

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 and other vegetation. In the middle ground, a dense urban area with various buildings is visible. The background features the San Francisco skyline, including the Transamerica Pyramid, under a clear blue sky with some light clouds.

San Francisco

MARKET REPORT

NOVEMBER 2025

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San Francisco Market Talk

As we head into the final few weeks of the year, the market is moving at a steadier, more intentional pace. Fewer buyers are out shopping, but the ones who are active tend to be serious about making a move before January. Inventory hasn't shifted much, and with things a bit quieter, there's more room for real conversations and workable negotiations. Sellers on the market now are usually motivated, and buyers who stay engaged are finding opportunities that weren't as accessible earlier in the fall. Let's take a closer look at what's shaping the local market this month.

In San Francisco, the number of home sales decreased 31.8% to 180 from the prior month, while the number of available listings decreased 33.5% to 155. Days on market increased 8.7% to 25 days. Median sales price decreased 3.2% from the prior month and increased 15.1% from the prior year to \$1,790,000. For condos, the number of sales decreased 33.2% to 201 from the prior month, while the number of available listings decreased 16.7% to 504. Days on market increased 22.2% to 55 days. Median sales price decreased 0.3% from the prior month and increased 7.2% from the prior year to \$1,190,000.

Considering a move? The right plan and guidance now can set you up for a smooth start. Let's connect to discuss your goals and strategy.

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Single Family Homes

San Francisco: **NOVEMBER 2025**

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Market Snapshot

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

MEDIAN SOLD PRICE

\$1.79M

M-o-M Change ▼3.2%

Y-o-Y Change ▲15.1%

PRICE PER SQ. FT.

\$1,115

M-o-M Change ▼1.6%

Y-o-Y Change ▲7.6%

DAYS ON MARKET

25

M-o-M Change ▲8.7%

Y-o-Y Change ▼13.8%

PROPERTIES SOLD

180

M-o-M Change ▼31.8%

Y-o-Y Change ▼11.8%

MONTHS OF INVENTORY

0.9

M-o-M Change ▲0.0%

Y-o-Y Change ▼30.8%

% SOLD TO LIST PRICE

109%

M-o-M Change ▼0.9%

Y-o-Y Change ▲2.8%

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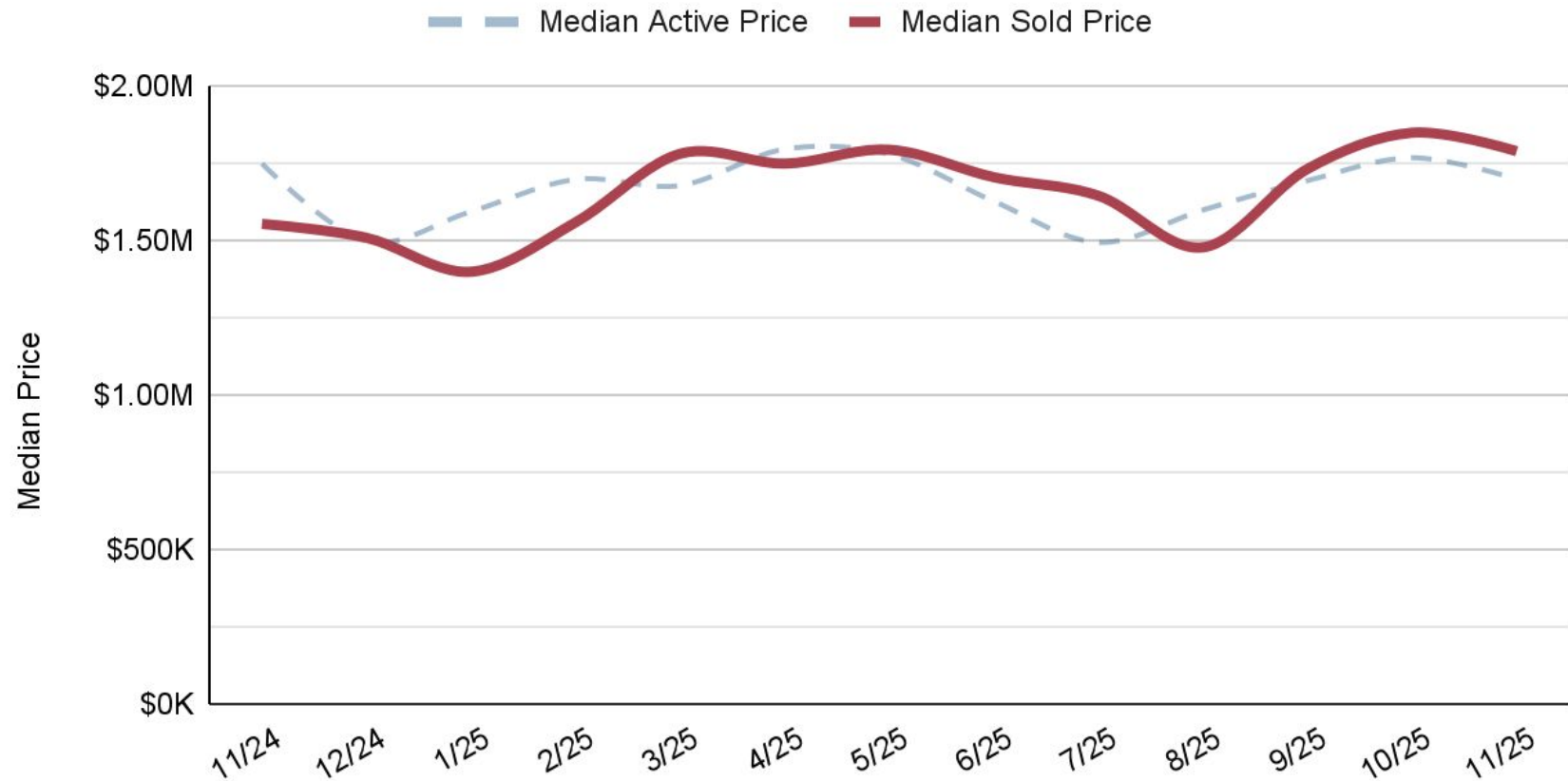
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Median Active vs. Sold Price

