

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. In the middle ground, there are more trees and some residential buildings. The background features the dense city skyline with numerous skyscrapers, including the Transamerica Pyramid, under a clear blue sky with light clouds.

San Francisco

MARKET REPORT

OCTOBER 2025

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San Francisco Market Talk

The year may be winding down, but the market hasn't hit pause. November often brings a different kind of activity, focused buyers eager to close before the holidays and sellers positioning themselves ahead of the new year. The Fed's recent rate cut continues to ripple through the market, giving both sides reason for renewed confidence. Inventory is holding steady, and serious conversations are happening now. Let's take a closer look at what's shaping the local market this month.

In San Francisco, the number of home sales increased 54.4% to 261 from the prior month, while the number of available listings decreased 10.7% to 233. Days on market decreased 8.0% to 23 days. Median sales price increased 6.9% from the prior month and increased 5.7% from the prior year to \$1,850,000. For condos, the number of sales increased 34.2% to 298 from the prior month, while the number of available listings decreased 13.6% to 605. Days on market held steady to 45 days. Median sales price increased 8.7% from the prior month and decreased 3.2% from the prior year to \$1,196,000.

Considering a move before year's end? The right plan and agent can make it happen seamlessly. Let's connect to discuss your goals and strategy.

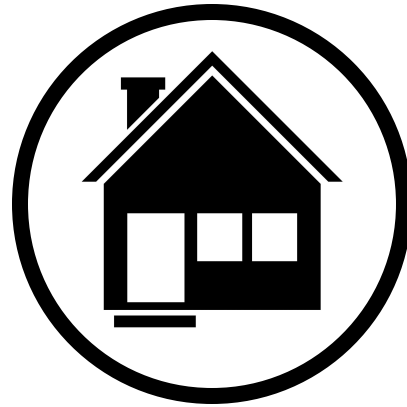
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Single Family Homes

San Francisco: **OCTOBER 2025**

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Market Snapshot

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

MEDIAN SOLD PRICE

\$1.85M

M-o-M Change ▲6.9%

Y-o-Y Change ▲5.7%

PRICE PER SQ. FT.

\$1,134

M-o-M Change ▲5.4%

Y-o-Y Change ▲6.3%

DAYS ON MARKET

23

M-o-M Change ▼8.0%

Y-o-Y Change ▲9.5%

PROPERTIES SOLD

261

M-o-M Change ▲54.4%

Y-o-Y Change ▲10.6%

MONTHS OF INVENTORY

0.9

M-o-M Change ▼40.0%

Y-o-Y Change ▼35.7%

% SOLD TO LIST PRICE

110%

M-o-M Change ▼2.7%

Y-o-Y Change ▲0.9%

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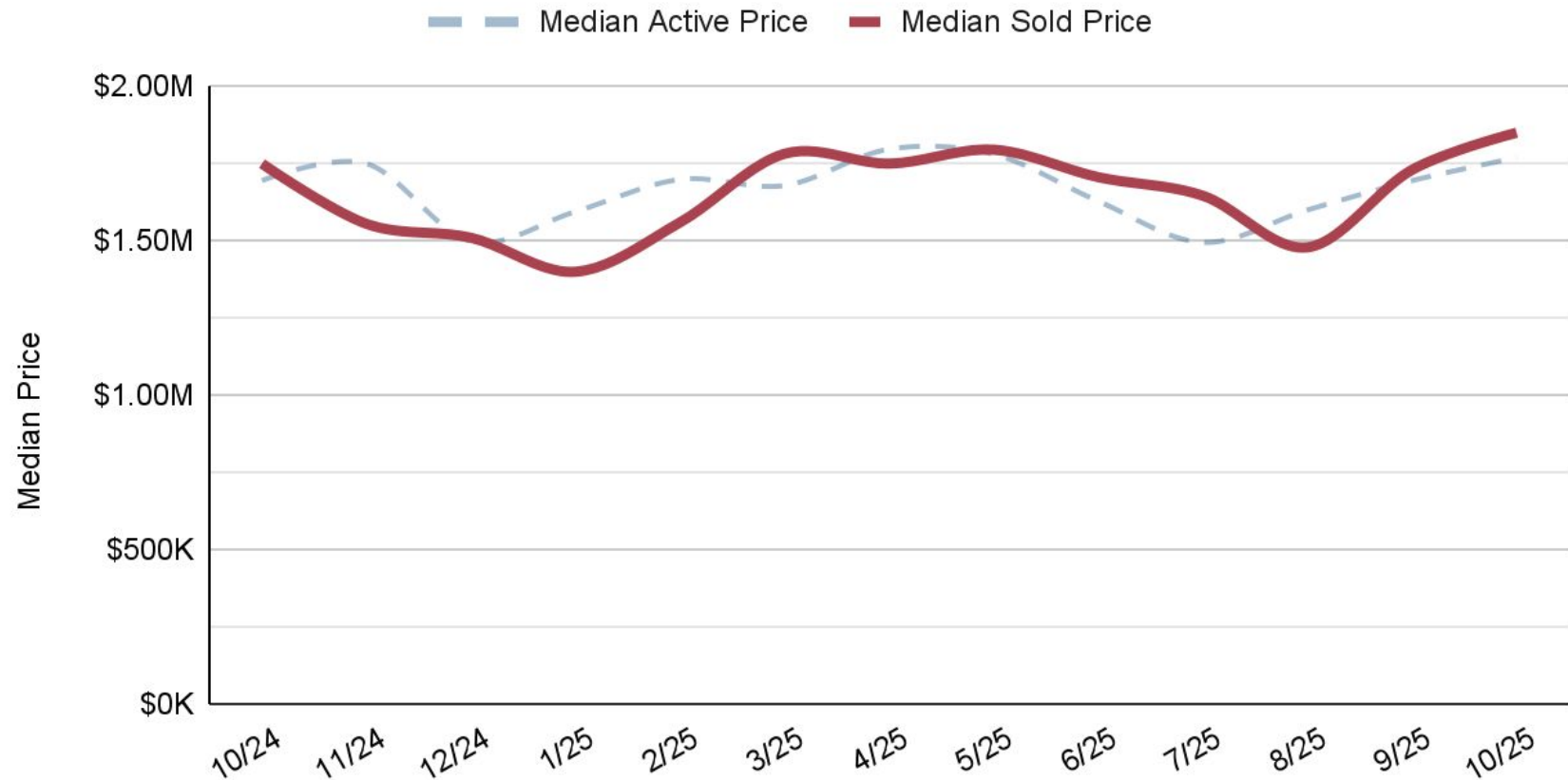
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Median Active vs. Sold Price

