

A wide-angle photograph of the San Francisco skyline as seen from a grassy hill. The foreground is a lush green lawn with several palm trees scattered across it. In the middle ground, there are more trees and some residential buildings. The background features the dense San Francisco city skyline, with the Transamerica Pyramid being a prominent landmark. The sky is a deep blue with some light, wispy clouds.

San Francisco

MARKET REPORT

SEPTEMBER 2025

corcoran

ICON PROPERTIES

San Francisco Market Talk

There's something in the air — maybe it's the first hint of crisp fall weather, or maybe it's just pumpkin spice season announcing itself again — but either way, autumn has officially arrived. And right on cue, the post-Labor Day surge in real estate is here too. The Fed's recent rate cut has stirred fresh momentum, bringing more buyers back into the market, and with additional cuts expected in 2026, confidence is building. Across many areas, a wave of new listings is adding energy as we head into fall. Let's take a closer look at what's happening locally.

In San Francisco, the number of home sales increased 12.2% to 166 from the prior month, while the number of available listings increased 36.6% to 261. Days on market decreased 24.2% to 25 days. Median sales price increased 16.7% from the prior month and increased 7.5% from the prior year to \$1,730,000. For condos, the number of sales increased 15.7% to 214 from the prior month, while the number of available listings increased 24.3% to 700. Days on market decreased 35.2% to 46 days. Median sales price increased 10.0% from the prior month and increased 1.1% from the prior year to \$1,100,000.

Thinking about a move? There's still time to make it happen this year with the right plan and strategy — and the right agent in your corner. Let's talk about your goals and what's next.

corcoran

ICON PROPERTIES

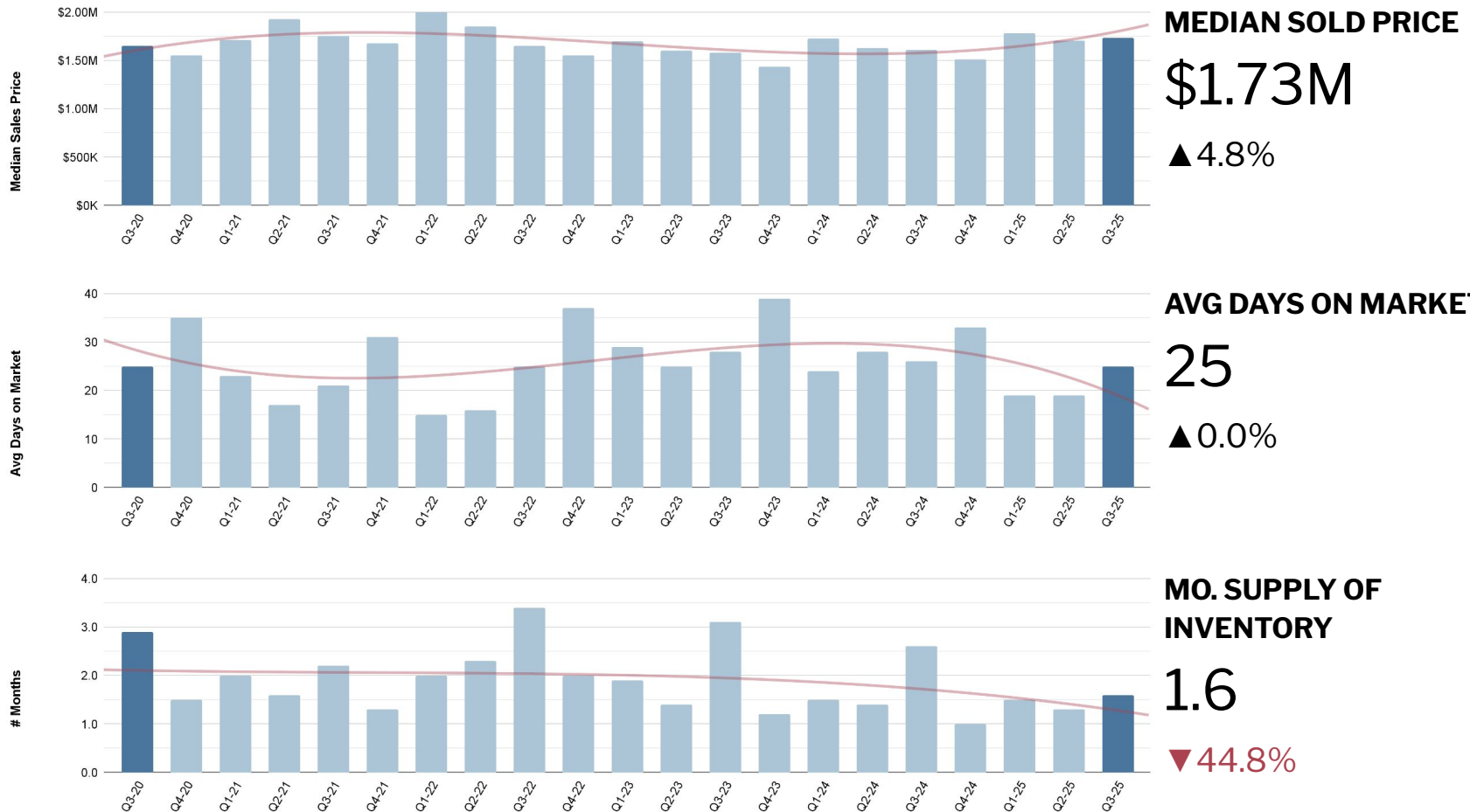
©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.

Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



5 Year Change: Q3 2020 vs. Q3 2025

San Francisco | Single Family Homes



corcoran

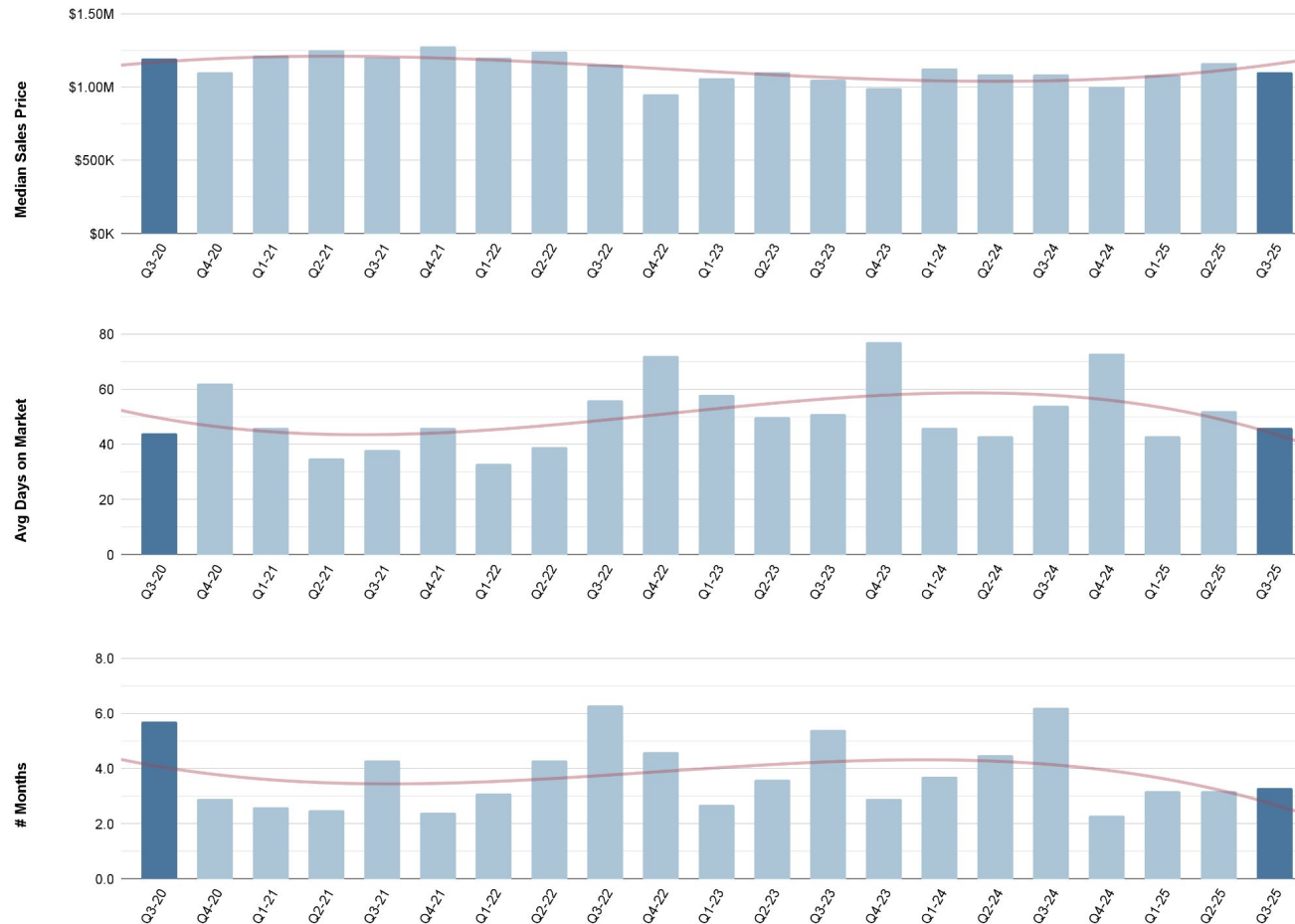
ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



5 Year Change: Q3 2020 vs. Q3 2025

San Francisco | Condominiums



corcoran

ICON PROPERTIES

©2023 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.





Single Family Homes

San Francisco: **SEPTEMBER 2025**

corcoran

ICON PROPERTIES

Market Snapshot

San Francisco | Single Family Homes: **SEPTEMBER 2025**

MEDIAN SOLD PRICE

\$1.73M

M-o-M Change ▲16.7%

Y-o-Y Change ▲7.5%

PRICE PER SQ. FT.

\$1,074

M-o-M Change ▲8.8%

Y-o-Y Change ▲6.7%

DAYS ON MARKET

25

M-o-M Change ▼24.2%

Y-o-Y Change ▼3.8%

PROPERTIES SOLD

166

M-o-M Change ▲12.2%

Y-o-Y Change ▲16.9%

MONTHS OF INVENTORY

1.6

M-o-M Change ▲23.1%

Y-o-Y Change ▼38.5%

% SOLD TO LIST PRICE

113%

M-o-M Change ▲3.7%

Y-o-Y Change ▲3.7%

corcoran

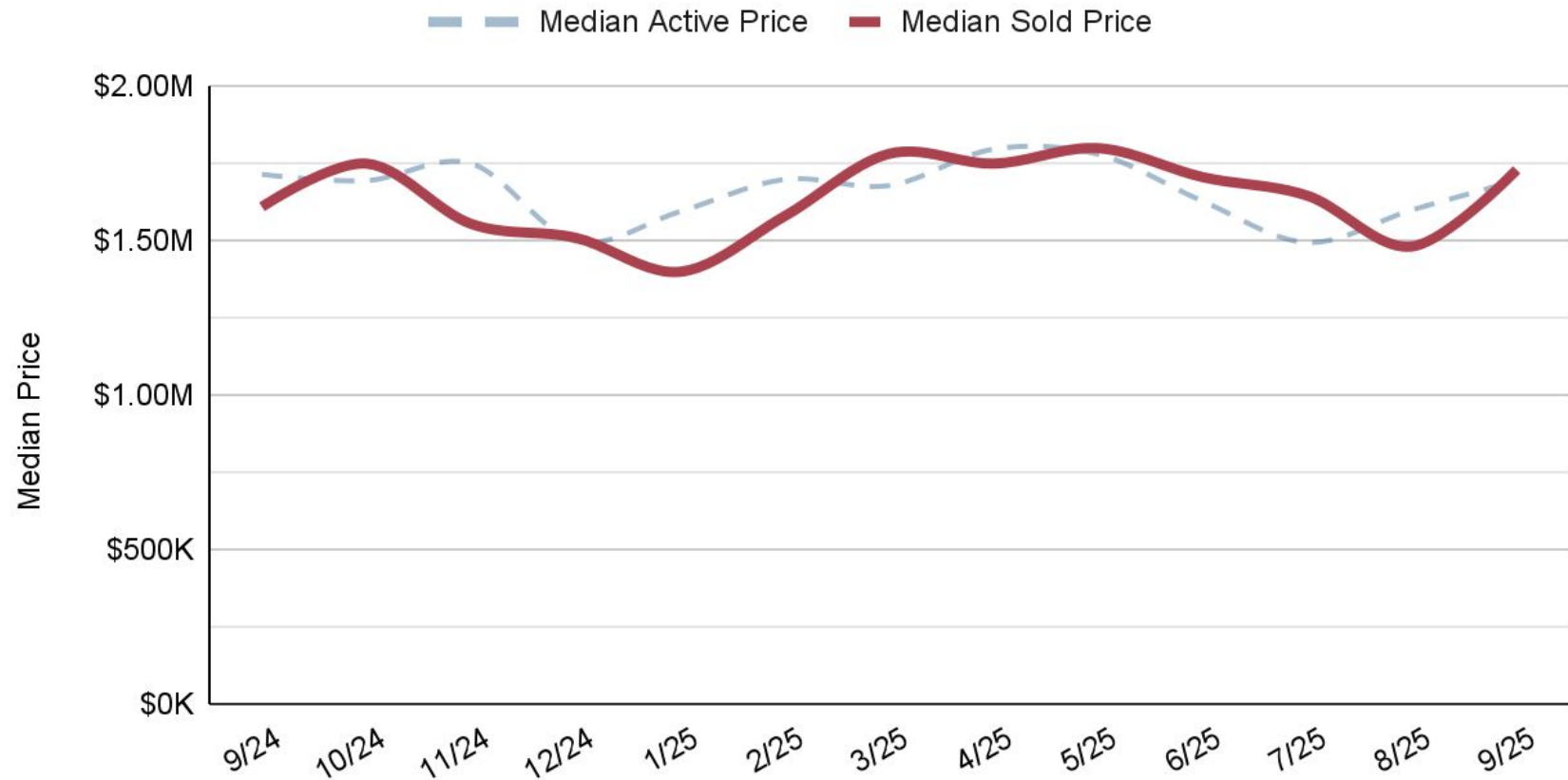
ICON PROPERTIES

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Median Active vs. Sold Price