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



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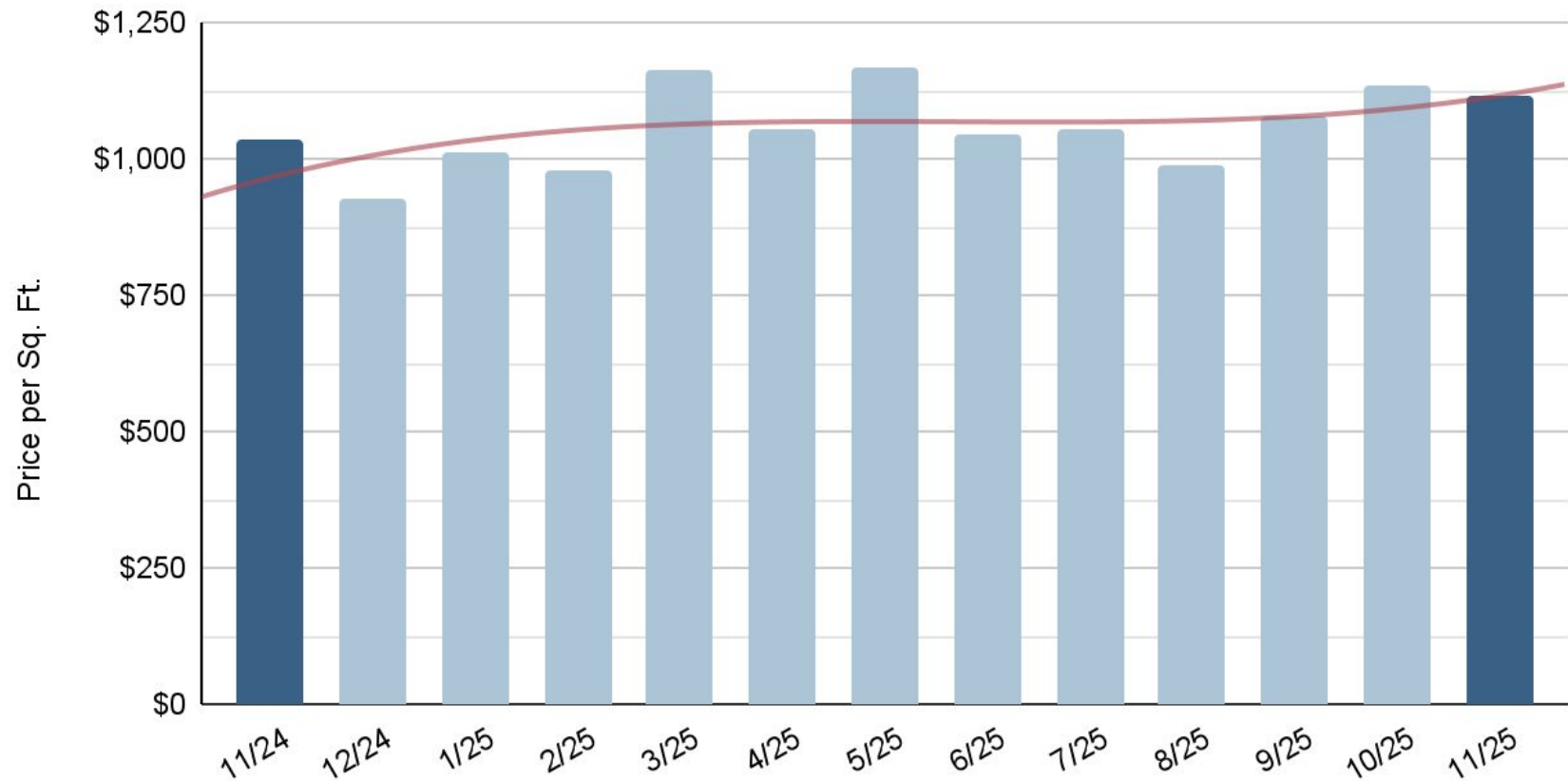
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Average Price per Square Foot