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



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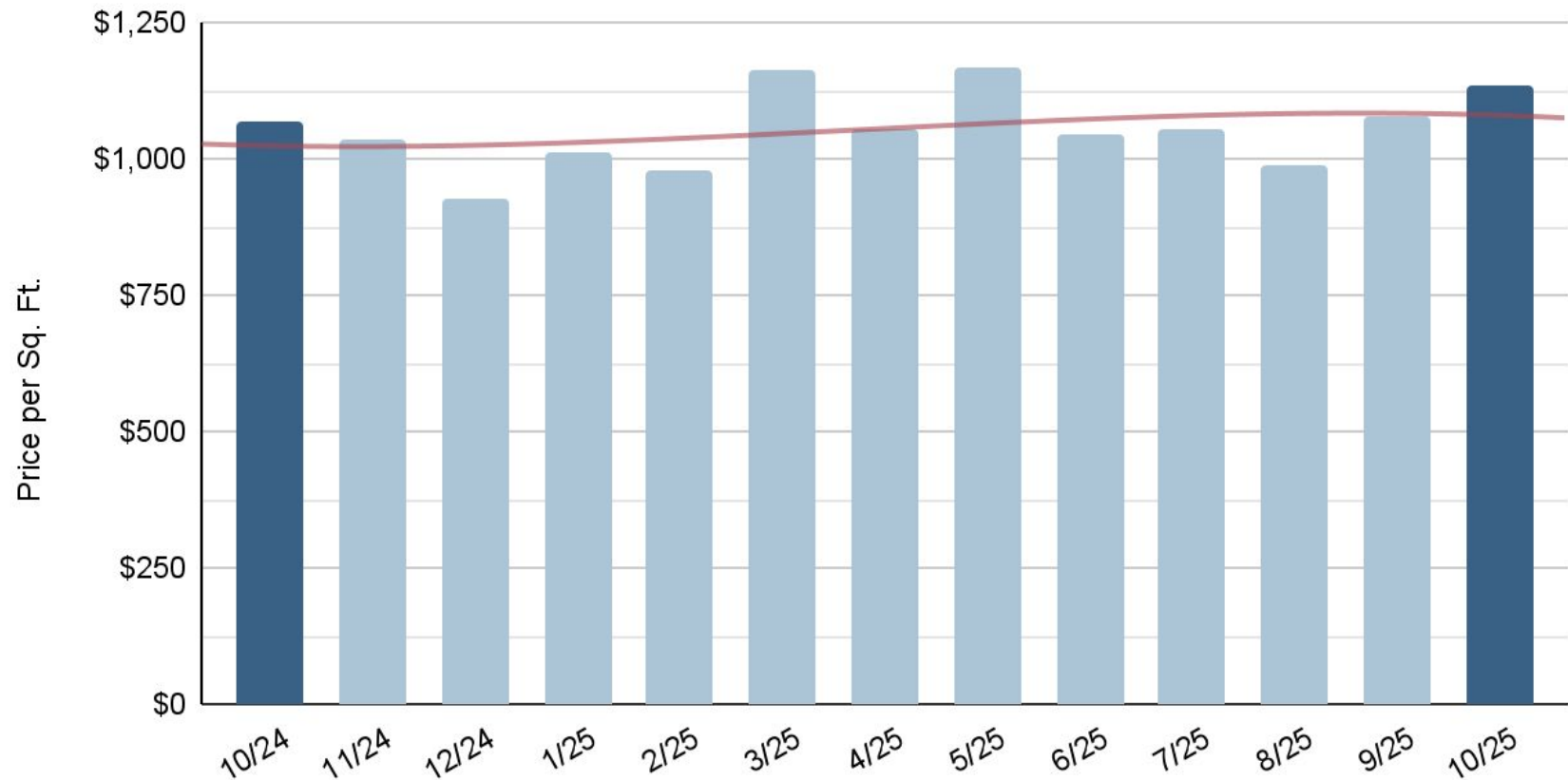
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Average Price per Square Foot

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



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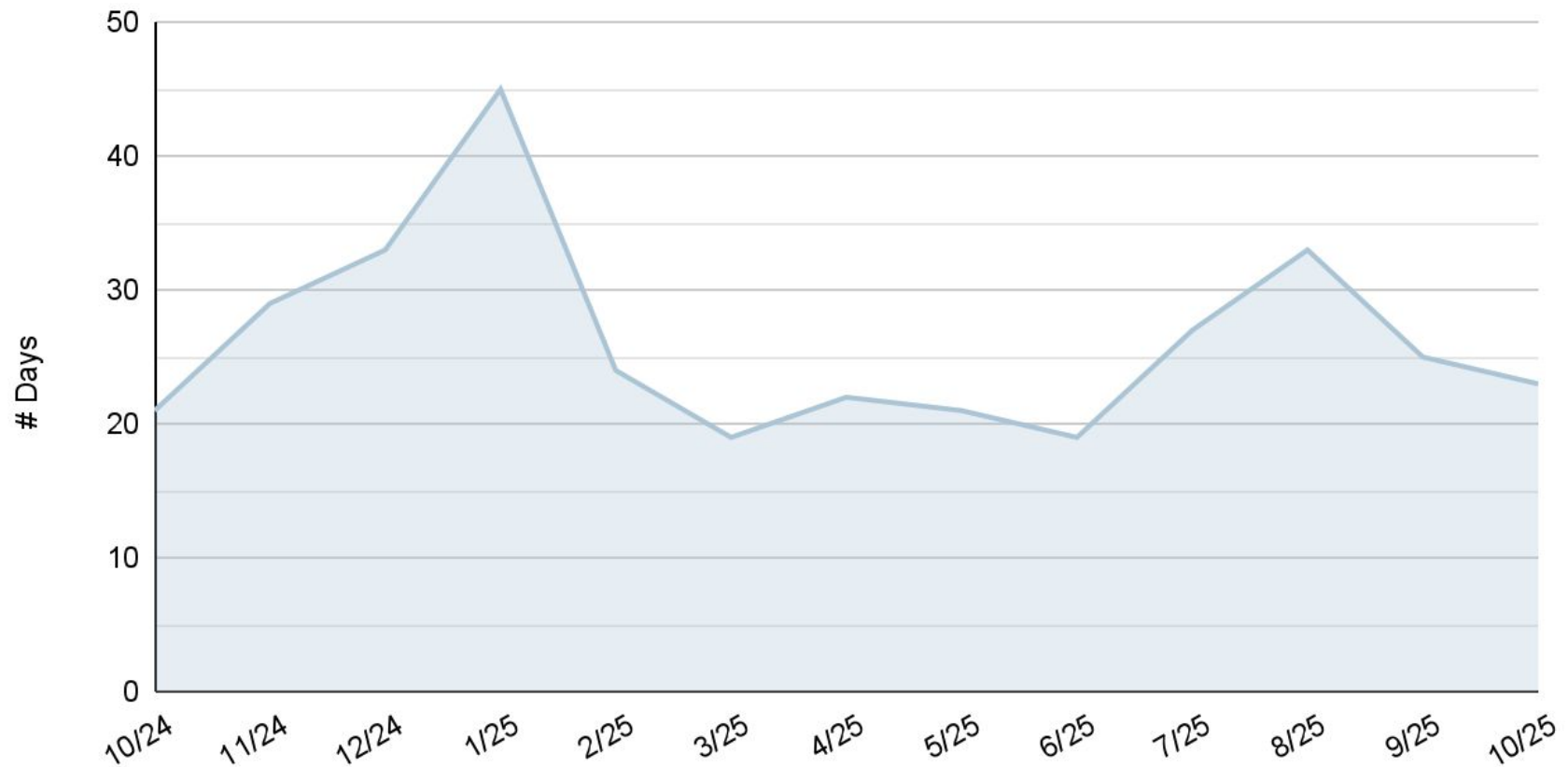
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Average Days on Market

