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COMPASS

MD
REAL ESTATE

Market Pulse With MD Real Estate



New Assembly Bill 2050 will affect all California

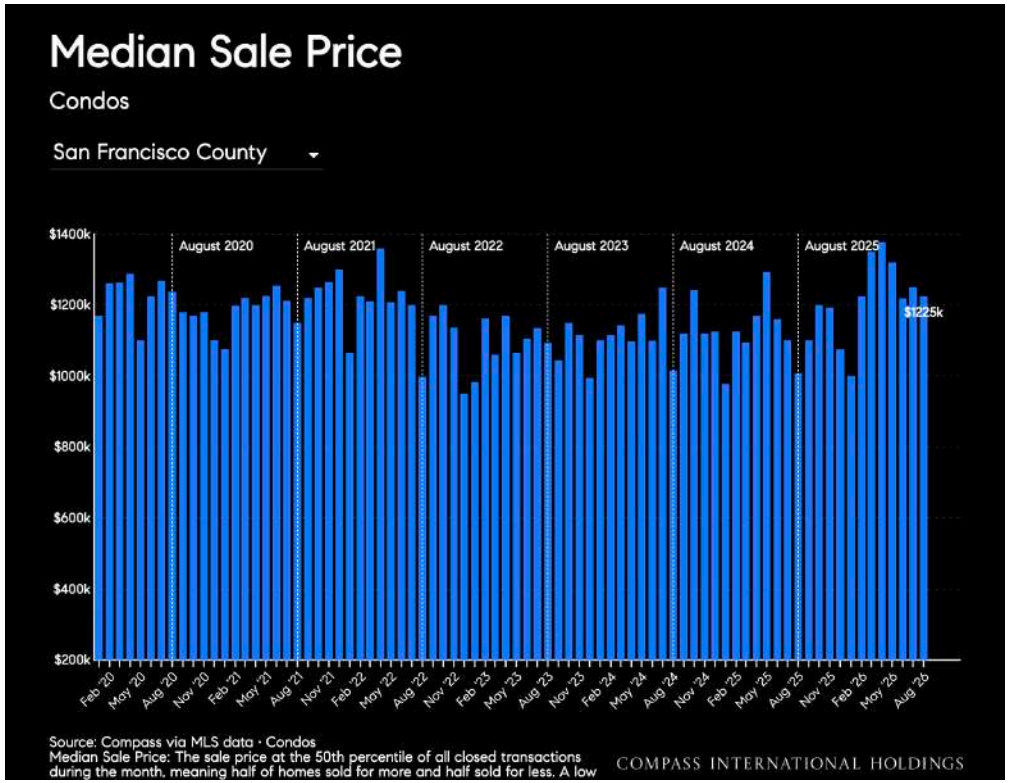
homeowners - Read our take in the SF Business Times!



Market Update

Condo momentum appears to be moderating after a strong summer. The condo median increased year over year in six counties and declined in eight, while the share of condos selling above list rose in only eight. August is the first month of data following new condo lending regulations, so it is too early to determine whether the slowdown reflects the regulations or the normal late summer seasonal pattern.

San Francisco remains the regional standout. Condo sales increased 11% year over year to 214, the condo median rose 22% to $1.23 million, and active condo listings fell 36%. San Francisco was the only county where condos showed both meaningful price and closed transaction growth.



Read More

Macroeconomic Indicator Report



Mortgage rates remain stubbornly elevated at 6.8%, near a 15-month high, as government spending, geopolitical tension, and inflation fears keep bond markets on edge. Don't expect meaningful rate relief soon. Inflation, while easing for two straight months, is still running well

above the Fed's 2% target. Locally, the story has flipped. After years of Bay Area inflation running below the national rate, home price appreciation has resumed.

