.

(SF Gate)

[Read More](#)

---

## The To-Do List



## Valencia LIVE!

May 14 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](#)



## Chiharu Shiota's *Two Home Countries* Exhibit at the Asian Art Museum

Until July 20

The Asian Art Museum opens Chiharu Shiota's *Two Home Countries* on April 3, 2026—a large-scale installation of red-thread networks and related works exploring memory, identity, and absence. The temporary exhibition runs through July 20, 2026, in the

museum's Yang Yamazaki  
Pavilion.

[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





RT REALTRENDS

TF TomFerry

**AMERICA'S BEST**  
REAL ESTATE PROFESSIONALS

Contact Us

MDRealEstateSF.com



**TopAgentNetwork**  
VERIFIED MEMBER



## Dunja Green

Realtor®  
DRE# 02038642  
M: 415.990.4883  
[dunja.green@compass.com](mailto:dunja.green@compass.com)



## Milan Jezdimirovic

Realtor®  
DRE #: 01975028  
M: 415.933.4364  
[milan.jezdimirovic@compass.com](mailto:milan.jezdimirovic@compass.com)



## Jelena Vuksanovic

Leasing Director  
M: 510.356.8706

[jelena.vuksanovic@compass.com](mailto: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](mailto:maria.guerrero@compass.com). To unsubscribe, click [here](#).