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



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Properties For Sale vs. Sold

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



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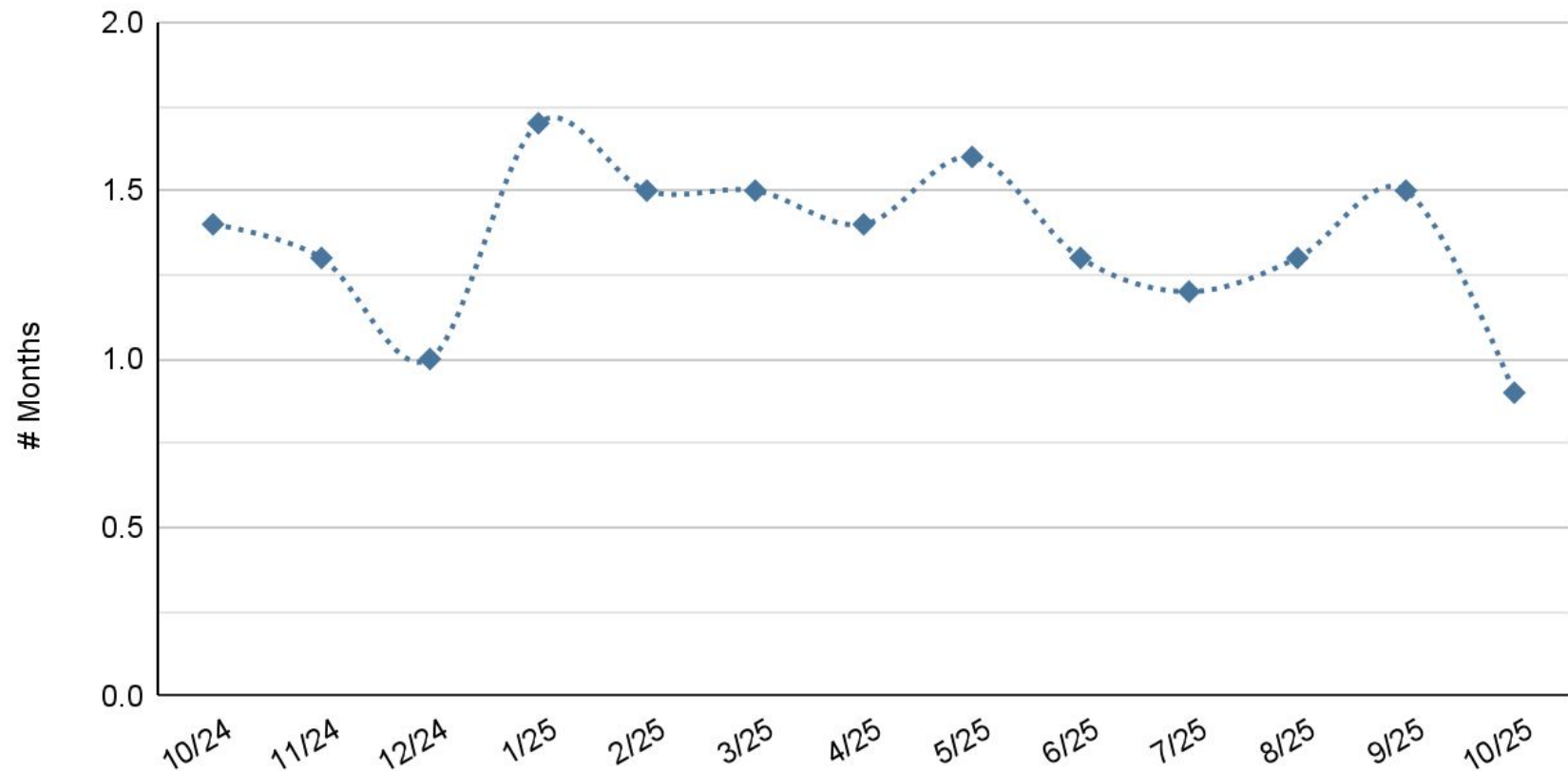
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Months Supply of Inventory