Read More

Condo Watch

BridgeView

Infinity

Madrone

Millennium Tower

Museum Parc

MIRA

LUMINA

One Mission Bay

One Rincon Hill

Radiance

SOMA Grand

The Harrison

1 Bristol

200 Brannan

219-239 Brannan

250-260 King Street

181 Fremont

555 Fulton

450 Hayes

501 Beale

325 Berry

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

SOUTH BEACH

280 Spear St, Unit 11A



2 BD 2 BA 1465 SF
$1,899,000

SOUTH BEACH

338 Main St, Unit 31D



1 BD 1 BA 963 SF
COMING SOON $1,395,000

SOUTH BEACH

201 Folsom St, Unit 26H



1 BD 1 BA 851 SF
$1,199,000

SOUTH BEACH

400 Beale St, Unit 808



1 BD 1 BA 694 SF
$679,000

Recently Sold/Pending

POTRERO HILL

779 Wisconsin St



4 BD 4 BA 2802 SF
Buyer Representation

Sold Off-Market for $4,550,000

FINANCIAL DISTRICT-BARBARY COAST

690 Market St, Unit 2404



2 BD 2.5 BA 1865 SF
Seller Representation

PENDING

Asking Price: $1,949,000

SOUTH BEACH

201 Folsom St, Unit 24A



2 BD 2 BA 1368 SF
Seller Representation

SOLD OFF-MARKET FOR $2,218,000

SOUTH BEACH

338 Main St, Unit 29A



2 BD 2 BA 1572 SF
Seller Representation

PENDING OFF-MARKET

Asking price: $2,950,000

SOUTH BEACH

401 Harrison St, Unit 26C



2 BD 2 BA 1334 SF
Seller Representation
SOLD OFF-MARKET for $1,995,000

MISSION BAY

718 Long Bridge St, Unit 506



2 BD 2 BA 1353 SF
Buyer and Seller Representation

PENDING IN ONE WEEK
Asking Price: $1,748,000

MISSION BAY

1000 3rd St, Unit 1305



2 BD 2 BA 1218 SF
Buyer Representation

Sold for $1,680,000

SOUTH BEACH

401 Harrison St, Unit 31G



1 BD 1 BA 758 SF
Buyer and Seller Representation

Sold for $1,090,000

YERBA BUENA

821 Folsom St, Unit 201



1 BD 1 BA 652 SF
Seller Representation

PENDING

Asking Price: $649,000

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

Rental Market Report

			1 BEDROOM			2 BEDROOMS		
Ranking	Ranking Change	City	Price	M/M%	Y/Y%	Price	M/M%	Y/Y%
1	0	New York, NY	$4,580	1.80%	2.70%	$5,450	0.70%	1.30%
2	0	San Francisco, CA	$4,400	2.30%	25.40%	$6,340	3.60%	26.80%
3	0	Boston, MA	$3,000	1.40%	3.10%	$3,530	-0.60%	1.10%
4	0	San Jose, CA	$2,890	0.30%	5.90%	$3,710	1.40%	11.10%
5	0	Jersey City, NJ	$2,750	-2.80%	0.70%	$2,910	-6.10%	-5.50%
6	0	Miami, FL	$2,500	-2.00%	-1.60%	$3,230	-3.00%	-3.90%
7	0	Arlington, VA	$2,380	-0.40%	1.70%	$3,280	-0.60%	0.00%
7	1	Urban Honolulu, HI	$2,380	3.90%	10.70%	$3,030	1.70%	5.20%
9	4	Los Angeles, CA	$2,300	6.00%	2.20%	$2,930	-1.00%	-7.00%
10	-1	Washington, DC	$2,240	0.90%	-1.30%	$2,900	-3.30%	-6.10%

San Francisco one-bedroom rent climbed to an all-time high of $4,400, up 25.4% year-over-year, narrowing the gap with New York City to just $180, the tightest margin of the year.