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



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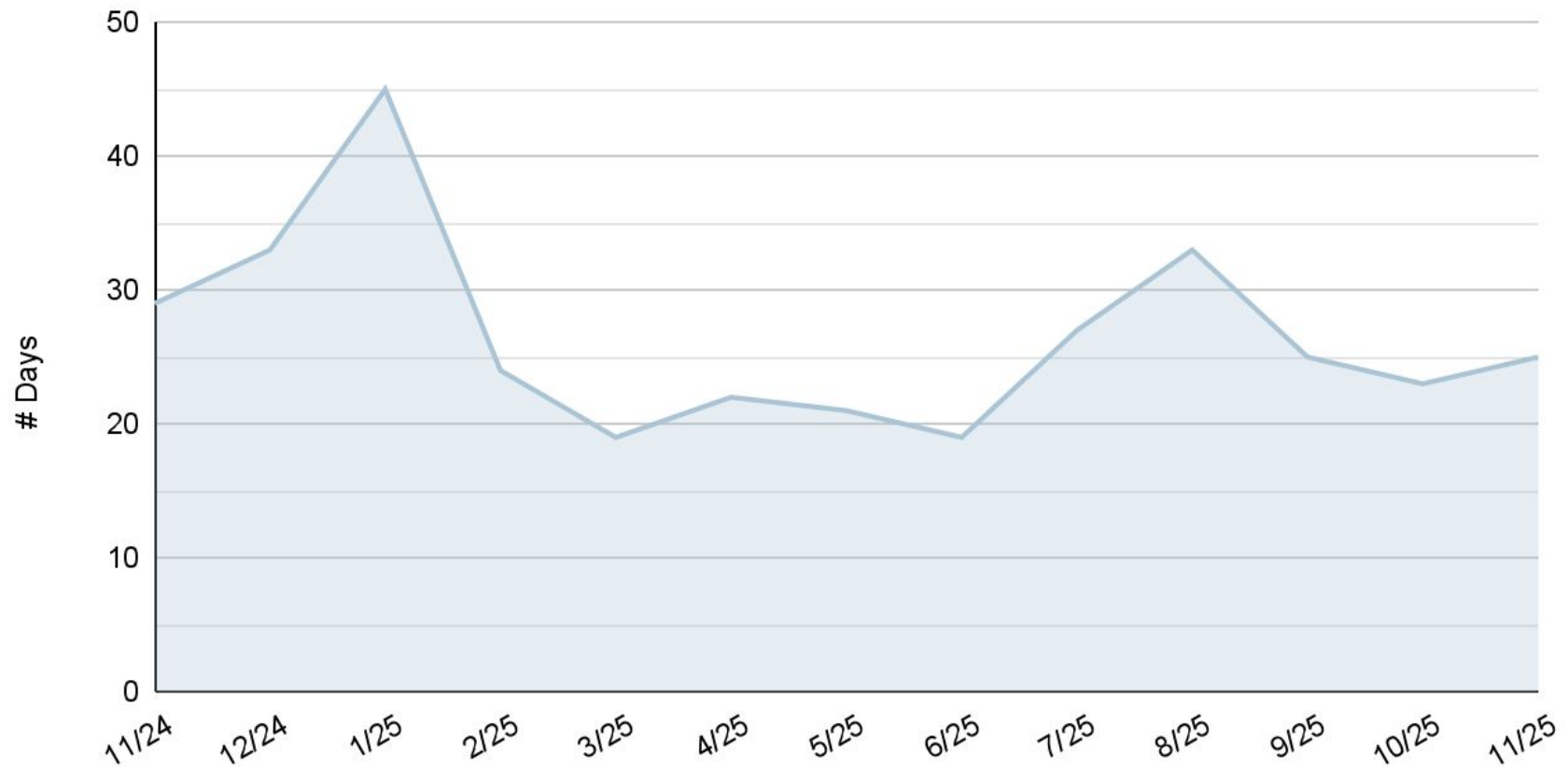
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Average Days on Market

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



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Properties For Sale vs. Sold

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



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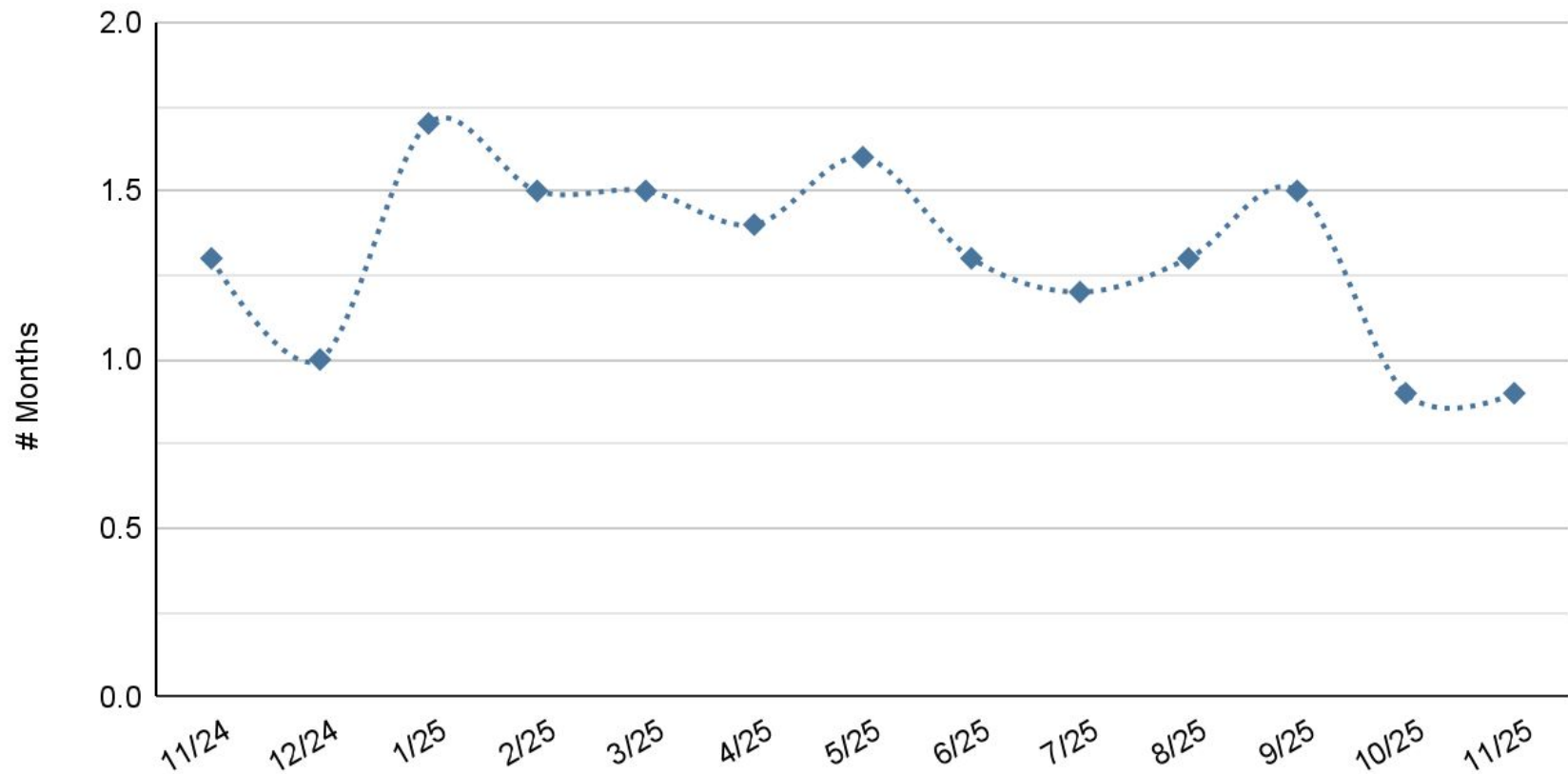
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Months Supply of Inventory