San Francisco | Single Family Homes: **SEPTEMBER 2025**



corcoran

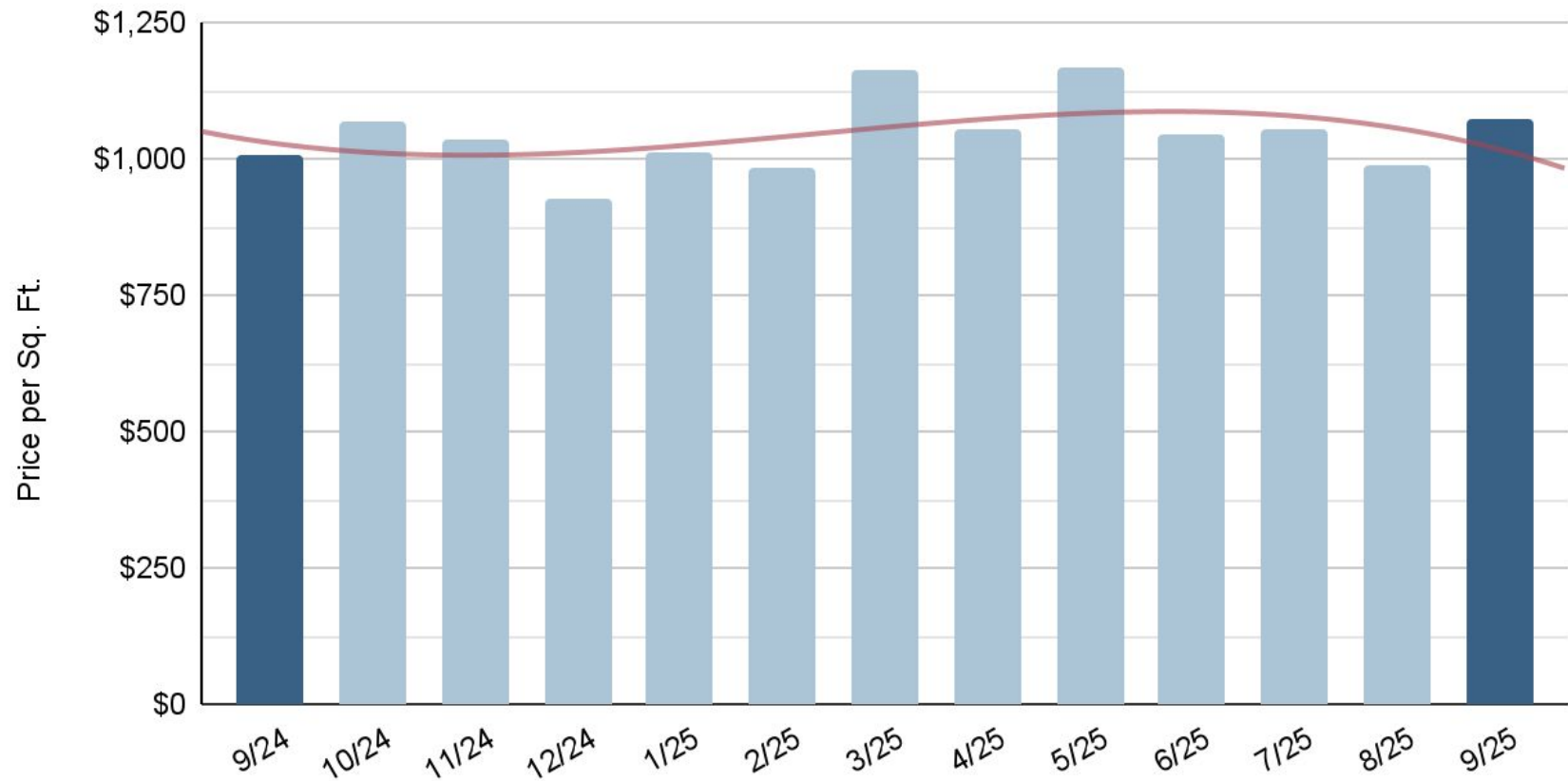
ICON PROPERTIES

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Average Price per Square Foot

San Francisco | Single Family Homes: **SEPTEMBER 2025**



corcoran

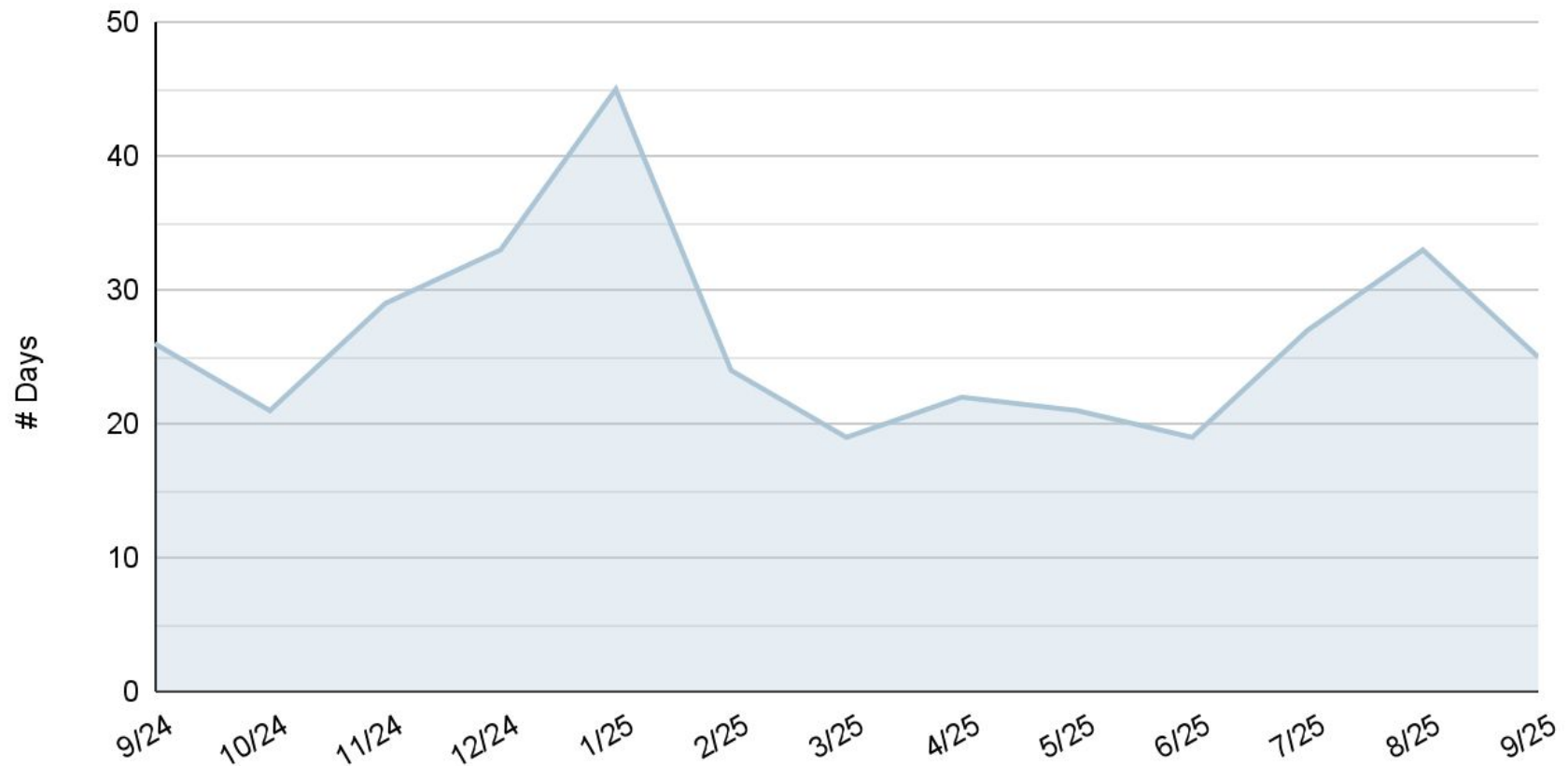
ICON PROPERTIES

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Average Days on Market

San Francisco | Single Family Homes: **SEPTEMBER 2025**



corcoran

ICON PROPERTIES

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Properties For Sale vs. Sold