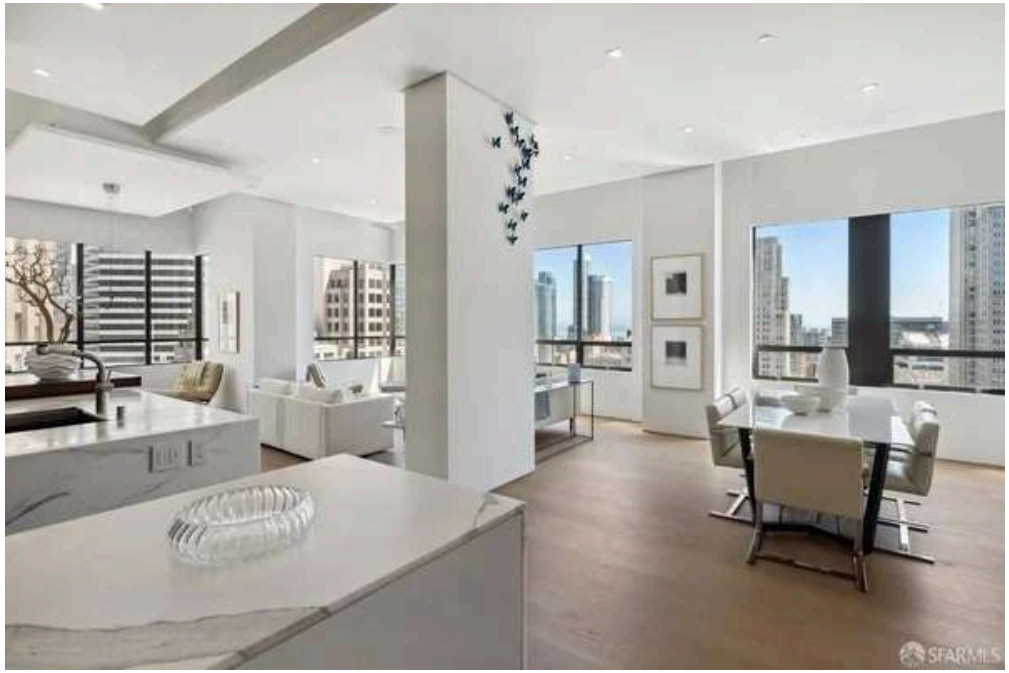
Much of San Francisco's run traces back to AI-driven hiring colliding with a construction pipeline that's remained thin. Office vacancy in the city has fallen as AI companies lease up space. That same demand has spilled into the residential market: apartment vacancy has fallen to 3.7% citywide, the lowest level since 2019, leaving renters with unusually little room to negotiate.