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



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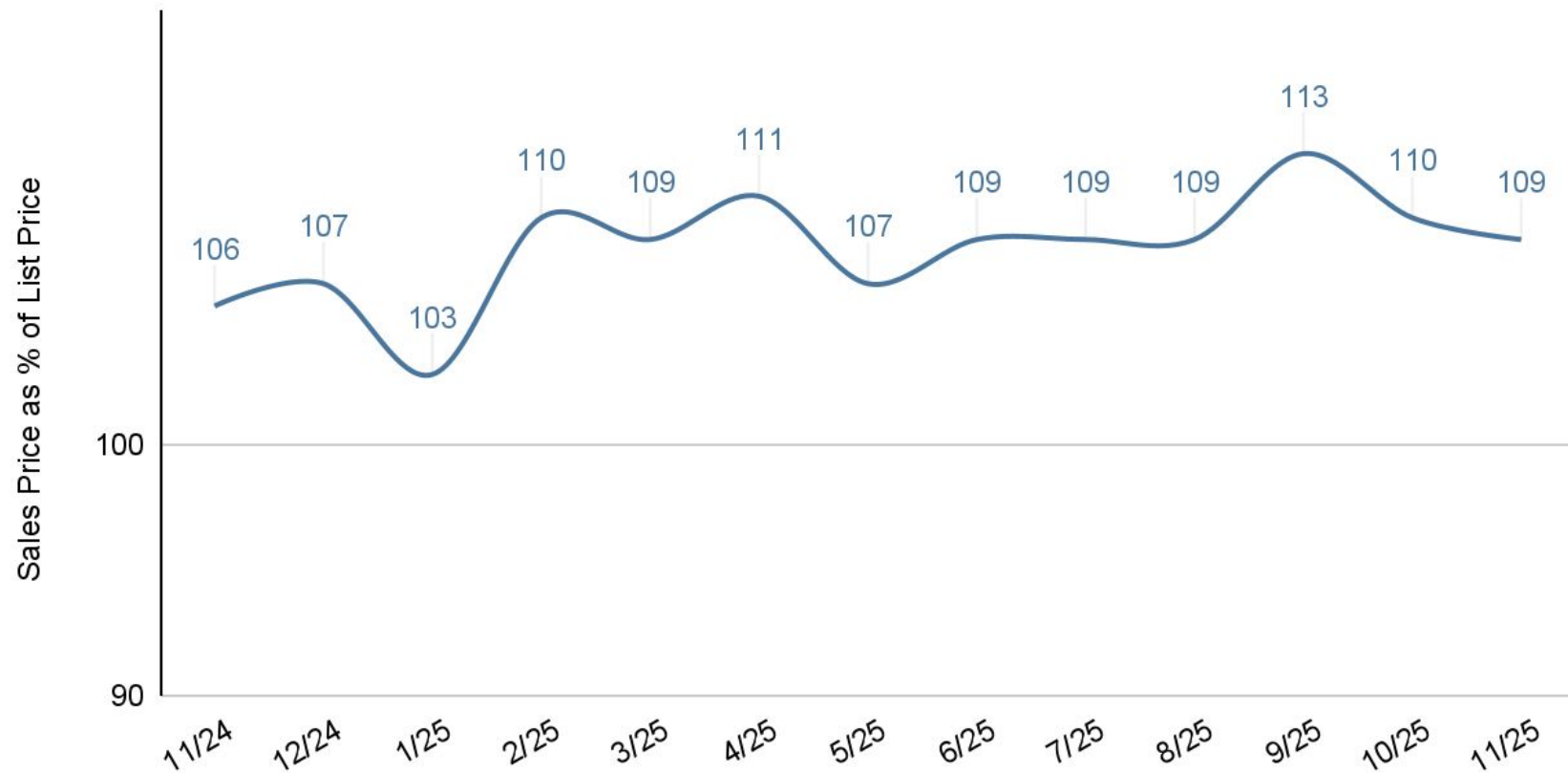
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% Sold Price to List Price

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



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Districts by the Numbers

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

NOVEMBER 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	\$2.13M	\$1,179	13	10	18	0.6	▼11%	▲18%	▼68%	▼50%	▲38%	▼60%
District 2	\$1.71M	\$1,044	14	23	35	0.7	▲18%	▲1%	▼30%	▲44%	▼19%	▲75%
District 3	\$1.33M	\$936	30	9	10	0.9	▼1%	▲5%	▲100%	▼47%	▼33%	▼18%
District 4	\$2.24M	\$1,050	25	17	26	0.7	▲15%	▲7%	▼4%	▼32%	▼21%	▼13%
District 5	\$2.60M	\$1,399	23	22	26	0.8	▼0%	▲27%	▼18%	▼37%	▲24%	▼53%
District 6	\$3.95M	\$941	27	3	3	1.0	▲55%	▼23%	▲59%	▼40%	▼40%	▲0%
District 7	\$5.40M	\$1,408	74	15	8	1.9	▼11%	▲3%	▲25%	▼50%	▲14%	▼56%
District 8	\$4.23M	\$1,679	17	2	3	0.7	▲28%	▼25%	▲42%	▼67%	▲0%	▼65%
District 9	\$1.65M	\$1,021	13	15	19	0.8	▲6%	▲5%	▼73%	▼56%	▼5%	▼53%
District 10	\$1.21M	\$930	28	48	50	1.0	▲10%	▲13%	▼18%	▼44%	▼9%	▼38%