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



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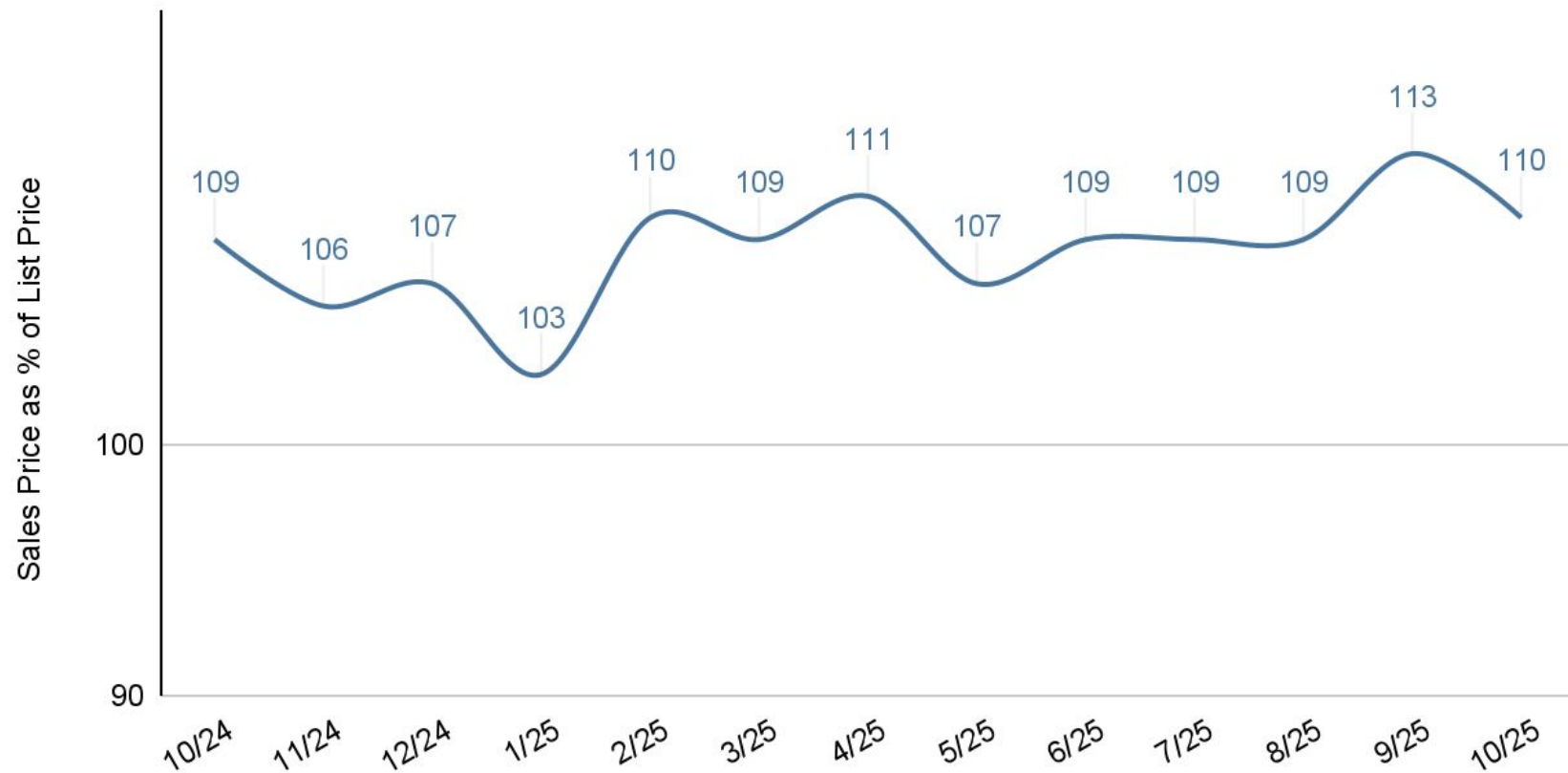
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% Sold Price to List Price

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



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Districts by the Numbers

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

OCTOBER 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	\$2.86M	\$1,199	15	19	20	1.0	▲51%	▲33%	▼29%	▼10%	▼23%	▲25%
District 2	\$1.65M	\$996	14	38	39	1.0	▲2%	▲3%	▼18%	▲36%	▼5%	▲43%
District 3	\$1.33M	\$861	28	17	14	1.2	▼1%	▲4%	▲33%	▼6%	▲27%	▼25%
District 4	\$2.28M	\$1,046	16	25	31	0.8	▲31%	▲4%	▼20%	▼36%	▼9%	▼27%
District 5	\$2.43M	\$1,317	20	32	49	0.7	▼1%	▲10%	▼9%	▼32%	▲17%	▼36%
District 6	\$2.78M	\$822	120	3	3	1.0	▼16%	▼25%	▲1614%	▼63%	▲200%	▼88%
District 7	\$7.64M	\$1,735	40	18	16	1.1	▲63%	▲9%	▲48%	▼44%	▼6%	▼42%
District 8	\$2.24M	\$1,039	34	3	4	0.8	--	--	--	▼67%	--	▼91%
District 9	\$1.71M	\$1,034	23	23	32	0.7	▼3%	▼5%	▲0%	▼54%	▲33%	▼67%
District 10	\$1.26M	\$905	22	70	70	1.0	▼4%	▲9%	▲0%	▼28%	▲6%	▼33%

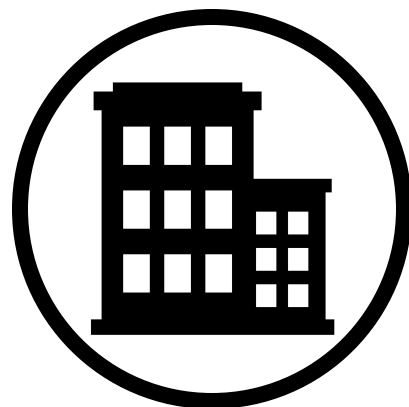
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Condos, Co-ops, Lofts & TICs

San Francisco: **OCTOBER 2025**

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Market Snapshot

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

MEDIAN SOLD PRICE

\$1.20M

M-o-M Change ▲8.7%

Y-o-Y Change ▼3.2%

PRICE PER SQ. FT.