Read More

Currently Renting

FINANCIAL DISTRICT-BARBARY COAST

690 Market St, Unit 1704



2 BD 3 BA 1900 SF
Furnished $16,495

SOUTH BEACH

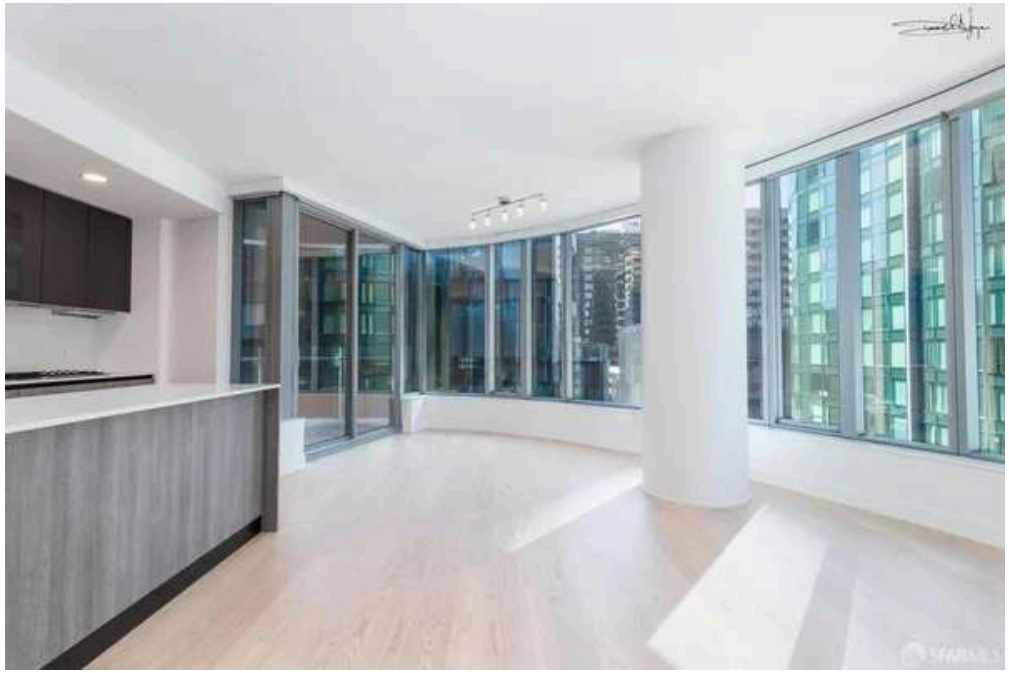
425 1st St, Unit 3002



3 BD 3 BA 1971 SF
$14,900

SOUTH BEACH

338 Main St, Unit 7A



2 BD 2 BA 1379 SF
$9,250

YERBA BUENA

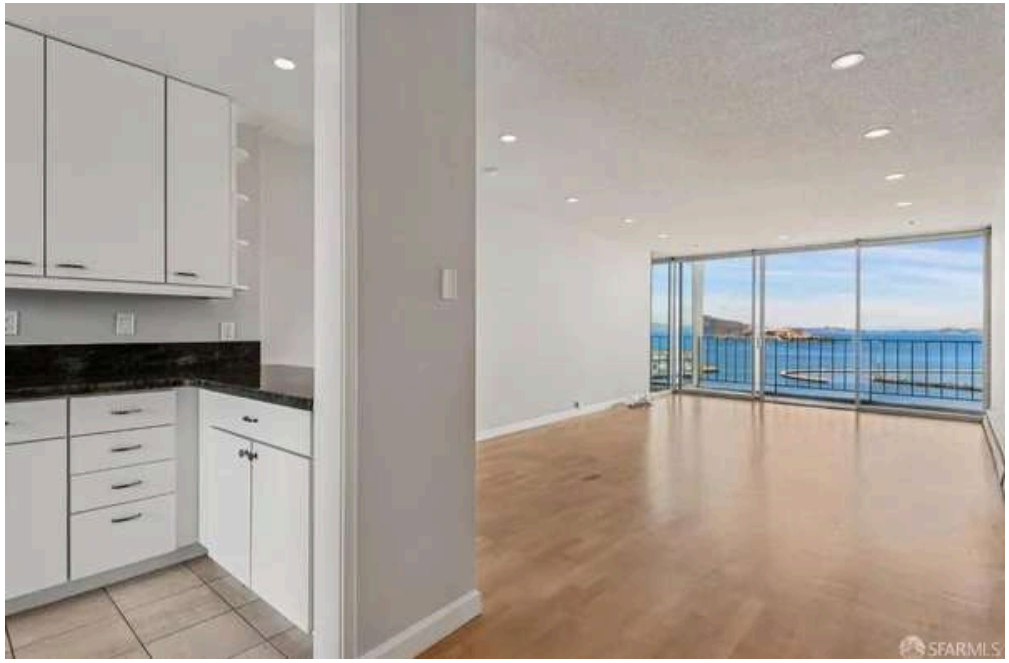
301 Mission St, Unit 806



1 BD 2 BA 1633 SF
$8,900

RUSSIAN HILL

1000 N Point St, Unit 802



2 BD 1 BA 1000 SF
$7,990

SOUTH BEACH

88 King St, Unit 114



2 BD 2 BA 1325 SF
Furnished $7,499

MISSION BAY

250 King St, Unit 430



2 BD 2 BA 1338 SF
$6,895

DOWNTOWN WALNUT CREEK

1605 Riviera Ave, Unit 608



2 BD 2 BA 1545 SF
COMING SOON $5,690

TWIN PEAKS

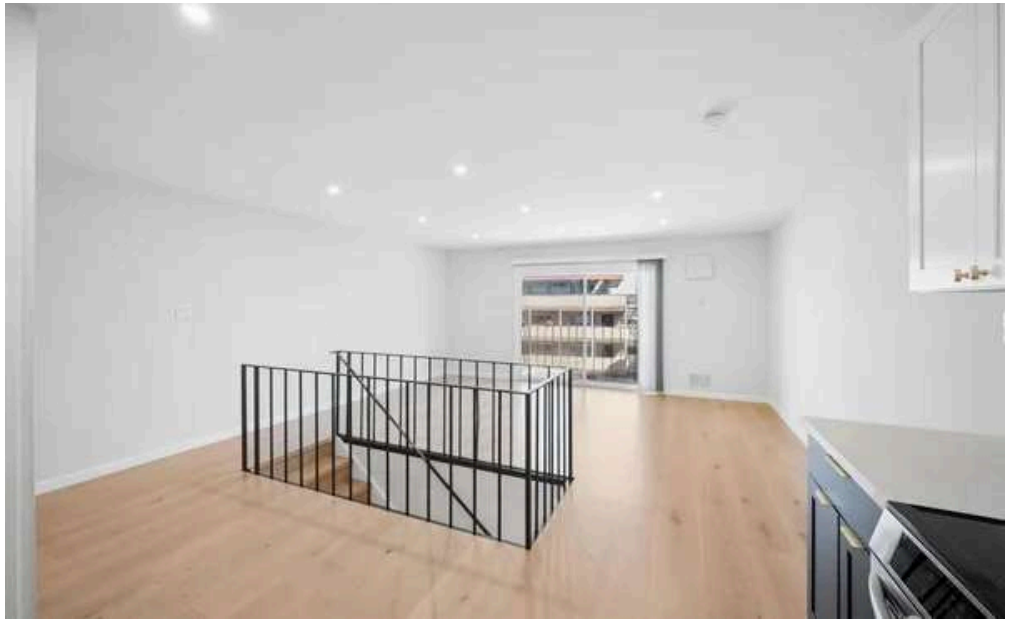
160 Gardenside Dr, Unit 402



1 BD 1 BA 759 SF
Furnished $5,195

TWIN PEAKS

646 Corbett Ave, Unit 204



2 BD 1.5 BA
$5,195

SOUTH OF MARKET

1075 Market St, Unit 203



Studio 1 BA 488 SF
$3,099

Just Leased/Pending

YERBA BUENA

301 Mission St, Unit 50D



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

SOUTH BEACH

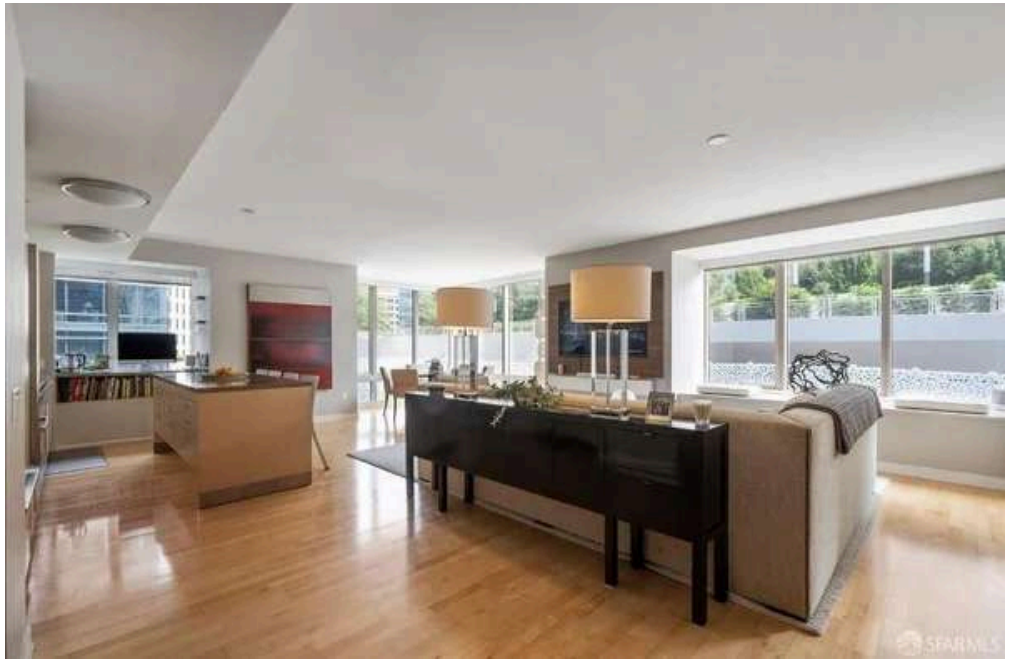
425 1st St, Unit 5501



2 BD 2 BA 1639 SF
Leased for $15,340

YERBA BUENA

301 Mission St, Unit 15F



2 BD 3 BA 1845 SF
Leased for $14,500

YERBA BUENA

181 Fremont St, Unit 61C



2 BD 2.5 BA 1262 SF
Leased for $14,075

SOUTH BEACH

280 Spear St, Unit 16G



2 BD 2 BA 1485 SF
Leased for $10,200

MISSION BAY

435 China Basin St, Unit 421



2 BD 2 BA 1264 SF
Leased for $8,790

SOUTH BEACH

425 1st St, Unit 2406



2 BD 2 BA 1238 SF
Leased for $8,290

VAN NESS-CIVIC CENTER



1688 Pine St, Unit W1107

2 BD 2 BA 1149 SF
Leased for $7,640

MISSION BAY



330 Mission Bay Blvd N, Unit 701