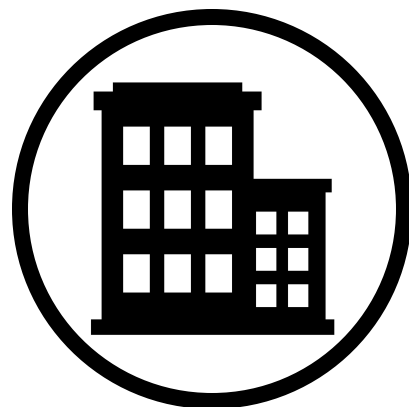
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Condos, Co-ops, Lofts & TICs

San Francisco: **NOVEMBER 2025**

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Market Snapshot

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

MEDIAN SOLD PRICE

\$1.19M

M-o-M Change ▼0.3%

Y-o-Y Change ▲7.2%

PRICE PER SQ. FT.

\$1,060

M-o-M Change ▼1.0%

Y-o-Y Change ▲5.8%

DAYS ON MARKET

55

M-o-M Change ▲22.2%

Y-o-Y Change ▼14.1%

PROPERTIES SOLD

201

M-o-M Change ▼33.2%

Y-o-Y Change ▼6.1%

MONTHS OF INVENTORY

2.5

M-o-M Change ▲25.0%

Y-o-Y Change ▼26.5%

% SOLD TO LIST PRICE

103%

M-o-M Change ▲0.0%

Y-o-Y Change ▲4.0%

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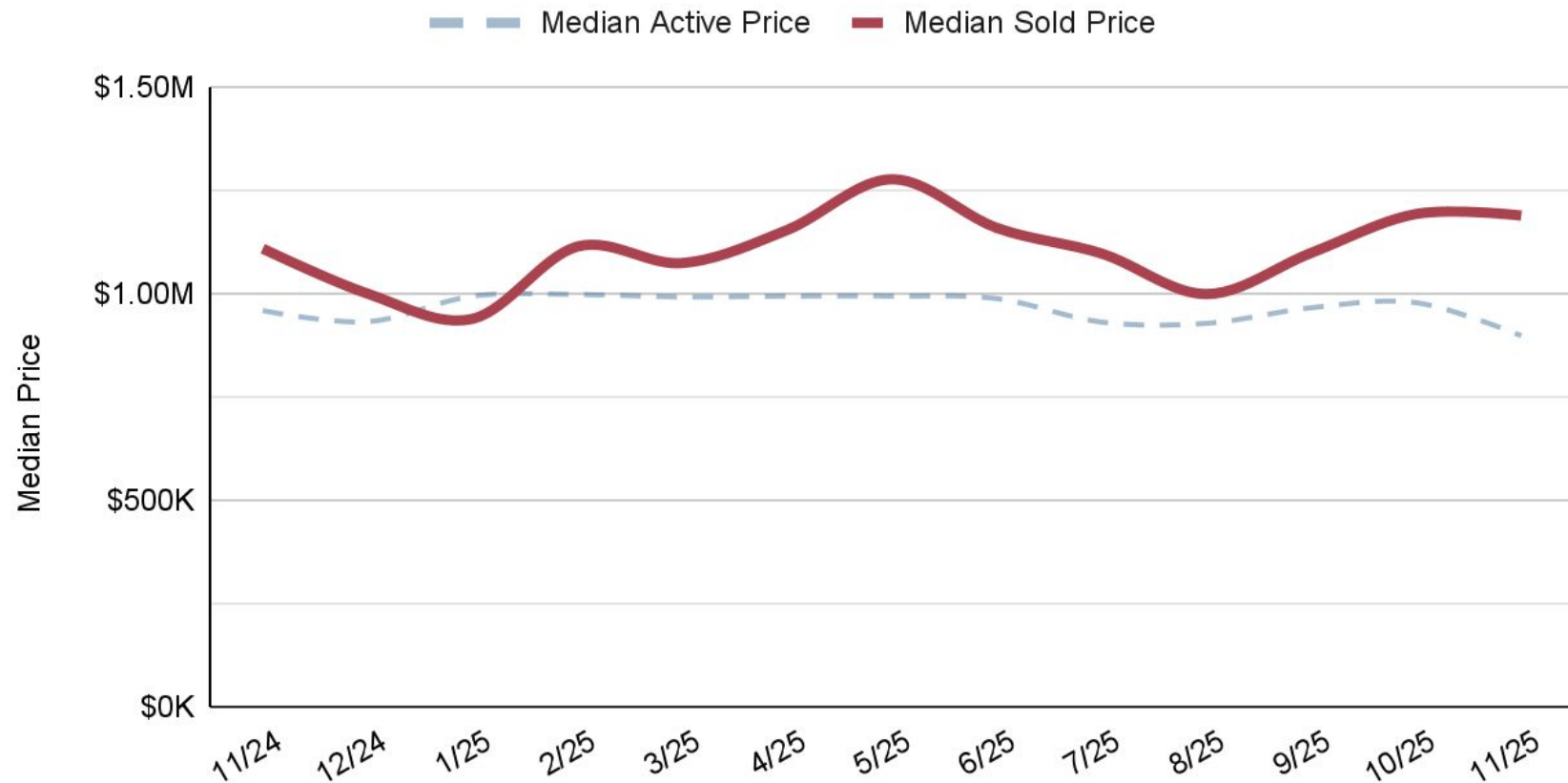
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Median Active vs. Sold Price