\$1,071

M-o-M Change ▲1.9%

Y-o-Y Change ▼0.2%

DAYS ON MARKET

45

M-o-M Change ▲0.0%

Y-o-Y Change ▼8.2%

PROPERTIES SOLD

298

M-o-M Change ▲34.2%

Y-o-Y Change ▲42.6%

MONTHS OF INVENTORY

2.0

M-o-M Change ▼37.5%

Y-o-Y Change ▼52.4%

% SOLD TO LIST PRICE

103%

M-o-M Change ▲0.0%

Y-o-Y Change ▲1.0%

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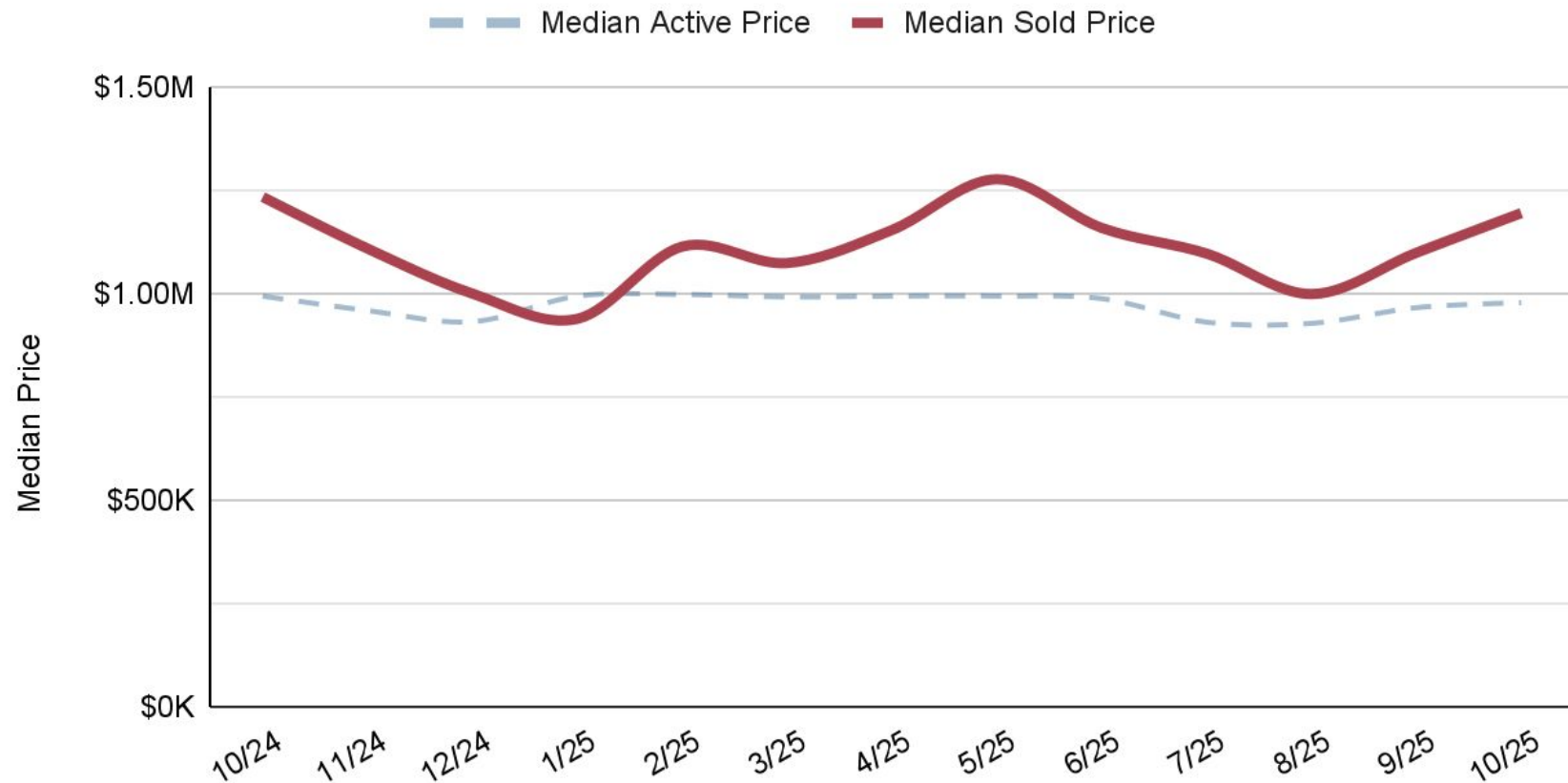
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Median Active vs. Sold Price

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



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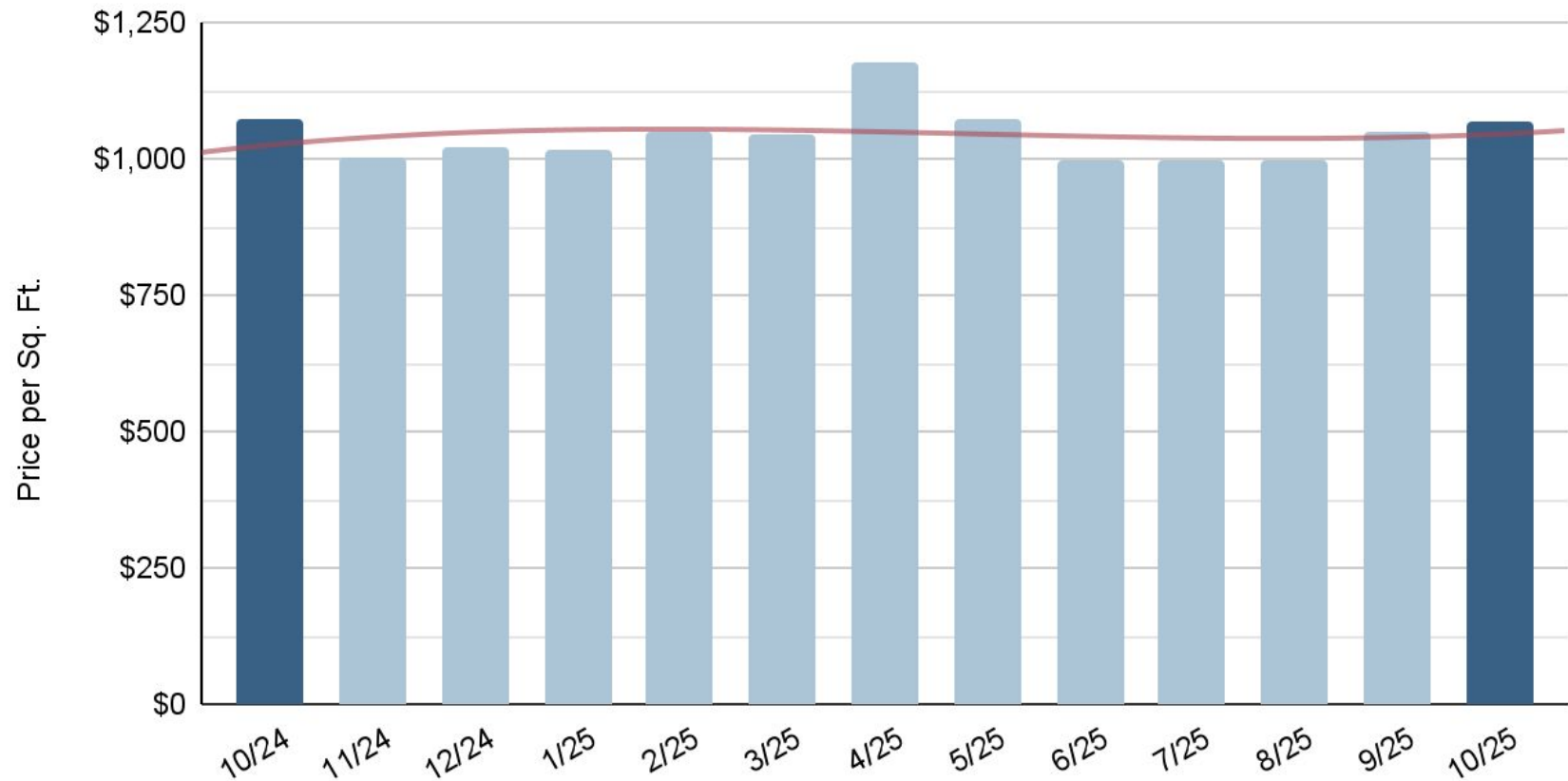
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Average Price per Square Foot

