

COMPASS



Market Pulse With MD Real Estate

The Future of SoMa's Real Estate
Market is looking bright: Read
our take in the San Francisco
Standard

The **San Francisco** Standard



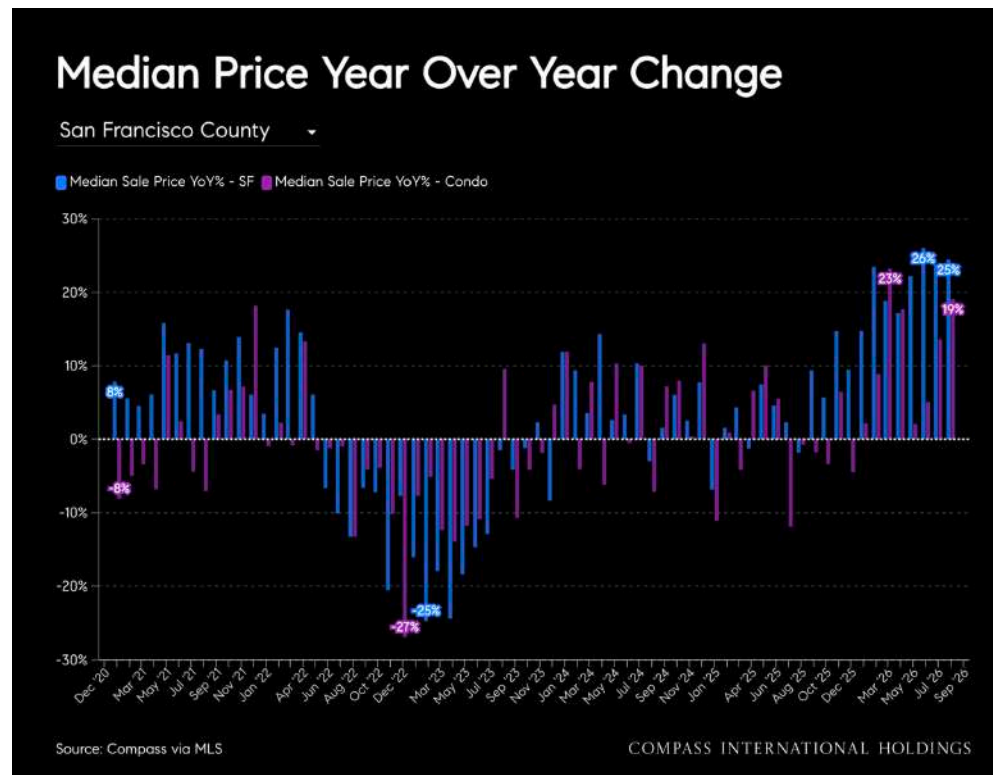
SoMa is San Francisco's rise and fall, all at once

Milan Jezdimirovic, a Compass agent with a 20-year connection to SoMa, has a front-row seat to the residential rental boom. Condo prices are still lower in the neighborhood than nearly anywhere else in the city, but buyers are interested again. The “for lease” signs are slowly coming down on first-floor retail spots.

Market Update

San Francisco remained the regional standout, with condo sales up 11%, the median price up 22% to \$1.23 million, and active listings down 36%; September will show whether the broader condo slowdown is seasonal or an early sign of a shift following new lending regulations.

50 single-family homes closed, down 9% YoY and 16% MoM. Condo closings rose 11% YoY to 214 but fell 25% from July. Single-family median increased 24% YoY to \$1.855M, while the condo median rose 22% to \$1.233M. Price per square foot increased 19% for both. 85% of single-family sales closed above list, up 18 points YoY—the largest gain in the report. Condo overbidding rose 31 points to 54%