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



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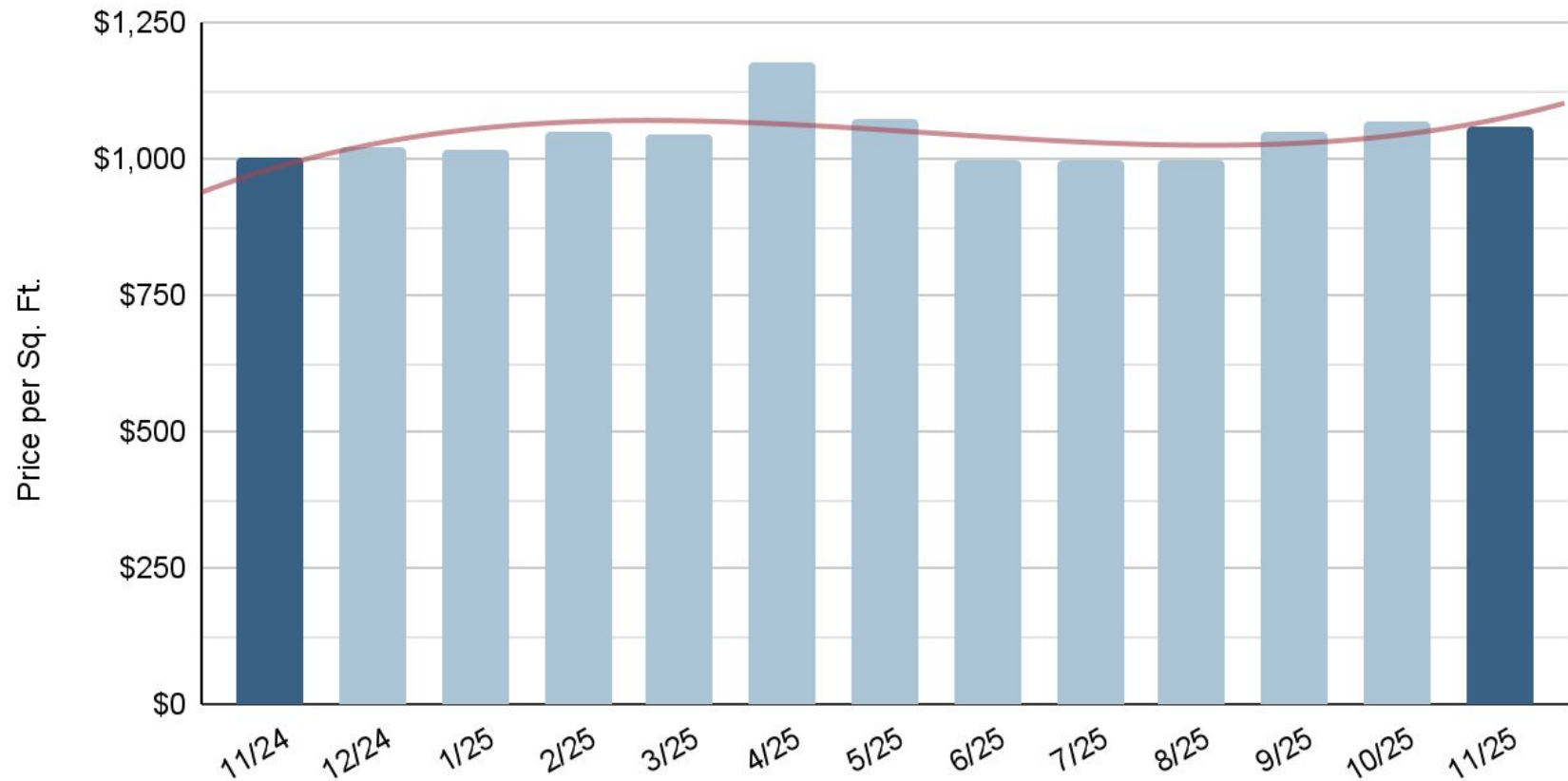
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Average Price per Square Foot