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



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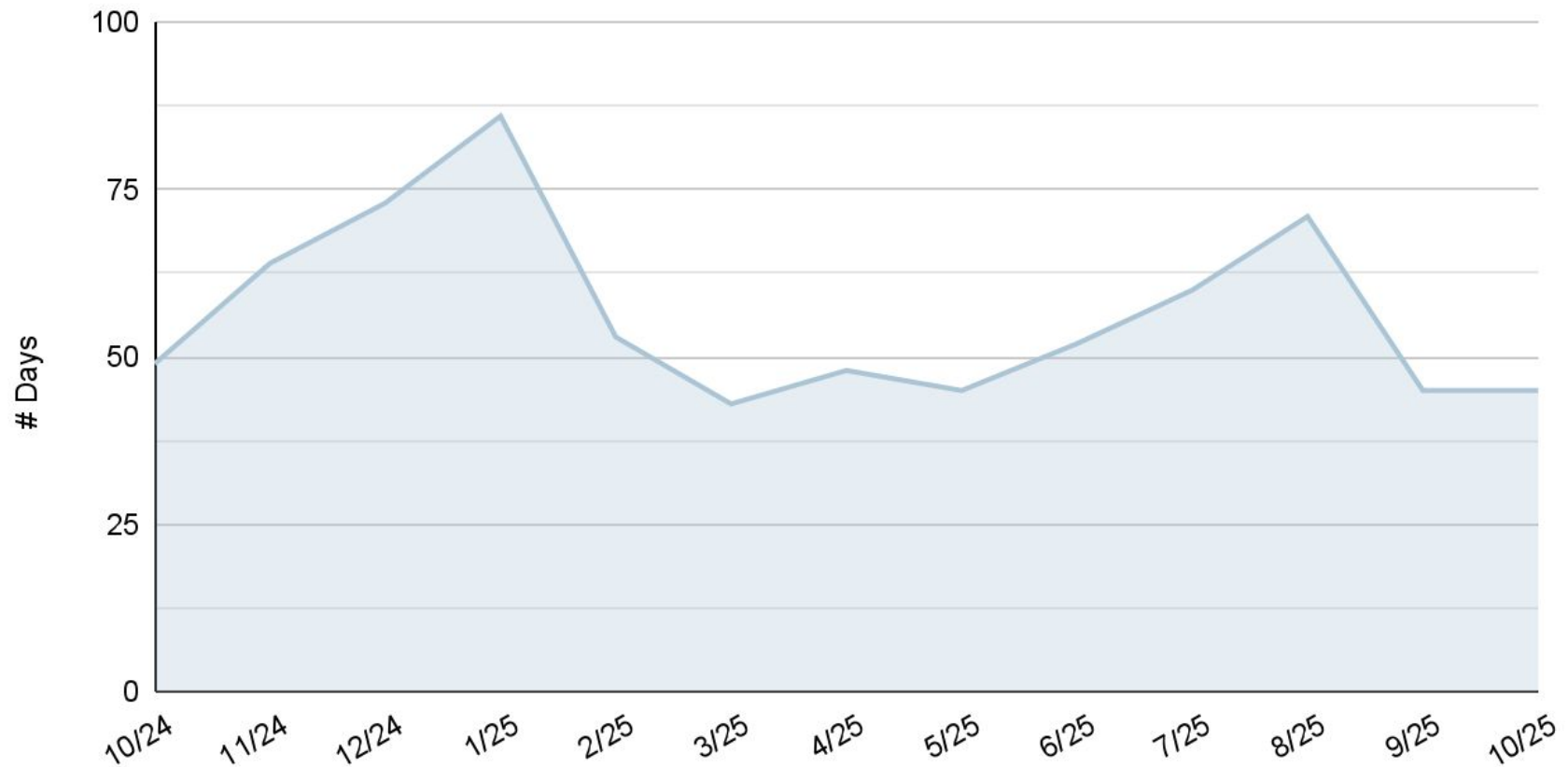
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Average Days on Market