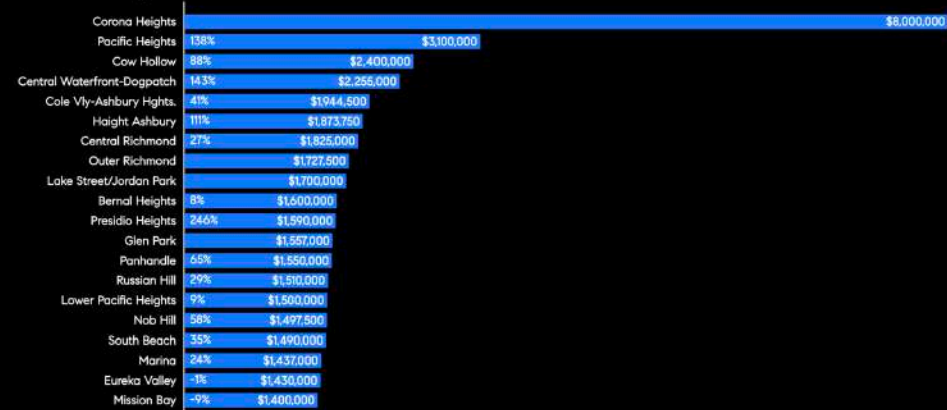


August Median Sale Price

Condos

San Francisco County ▾

Year over Year % Change



Source: Compass via MLS - Condos
Median Sale Price: The sale price at the 50th percentile of all closed transactions during the month, meaning half of homes sold for more and half sold for less. A low number of transactions can skew the median dramatically.

COMPASS INTERNATIONAL HOLDINGS

[Read More](#)

Macroeconomic Indicator Report

30 Years of Mortgage History

For the last four years mortgage rates have stayed in a range of 6.25% to 7.25%. Given current levels of government spending, international conflict, and inflation fears, bond markets have pushed mortgage rates to the highest levels in 15 months.



Source: Freddie Mac, Mortgage News Daily, Compass

COMPASS INTERNATIONAL HOLDINGS

The last four years, the Bay Area housing market experienced a fall bump in median prices and closed transactions. We will be watching these metrics closely in September as expectations around a potential September Fed rate hike shift. Even the rumor of a rate change can stir the housing market's "animal spirits" shaping buyer and seller expectations and influencing behavior today.

[Read More](#)