1 BD 1 BA 922 SF
Leased for $6,490

INNER MISSION



45 Bartlett St, Unit 611

1 BD 1 BA 660 SF
Leased for $4,899

SOUTH BEACH



201 Harrison St, Unit 1030

Studio 1 BA 432 SF
Leased for $3,590

TWIN PEAKS



646 Corbett Ave, Unit 605

1 BD 1 BA
Leased for $3,695

TWIN PEAKS



646 Corbett Ave, Unit 402

Studio 1 BA
Leased for $3,099

What's the Rental Value of Your Home?

Contact Us For a Free Rent Estimate.

Did You Know...

Cash is king in San Francisco real estate. It's leaving mortgage buyers in the dust.

The cash preference in the condo market makes perfect sense to Milan Jezdimirovic at Compass, who specializes in SoMa.
Condo buyers are typically downsizers, single people, couples with no kids, investors, or those buying a second home — all groups that are less likely to need financing than someone stretching to afford a single-family home. So far this year, 61% of Jezdimirovic's transactions have been all cash.

(The San Francisco Standard)

Read More

San Francisco hacker houses drive rental prices to record highs

We are definitely seeing more founders and AI companies lease homes for employees, especially homes close to the main office hubs," Jezdimirovic said, adding that Potrero Hill has been hot due to close proximity to major tech centers. "We particularly see increased numbers of inquires that we receive for hacker houses."

(SF Business Times)

Read More

Refinance demand is now half what it was a year ago, as mortgage rates rise again

Mortgage rates last week rose to the highest level in nearly three years. That kept demand for both refinances and home purchases on their steep and steady decline.

(CNBC)

Read More

The To-Do List



Fleet Week