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



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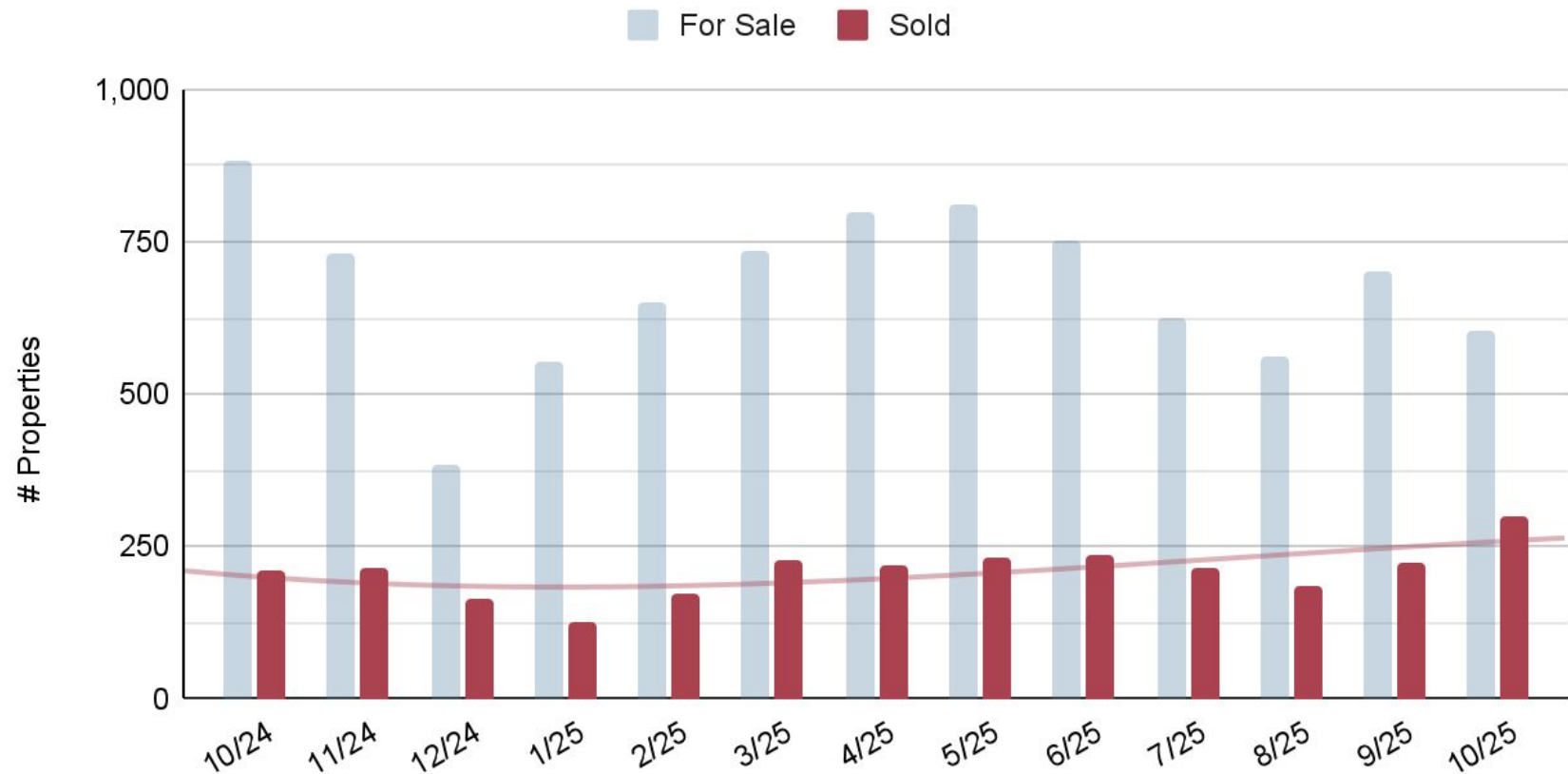
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Properties For Sale vs. Sold

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



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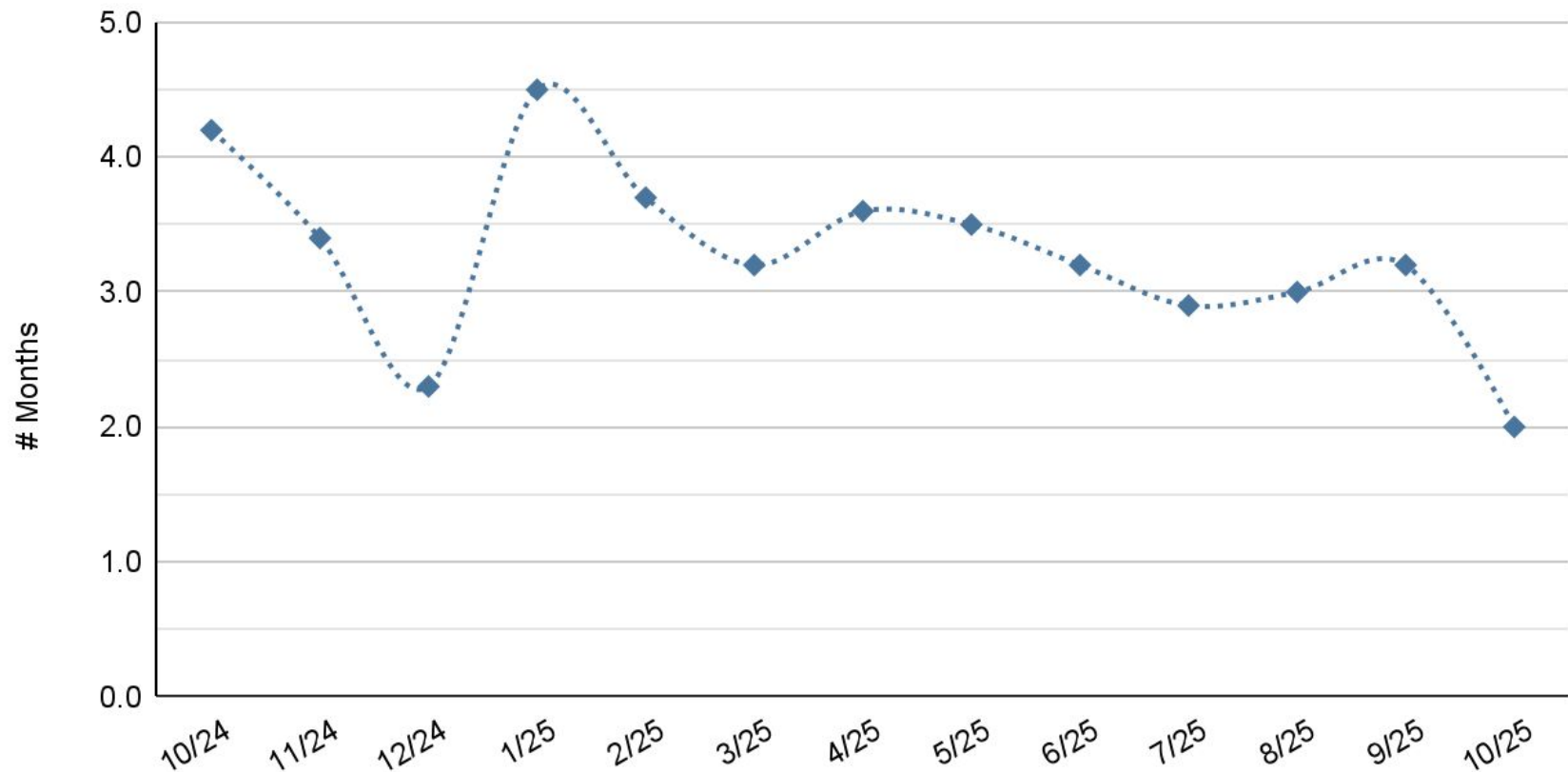
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Months Supply of Inventory