San Francisco | Single Family Homes: **SEPTEMBER 2025**



corcoran

ICON PROPERTIES

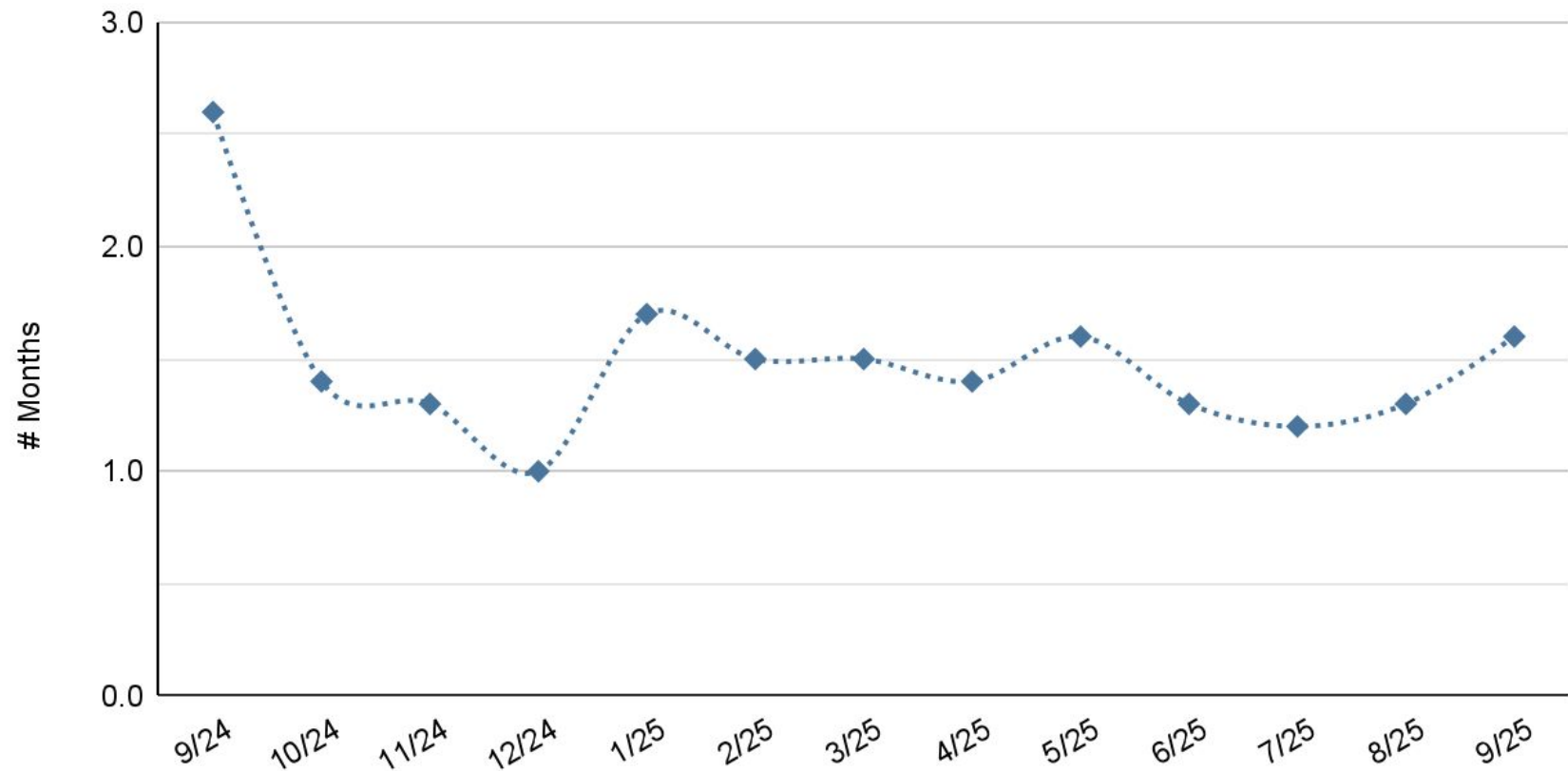
©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.

Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Months Supply of Inventory

San Francisco | Single Family Homes: **SEPTEMBER 2025**



corcoran

ICON PROPERTIES

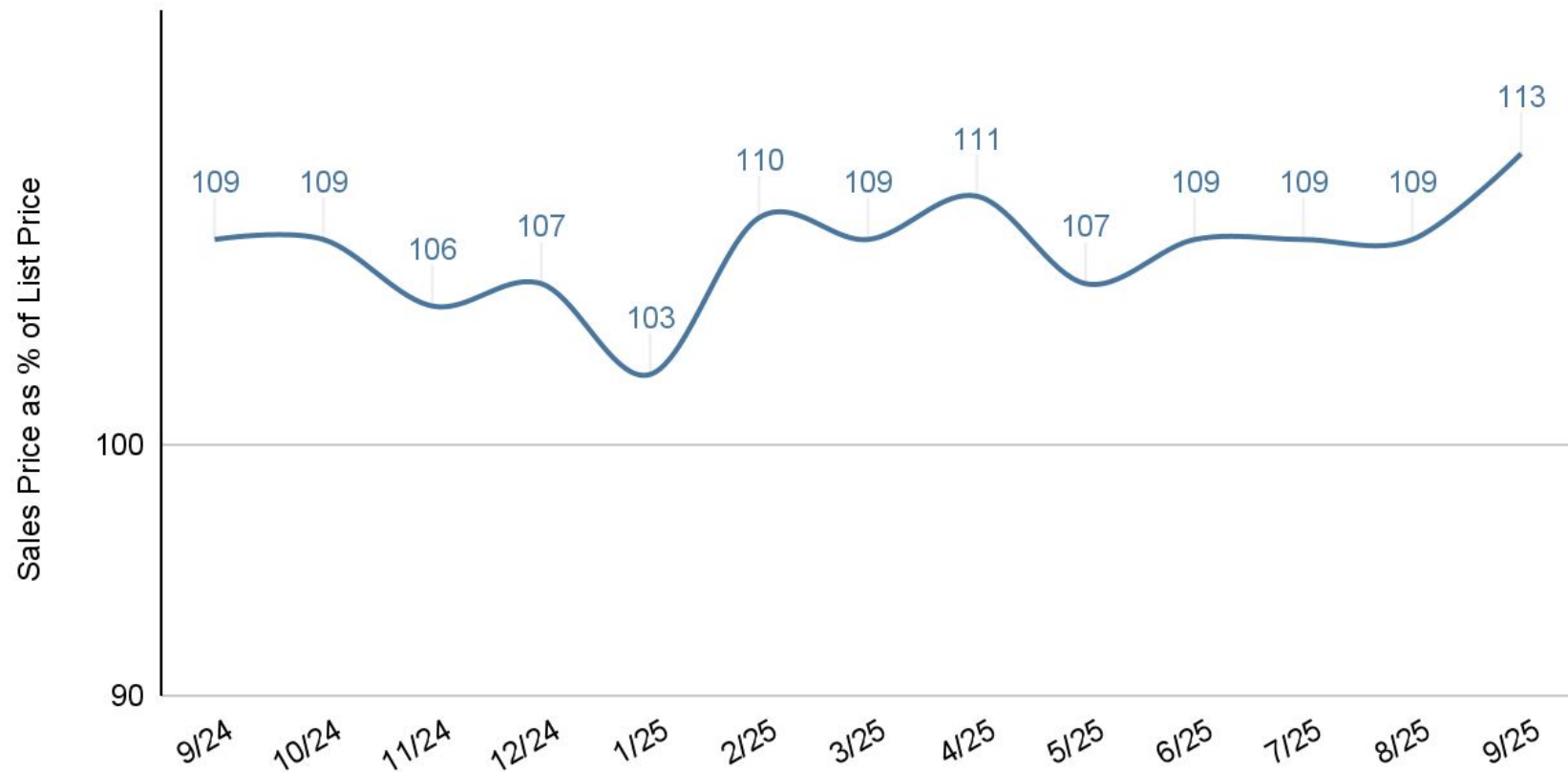
©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.

Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



% Sold Price to List Price

San Francisco | Single Family Homes: **SEPTEMBER 2025**



corcoran

ICON PROPERTIES

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Districts by the Numbers

San Francisco | Single Family Homes: **SEPTEMBER 2025**

SEPTEMBER 2025							YEAR-OVER-YEAR % CHANGE					
Single Family Homes	Med. Sold \$	\$ per Sq Ft	Days on Market	# Active Props	# Sold Props	Mo. of Inventory	Med. Sold \$	\$ per Sq Ft	Days on Market	# Active Props	# Sold Props	Mo. of Inventory
District 1	\$2.20M	\$1,084	22	17	15	1.1	▼15%	▲3%	▲0%	▼48%	▲67%	▼70%
District 2	\$1.62M	\$1,052	14	32	31	1.0	▲4%	▲6%	▼22%	▼27%	▲15%	▼38%
District 3	\$1.29M	\$842	13	13	2	6.5	▲5%	▲15%	▼68%	▼24%	▼85%	▲400%
District 4	\$1.75M	\$1,017	19	22	17	1.3	▼15%	▲5%	▼5%	▼45%	▲21%	▼55%
District 5	\$3.05M	\$1,342	24	47	25	1.9	▲33%	▲3%	▼8%	▼20%	▲0%	▼21%
District 6	\$2.15M	\$1,127	93	4	3	1.3	▼14%	▼22%	▲447%	▼33%	▲50%	▼57%
District 7	\$4.28M	\$1,336	13	27	10	2.7	▼3%	▼3%	▼59%	▼25%	▲67%	▼55%
District 8	\$2.98M	\$1,106	62	3	4	0.8	--	--	--	▼50%	--	▼87%
District 9	\$1.73M	\$1,128	24	27	21	1.3	▼2%	▲13%	▲100%	▼44%	▲110%	▼73%
District 10	\$1.18M	\$852	31	84	51	1.6	▼4%	▲5%	▲0%	▼28%	▲19%	▼41%

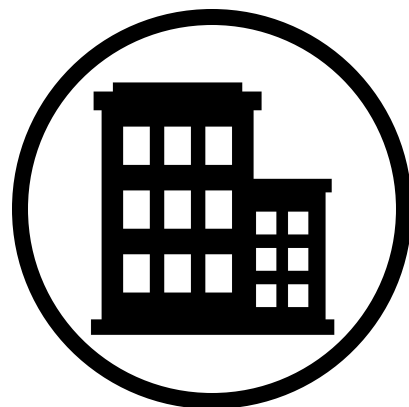
corcoran

ICON PROPERTIES

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.

Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.





Condos, Co-ops, Lofts & TICs

San Francisco: **SEPTEMBER 2025**

corcoran

ICON PROPERTIES

Market Snapshot

San Francisco | Condos, Co-Ops, Lofts & TICs: **SEPTEMBER 2025**

MEDIAN SOLD PRICE

\$1.10M

M-o-M Change ▲10.0%

Y-o-Y Change ▲1.1%

PRICE PER SQ. FT.