October 9 -11

San Francisco Fleet Week is one of the most highly anticipated events on the city's cultural calendar featuring a heart-racing Air Show heard and seen for miles in every direction. The Blue Angels put on an unbelievable spectacle above iconic SF landmarks like Alcatraz Island and the Golden Gate Bridge.

Click Here For More Info



Off The Grid Treasure Island

October 10 and 17
Treasure Island

Fall outings just got more fun with Off the Grid Treasure Island. Taking place every Saturday in September and October, the new family-friendly adventure celebrates community, coastal cuisine, and live music.

Come for the 15-plus food trucks and curated bar program, stay for the lawn games and sweeping views. Furry friends are welcome, too!

Click Here For More Info



Bay Area Haunted Houses

Through October

Pumpkin spice lattes are all good and well, but if you're looking for something a bit more spooky, you're in the right place. We've rounded up some of the best haunted houses in the Bay, plus some ghost tours for those wanting a tamer experience.

Click Here For More Info

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Top 20 Agents in San Francisco with Over **$70M Sold** in 2025

#19 Small Team in San Francisco by 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 $60M Sold/in Contract YTD in 2026

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

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NEWS MAKER 100

2026 SAN FRANCISCO BUSINESS TIMES

2023

REALTRENDS | TomFerry

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VERIFIED MEMBER



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

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