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



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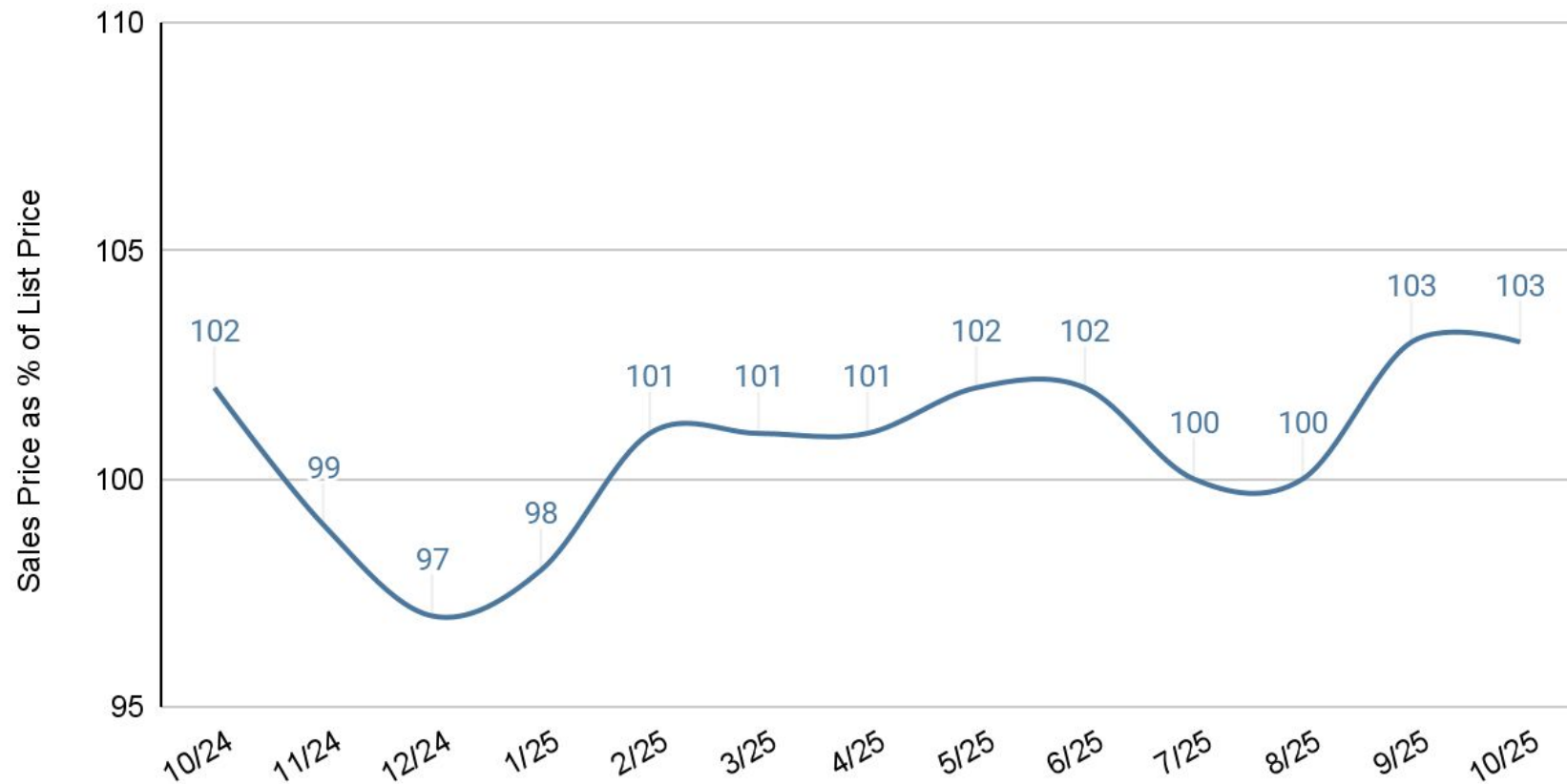
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% Sold Price to List Price

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



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Districts by the Numbers

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

OCTOBER 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	\$1.44M	\$912	19	12	15	0.8	▼6%	▼5%	▼65%	▼43%	▼6%	▼38%
District 2	\$919K	\$649	21	9	4	2.3	▼26%	▼32%	▲75%	▼55%	▼20%	▼43%
District 3	\$710K	\$696	54	6	3	2.0	--	--	--	▲0%	--	▼67%
District 4	\$1.01M	\$676	22	12	5	2.4	▲23%	▼15%	▼60%	▲20%	▲0%	▲20%
District 5	\$1.48M	\$1,073	39	50	57	0.9	▼7%	▲5%	▲22%	▼21%	▲68%	▼53%
District 6	\$1.20M	\$990	27	49	39	1.3	▲18%	▲3%	▼4%	▼8%	▲44%	▼35%
District 7	\$1.68M	\$1,334	43	39	33	1.2	▼17%	▲7%	▲13%	▼49%	▲65%	▼68%
District 8	\$995K	\$1,141	50	152	55	2.8	▼30%	▼3%	▼30%	▼23%	▲57%	▼50%
District 9	\$1.08M	\$1,092	58	236	79	3.0	▲8%	▼4%	▲18%	▼39%	▲34%	▼55%
District 10	\$1.25M	\$842	46	48	21	2.3	▲1%	▼5%	▼39%	▼26%	▼13%	▼15%

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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.

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