\$1,050

M-o-M Change ▲5.3%

Y-o-Y Change ▼0.3%

DAYS ON MARKET

46

M-o-M Change ▼35.2%

Y-o-Y Change ▼14.8%

PROPERTIES SOLD

214

M-o-M Change ▲15.7%

Y-o-Y Change ▲44.6%

MONTHS OF INVENTORY

3.3

M-o-M Change ▲10.0%

Y-o-Y Change ▼46.8%

% SOLD TO LIST PRICE

103%

M-o-M Change ▲3.0%

Y-o-Y Change ▲1.0%

corcoran

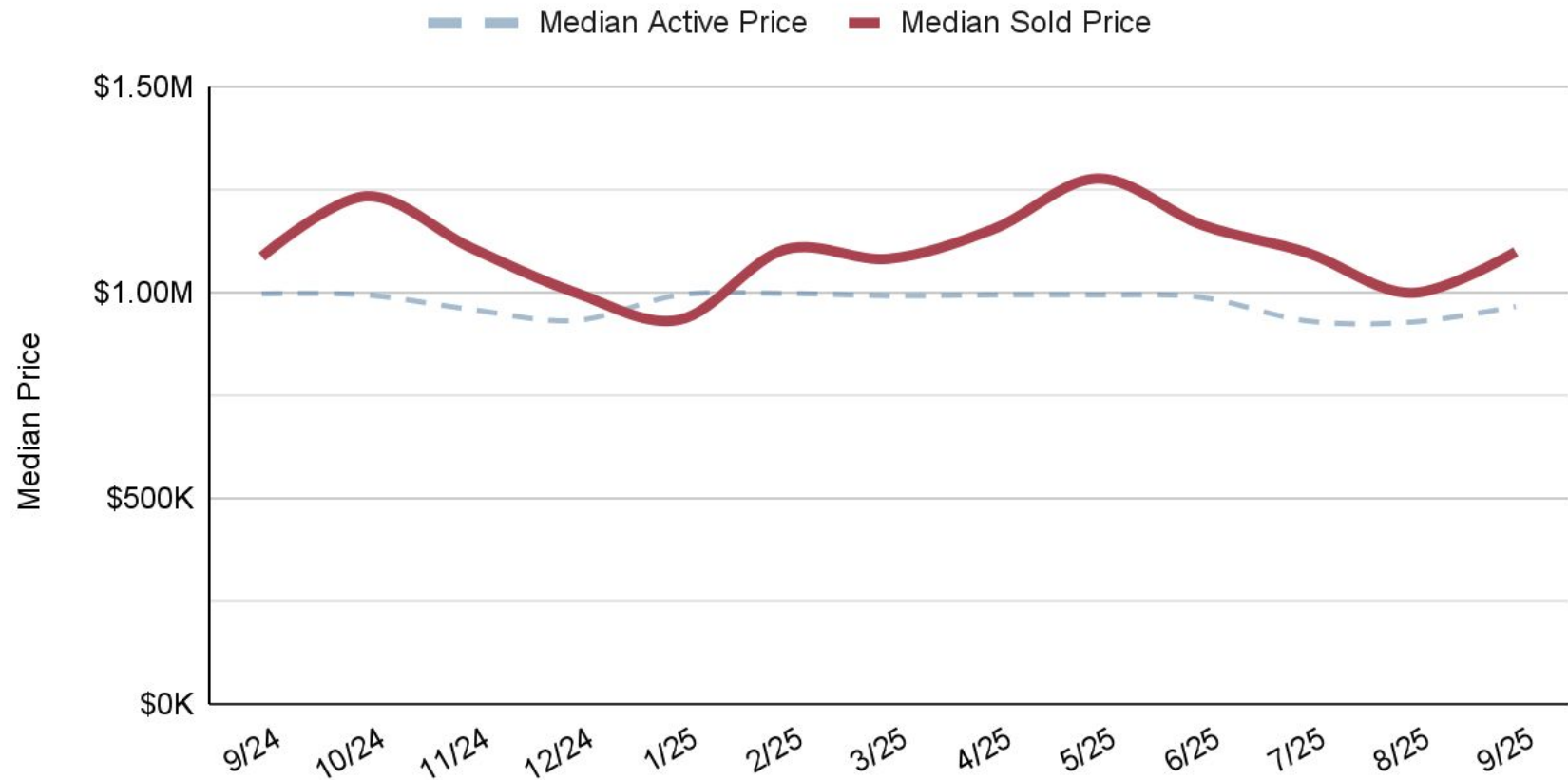
ICON PROPERTIES

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Median Active vs. Sold Price

San Francisco | Condos, Co-Ops, Lofts & TICs: **SEPTEMBER 2025**



corcoran

ICON PROPERTIES

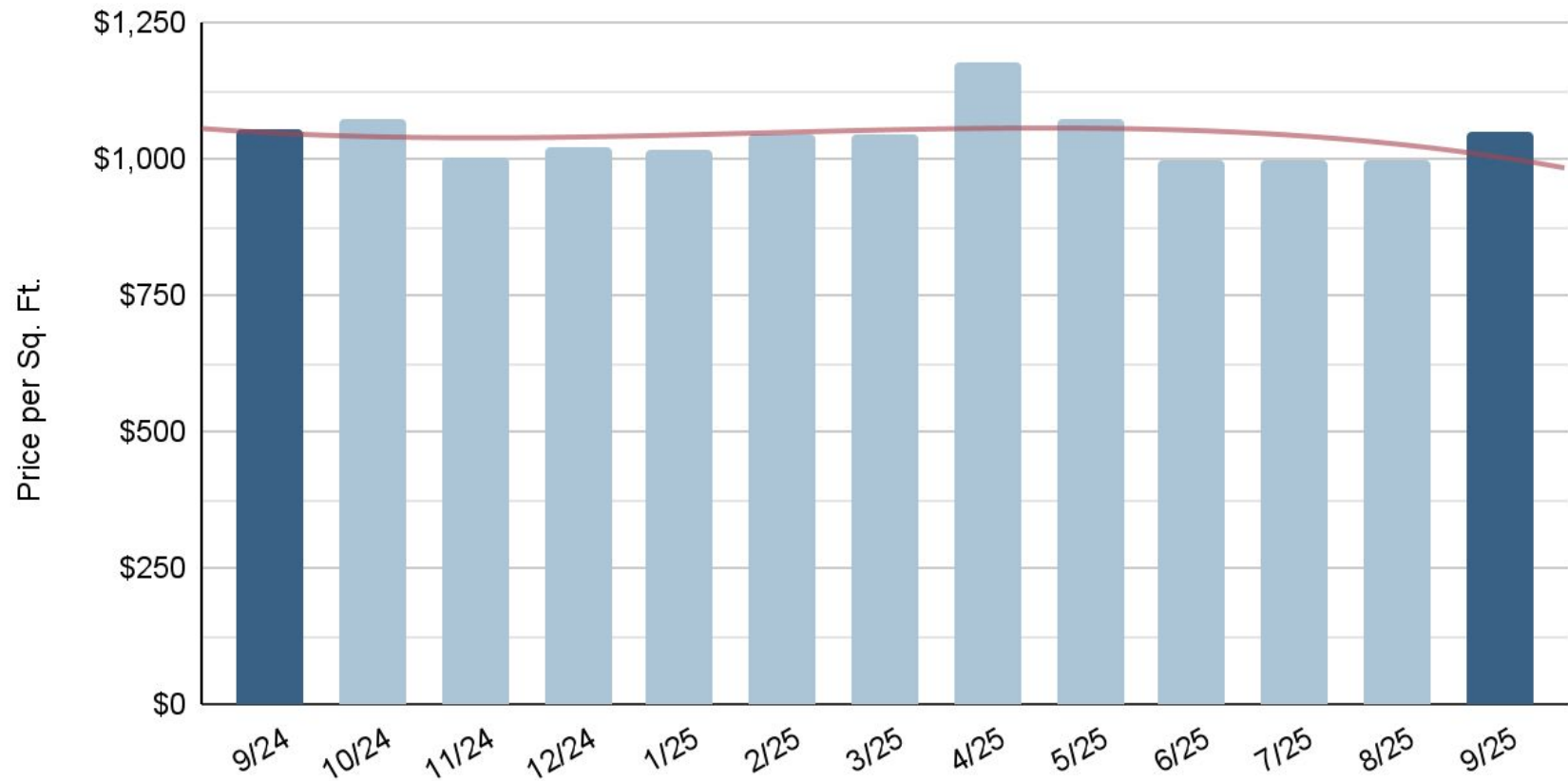
©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.

Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Average Price per Square Foot