Condo Watch

Arden

BridgeView

Infinity

Millennium Tower

Museum Parc

MIRA

LUMINA

One Mission Bay

One Rincon Hill

SOMA Grand

The Harrison

1 Bristol

200 Brannan

219-239 Brannan

250-260 King Street

181 Fremont

555 Fulton

450 Hayes

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! \$1,949,000

MISSION BAY
718 Long Bridge St, Unit 506



2 BD 2 BA 1353 SF

COMING SOON!
\$1,748,000

SOUTH BEACH

400 Beale St, Unit 808



1 BD 1 BA 694 SF

COMING SOON
Inquire for price

YERBA BUENA

821 Folsom St, Unit 201



1 BD 1 BA 652 SF
COMING SOON!
\$649,000

Recently Sold/Pending

POTRERO HILL
779 Wisconsin St



4 BD 4 BA 2802 SF
Buyer Representation

Sold Off-Market for \$4,550,000

BELVEDERE ISLAND
266 Bayview Ave



5 BD 4 BA 2905 SF
Buyer Representation

Sold for \$4,250,000

SOUTH BEACH
201 Folsom St, Unit 24A



2 BD 2 BA 1368 SF
Seller Representation

SOLD OFF-MARKET FOR \$2,218,000

SOUTH BEACH
401 Harrison St, Unit 33D

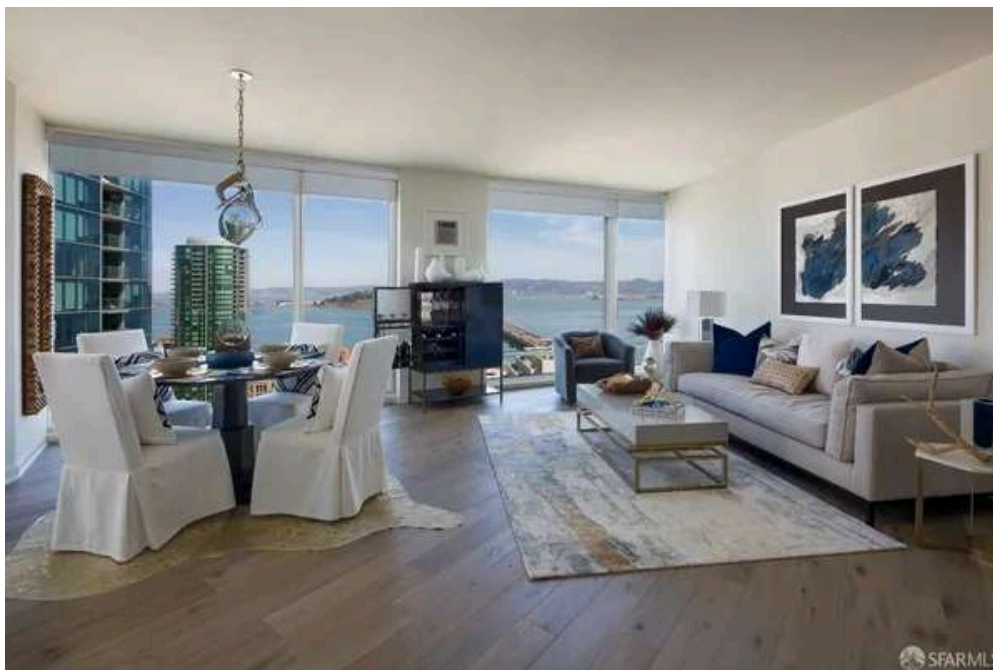


2 BD 2 BA 1297 SF
Buyer Representation

Sold for \$2,128,880

SOUTH BEACH

401 Harrison St, Unit 26C



2 BD 2 BA 1334 SF
Seller Representation
PENDING OFF-MARKET
Asking Price: \$1,995,000

MISSION BAY
1000 3rd St, Unit 1305



2 BD 2 BA 1218 SF
Buyer Representation

PENDING
Asking Price: \$1,698,000

RUSSIAN HILL
1953 Taylor St



3 BD 1.5 BA 1212 SF
Buyer Representation

Sold for \$1,450,000

MISSION BAY
1000 3rd St, Unit 807



1 BD 2 BA 974 SF
Seller Representation
Sold over asking in 6 days for \$1,450,000

SOUTH BEACH
401 Harrison St, Unit 31G

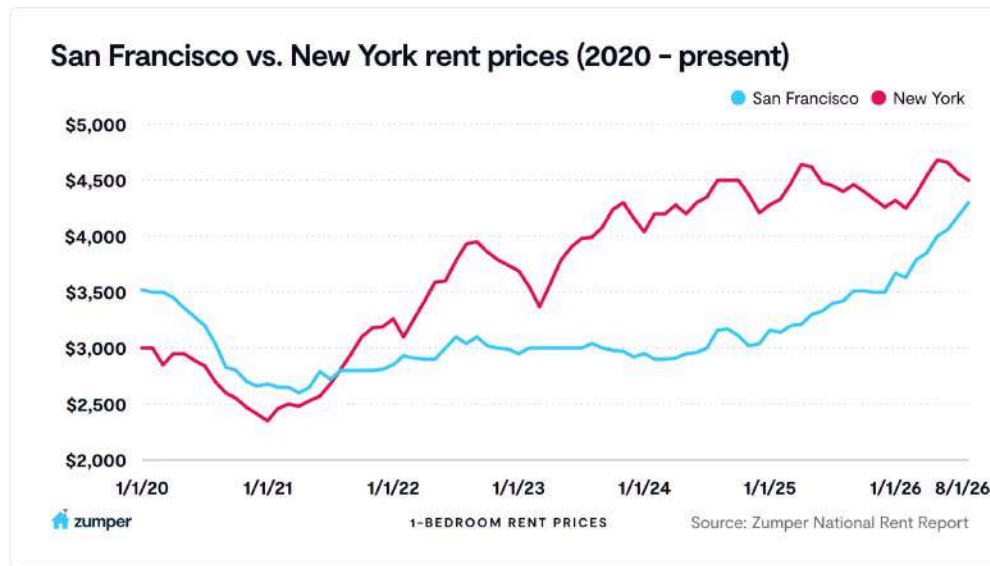


1 BD 1 BA 758 SF
Buyer and Seller Representation

PENDING
Asking Price: \$1,099,000

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

Rental Market Report



San Francisco keeps closing in on the national top spot, with one-bedroom rent hitting an all-time high, up 25.7% year-over-year to \$4,300, now just \$200 behind New York City's \$4,500, the narrowest the gap has been since February 2022.