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



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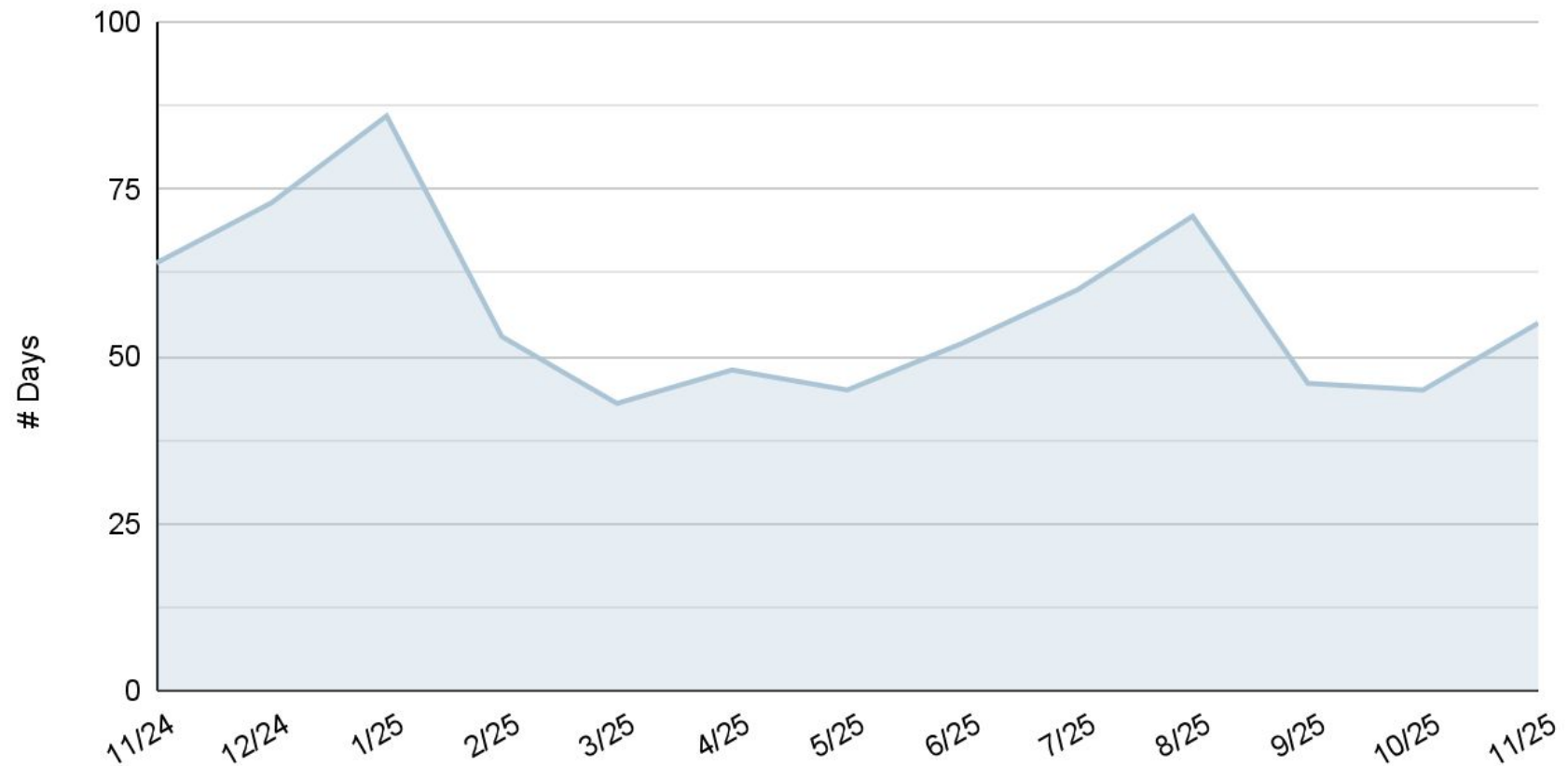
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Average Days on Market

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



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Properties For Sale vs. Sold

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



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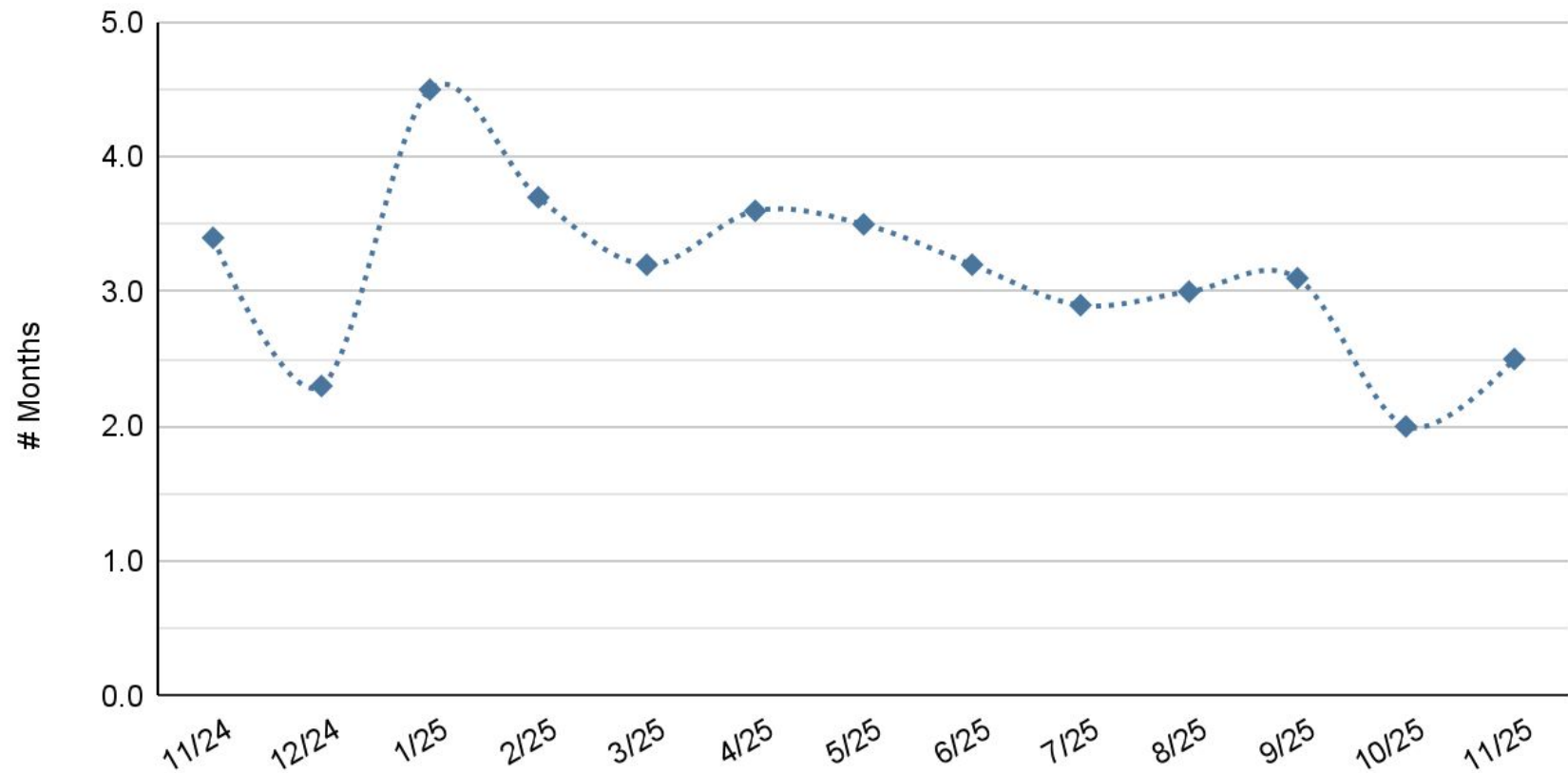
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Months Supply of Inventory