San Francisco | Condos, Co-Ops, Lofts & TICs: **SEPTEMBER 2025**



corcoran

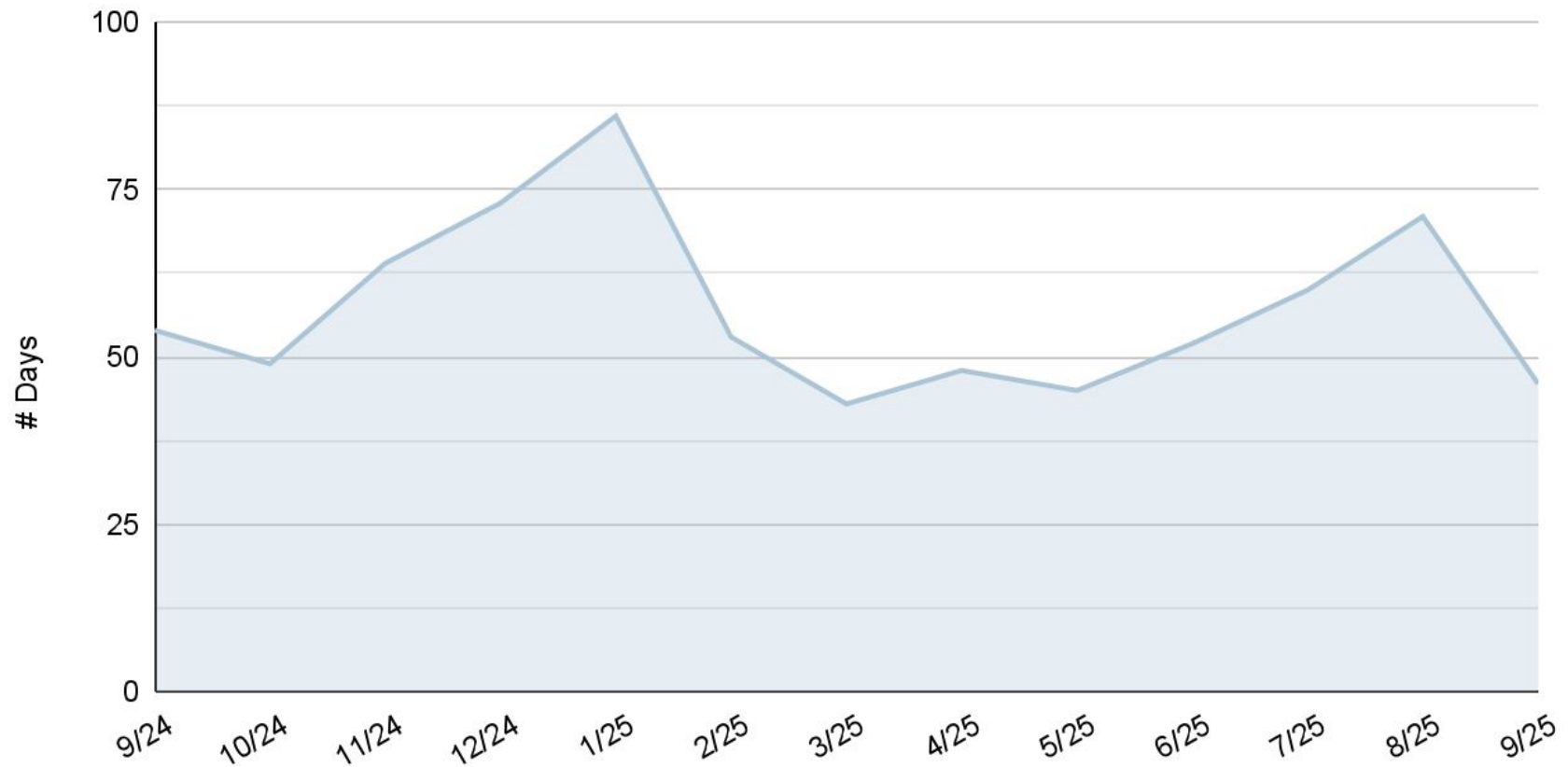
ICON PROPERTIES

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Average Days on Market

San Francisco | Condos, Co-Ops, Lofts & TICs: **SEPTEMBER 2025**



corcoran

ICON PROPERTIES

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Properties For Sale vs. Sold