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

SOUTH BEACH

425 1st St, Unit 3002



3 BD 2 BA 1971 SF
\$16,499

FINANCIAL DISTRICT-BARBARY COAST

690 Market St, Unit 1704



2 BD 3 BA 1900 SF
Furnished \$16,495

SOUTH BEACH
425 1st St, Unit 5501



2 BD 2 BA 1639 SF
\$14,990

YERBA BUENA
181 Fremont St, Unit 61C



2 BD 2.5 BA 1262 SF
Furnished \$13,500

YERBA BUENA
301 Mission St, Unit 15F



2 BD 3 BA 1845 SF
\$12,499

SOUTH BEACH
280 Spear St, Unit 16G



2 BD 2 BA 1485 SF
\$9,900

RUSSIAN HILL
1000 N Point St, Unit 802



2 BD 1 BA 1000 SF
\$8,690

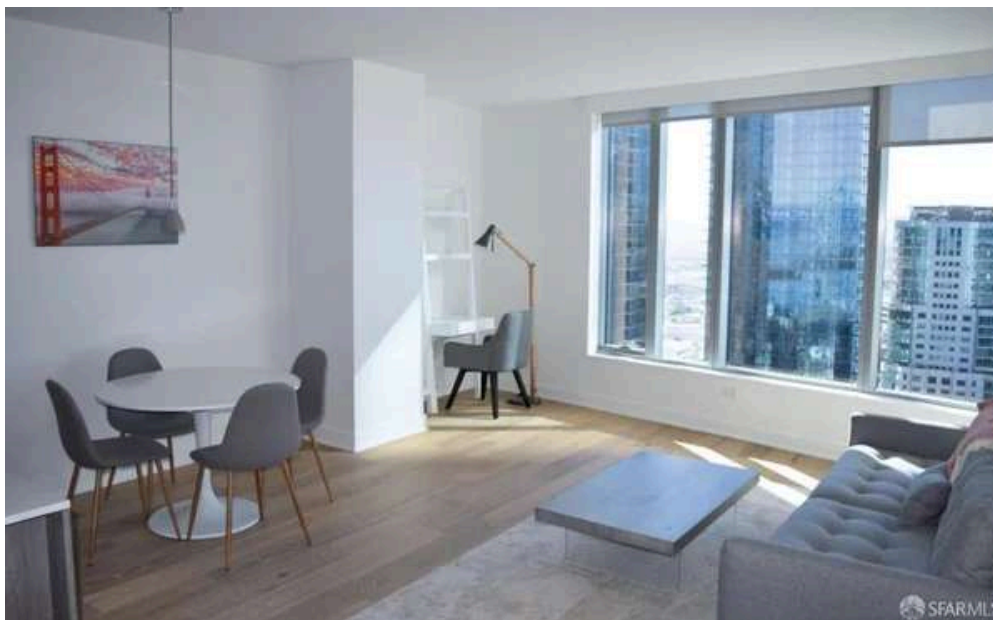
MISSION BAY

435 China Basin St, Unit 421



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

SOUTH BEACH
338 Main St, Unit 31D



1 BD 1 BA 963 SF
\$7,595

SOUTH BEACH
425 1st St, Unit 2406



2 BD 2 BA 1238 SF
COMING SOON \$7,690

SOUTH BEACH
88 King St, Unit 114



2 BD 2 BA 1325 SF
Furnished \$7,499

INNER MISSION
45 Bartlett St, Unit 611



1 BD 1 BA 660 SF
\$4,599

SOUTH BEACH
201 Harrison St, Unit 1030



Studio 1 BA 432 SF
\$3,590

SOUTH OF MARKET
1075 Market St, Unit 203



Studio 1 BA 488 SF
\$3,099

Just Leased/Pending

YERBA BUENA
181 Fremont St, Unit 58D



2 BD 3 BA 1775 SF
Leased for \$18,990

YERBA BUENA
301 Mission St, Unit 50D



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

MISSION BAY
708 Long Bridge St, Unit 1607



3 BD 2 BA 1668 SF
Leased off-market for \$14,990

SOUTH BEACH
88 King St, Unit 104



3 BD 3 BA 1525 SF
Leased for \$9,790

SOUTH BEACH
219 Brannan St, Unit 18K



2 BD 2 BA 1275 SF
Leased for \$9,295

SOUTH BEACH
333 Beale St, Unit 5K



2 BD 2 BA 1487 SF
Leased for \$9,290

SOUTH BEACH
301 Main St, Unit 27F



2 BD 2 BA 1307 SF
Leased for \$9,290

SOUTH BEACH



489 Harrison St, Unit 301
2 BD 3 BA 1551 SF
Leased for \$8,490

SOUTH BEACH



280 Spear St, Unit 19F
1 BD 1 BA 802 SF
Leased for \$7,290

SOUTH BEACH



201 Folsom St, Unit 27D

1 BD 1 BA 876 SF

Leased for \$7,195

SOUTH BEACH



401 Harrison St, Unit 34A

1 BD 1 BA 840 SF

Leased for \$6,795

MISSION BAY



330 Mission Bay Blvd N, Unit
701

1 BD 1 BA 922 SF

Leased for \$6,490

SOUTH BEACH



50 Lansing St, Unit 305

2 BD 2 BA 995 SF

Leased for \$6,300

SOUTH BEACH

YERBA BUENA



403 Main St, Unit 717

1 BD 1 BA 922 SF

Leased for \$5,845

HAYES VALLEY



301 Mission St, Unit 10H

1 BD 1 BA 666 SF

Leased for \$5,449

TWIN PEAKS