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



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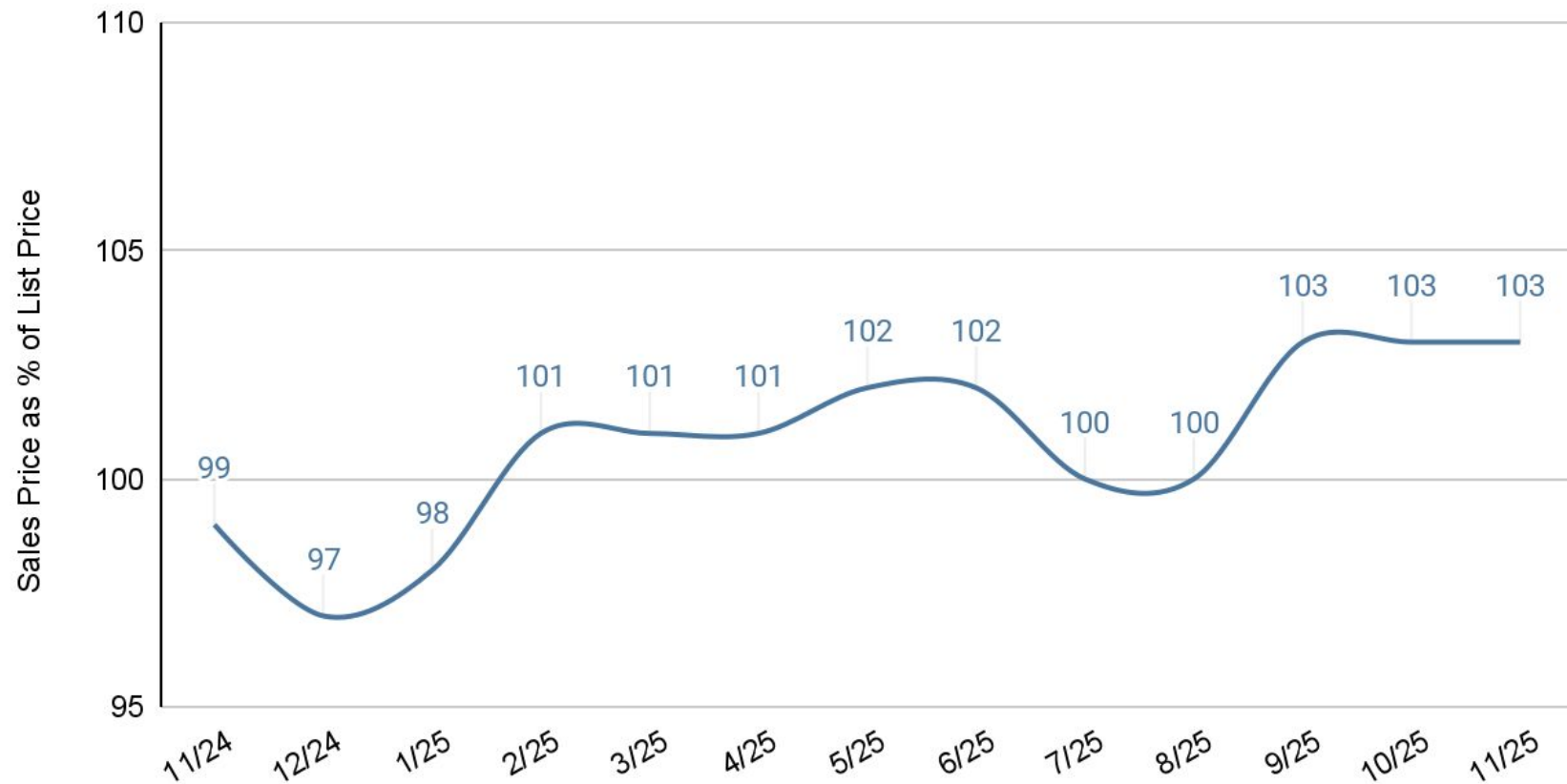
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% Sold Price to List Price

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



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Districts by the Numbers

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

NOVEMBER 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	\$877	56	9	13	0.7	▲18%	▼6%	▲10%	▼25%	▲30%	▼42%
District 2	\$1.30M	\$907	27	3	4	0.8	▲11%	▼15%	▼25%	▼73%	▲33%	▼78%
District 3	\$890K	\$710	21	1	2	0.5	▲27%	▼2%	▲91%	▼50%	▲100%	▼75%
District 4	\$1.33M	\$955	21	13	1	13.0	▲130%	▲37%	▼76%	▲63%	▼75%	▲550%
District 5	\$1.50M	\$1,067	34	43	29	1.5	▲5%	▲7%	▼21%	▲8%	▼22%	▲36%
District 6	\$1.24M	\$1,019	58	35	20	1.8	▲9%	▲3%	▲7%	▼5%	▼26%	▲29%
District 7	\$1.95M	\$1,297	33	31	26	1.2	▲31%	▲9%	▼38%	▼48%	▲8%	▼52%
District 8	\$1.01M	\$1,053	56	122	46	2.7	▲10%	▲3%	▼36%	▼31%	▲64%	▼58%
District 9	\$900K	\$1,048	74	216	55	3.9	▼12%	▲3%	▼1%	▼37%	▼18%	▼24%
District 10	\$1.05M	\$797	64	35	18	1.9	▲35%	▲5%	▲5%	▼27%	▼18%	▼14%

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