San Francisco | Condos, Co-Ops, Lofts & TICs: **SEPTEMBER 2025**



corcoran

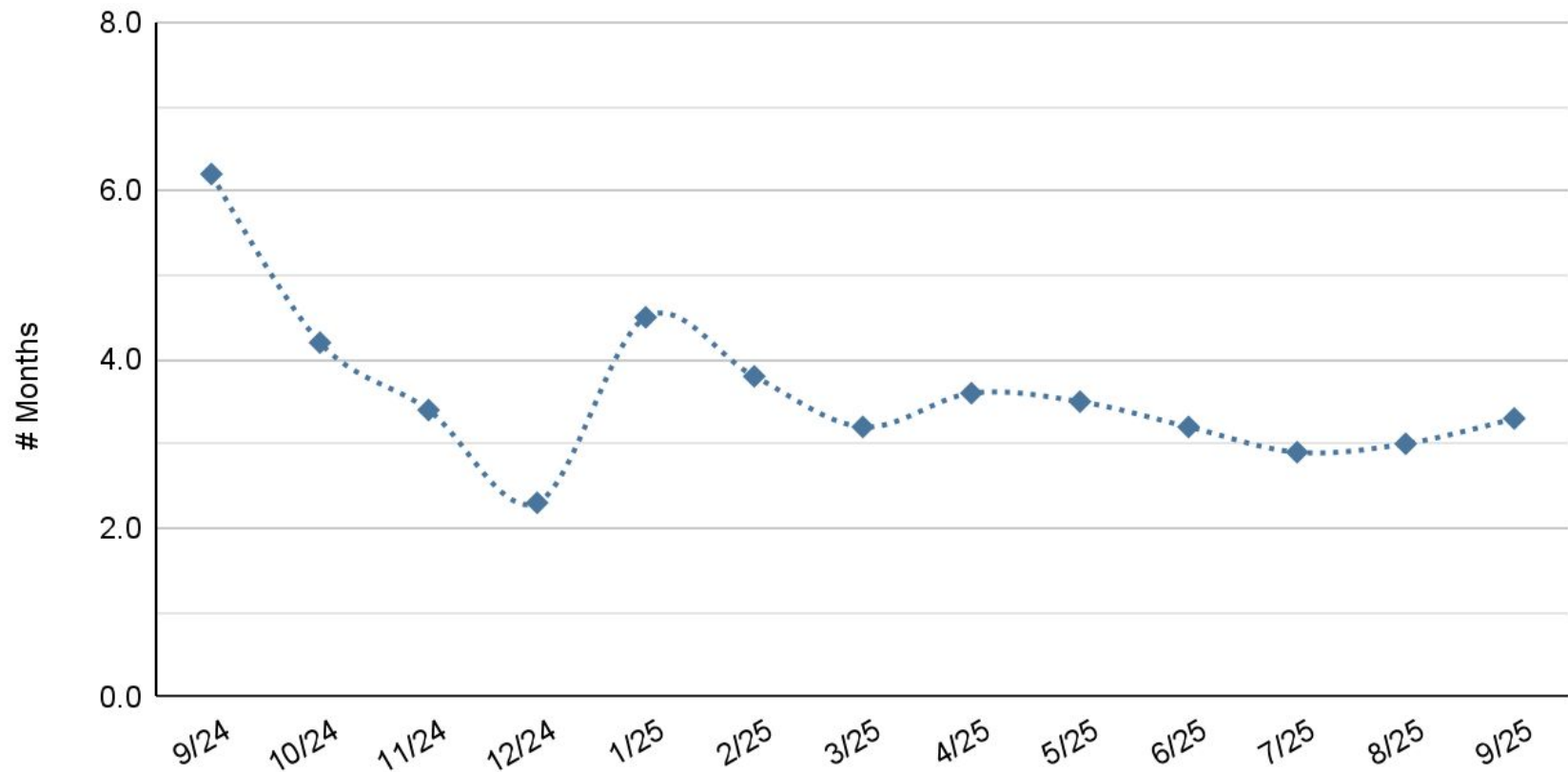
ICON PROPERTIES

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Months Supply of Inventory

San Francisco | Condos, Co-Ops, Lofts & TICs: **SEPTEMBER 2025**



corcoran

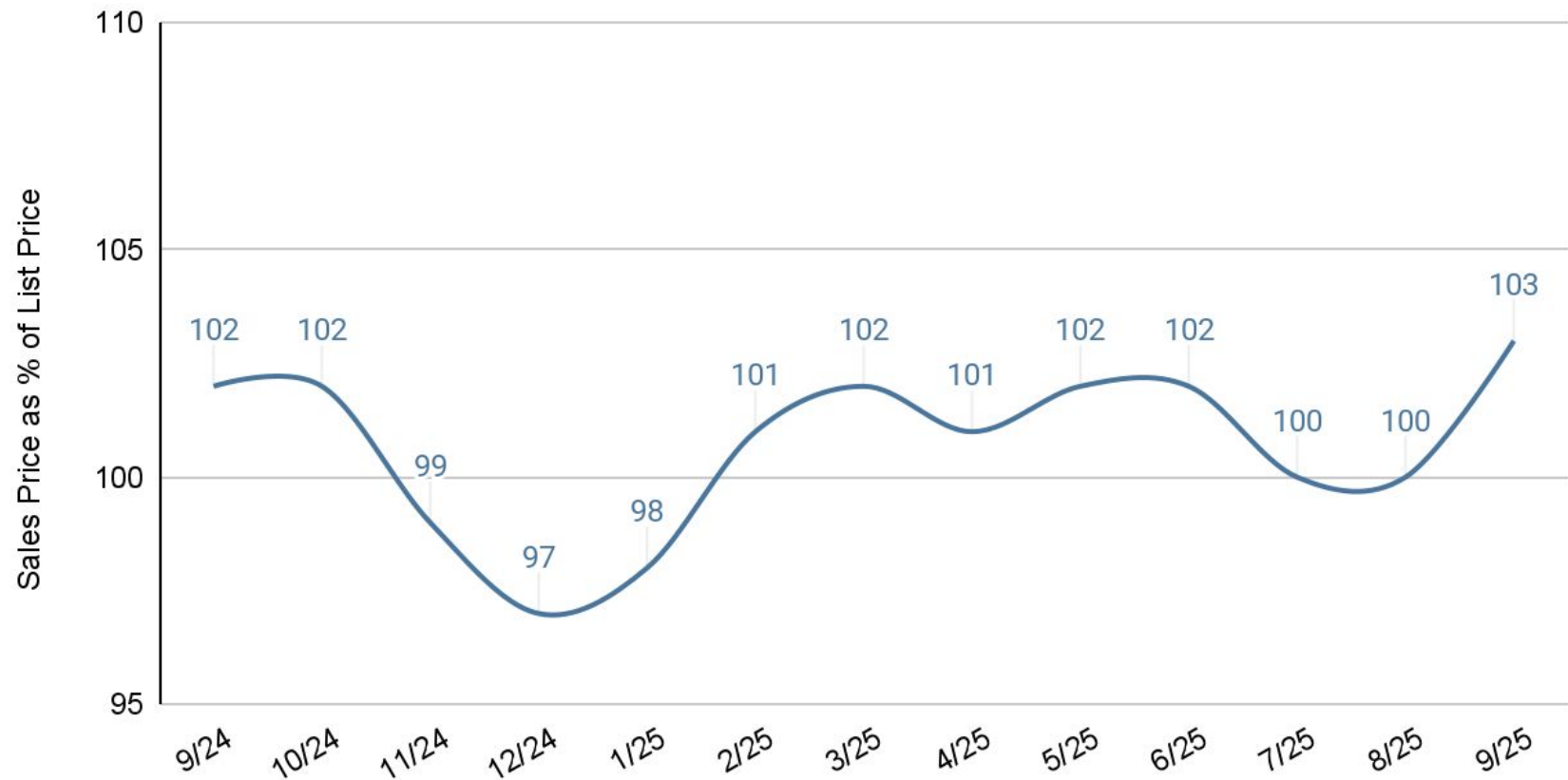
ICON PROPERTIES

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



% Sold Price to List Price

San Francisco | Condos, Co-Ops, Lofts & TICs: **SEPTEMBER 2025**



corcoran

ICON PROPERTIES

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



Districts by the Numbers

San Francisco | Condos, Co-Ops, Lofts & TICs: **SEPTEMBER 2025**

SEPTEMBER 2025							YEAR-OVER-YEAR % CHANGE					
Condos, Lofts & TICs	Med. Sold \$	\$ per Sq Ft	Days on Market	# Active Props	# Sold Props	Mo. of Inventory	Med. Sold \$	\$ per Sq Ft	Days on Market	# Active Props	# Sold Props	Mo. of Inventory
District 1	\$1.35M	\$968	19	16	15	1.1	▲32%	▼0%	▼37%	▼30%	▲114%	▼67%
District 2	\$1.56M	\$883	27	10	3	3.3	▲85%	▲36%	▼29%	▼47%	▼40%	▼13%
District 3	\$499K	\$844	16	2	2	1.0	▼37%	▲7%	▼79%	▼71%	▲100%	▼86%
District 4	\$650K	\$737	60	12	5	2.4	▼5%	▼11%	▼42%	▲0%	▲150%	▼60%
District 5	\$1.15M	\$1,028	35	70	35	2.0	▼23%	▼4%	▲9%	▼8%	▲59%	▼43%
District 6	\$1.14M	\$1,095	50	54	22	2.5	▼11%	▲6%	▼4%	▼29%	▲175%	▼74%
District 7	\$1.91M	\$1,288	36	54	23	2.3	▲36%	▲2%	▼29%	▼31%	▼23%	▼12%
District 8	\$873K	\$1,026	57	166	35	4.7	▼21%	▼8%	▼26%	▼13%	▲52%	▼43%
District 9	\$940K	\$1,048	54	273	69	4.0	▼3%	▲7%	▼10%	▼28%	▲50%	▼52%
District 10	\$1.27M	\$916	22	55	18	3.1	▲34%	▲9%	▼35%	▼27%	▲64%	▼54%

corcoran

ICON PROPERTIES

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.

Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.



METHODOLOGY, METRICS & SOURCE

The Corcoran Icon Properties Market Report offers current and valuable information regarding the local market. Each region reported on is broken down by city or neighborhood and contains specific details and insights related to that market.

Metrics

MEDIAN PRICE is the middle or midpoint price where half of sales fall below and half fall above this number.

AVERAGE PRICE PER SQUARE FOOT is the average sold price divided by the average square footage of sold properties.

DAYS ON MARKET averages how long a unit takes to sell and is calculated determining the number of days from when the property is first listed until the property comes off market (for example, when it becomes pending).

PROPERTIES SOLD is the total number of properties that closed during the period shown.

PROPERTIES FOR SALE is the total number of properties available for sale during the period shown.

MONTHS SUPPLY OF INVENTORY is the number of months it would take for all currently for sale properties to sell based on the current pace of sales. This is calculated by dividing the number of properties for sale by the number of properties sold during a given month.

PERCENTAGE SOLD PRICE TO ORIGINAL PRICE is the final sales price of a property compared to the original list price, expressed as a percentage. This number is above 100% when properties are selling above the original list price.

Data Source:

Figures in this report are based on publicly reported closed sales information via the Multiple Listing Service (MLS). Information is deemed reliable, but may contain errors and is subject to change. Not all sales are entered into the MLS. Information is added daily, therefore data available is constantly changing. Current monthly sold statistics may be adjusted on the next month's report; this reflects additional closed transactions that are reported late.

©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated. Corcoran Icon Properties is a licensed California real estate brokerage, CA DRE#02205397. Corcoran Icon Properties fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

corcoran

ICON PROPERTIES

For a personalized property valuation, contact your
Corcoran Icon Properties agent.

CorcoranIcon.com

SAN FRANCISCO | SILICON VALLEY | EAST BAY | MARIN | WINE COUNTRY | SIERRA FOOTHILLS | HUMBOLDT



©2025 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.
Data Source: Multiple Listing Service. Information is deemed reliable, but is not guaranteed.