580 Hayes St, Unit 407

1 BD 1 BA 783 SF

Leased for \$5,650



646 Corbett Ave, Unit 406

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...

A Thai Celebrity Chef Brings His Award-Winning Skills Stateside With an SF Restaurant

An internationally acclaimed chef is set to debut an exciting new restaurant in San Francisco's SoMa district. Saam is the newest restaurant from chef Thitid "Ton" Tassanakajohn of Thailand, debuting on Friday, July 24. It's a notable opening, as it's Tassanakajohn's first venture in the United States after 18 years of cooking in Thailand.

(Eater)

[Read More](#)

San Francisco is now the world's #3 billionaire city

Despite the narrative around wealth leaving California, the Bay Area remains one of the world's leading centers of wealth creation. San Francisco is now the world's third-largest billionaire city, its billionaire population is unusually global, and a massive generational wealth transfer is approaching.

(Altrata)

[Read More](#)

Lurie declares rent emergency as SF housing costs surge

With housing scarce and the cost of renting an apartment skyrocketing, Mayor Daniel Lurie plans to declare a rent emergency Thursday.

Lurie is expected to call for measures that would delay evictions, limit landlords' ability to increase rents, and provide more funding for nonprofit lawyers representing tenants in eviction cases.

(The San Francisco Standard)

[Read More](#)

The To-Do List



Autumn Moon Festival

September 19 - 20

Chinatown's beloved event celebrating the moon and summer harvest goes back to 1991. This spectacular festival will take Chinatown by storm, with countless food vendors, nonstop entertainment, lion

dancing, mooncakes, kids' activities, and more. The event is free to attend and will happen all along Grant Avenue between Broadway and California Street.

[Click Here For More Info](#)



Opera in the Park

September 13
Robin Williams Meadow in
Golden Gate Park

Opera in the Park is back for another wonderful year in Golden Gate Park. The free opera showcase will take place in Robin Williams Meadow to celebrate the beginning of the 2026-2027 opera season, with outdoor shows running from 1:30 to 3:30 pm.



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](#)



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



Contact Us

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