

A wide-angle photograph of the San Francisco skyline, including the Transamerica Pyramid, viewed from a grassy hill with several palm trees in the foreground. The sky is a deep blue with light clouds.

San Francisco

MARKET REPORT

JANUARY 2026

corcoran

ICON PROPERTIES

San Francisco Market Talk

The market is moving at a more intentional pace, and that's creating real opportunity for both buyers and sellers. Buyers are active and making thoughtful decisions, while sellers are seeing strong interest in homes that are well-priced and well-presented. With more inventory available, there's room for the right properties to shine, and motivated buyers are ready to move. Momentum is strong, making now a smart time to engage with the market.

In San Francisco, the number of home sales decreased 56.3% to 66 from the prior month, while the number of available listings increased 61.9% to 136. Days on market increased 7.1% to 30 days. Median sales price decreased 4.6% from the prior month and increased 15.1% from the prior year to \$1,612,000. For condos, the number of sales decreased 41.5% to 114 from the prior month, while the number of available listings increased 42.5% to 392. Days on market increased 32.4% to 90 days. Median sales price decreased 7.5% from the prior month and increased 4.3% from the prior year to \$980,000.

Thinking about making a move this year? A clear plan from the start can make all the difference. Let's connect and map out your next steps.

corcoran

ICON PROPERTIES

©2026 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: **JANUARY 2026**

corcoran

ICON PROPERTIES

Market Snapshot

San Francisco | Single Family Homes: **JANUARY 2026**

MEDIAN SOLD PRICE

\$1.61M

M-o-M Change ▼4.6%
Y-o-Y Change ▲15.1%

PRICE PER SQ. FT.

\$1,011

M-o-M Change ▼9.2%
Y-o-Y Change ▼0.1%

DAYS ON MARKET

30

M-o-M Change ▲7.1%
Y-o-Y Change ▼33.3%

PROPERTIES SOLD

66

M-o-M Change ▼56.3%
Y-o-Y Change ▼41.1%

MONTHS OF INVENTORY

2.1

M-o-M Change ▲250.0%
Y-o-Y Change ▲23.5%

% SOLD TO LIST PRICE

113%

M-o-M Change ▲5.6%
Y-o-Y Change ▲9.7%

corcoran

ICON PROPERTIES

©2026 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: **JANUARY 2026**



corcoran

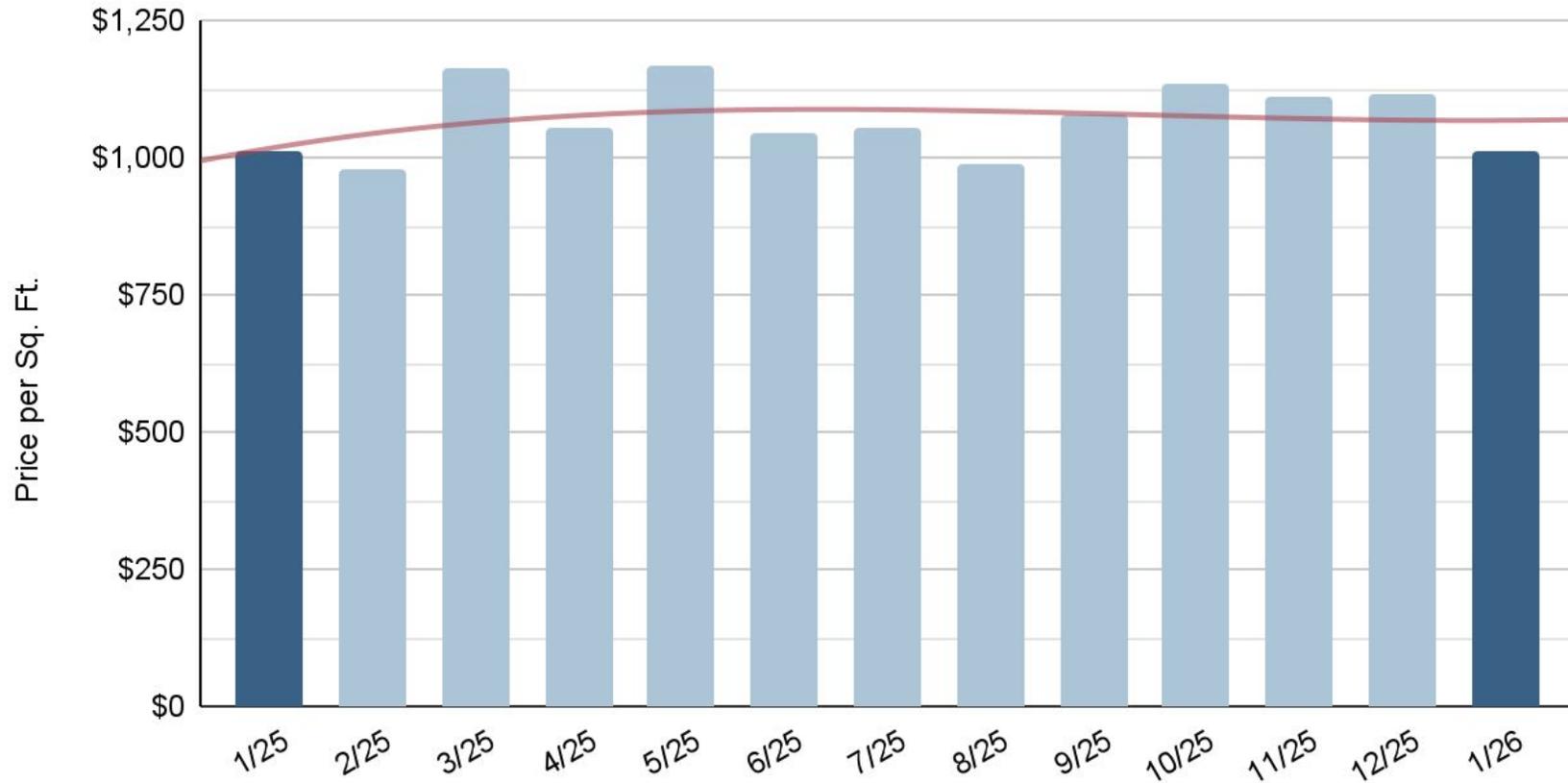
ICON PROPERTIES

©2026 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: **JANUARY 2026**



corcoran

ICON PROPERTIES

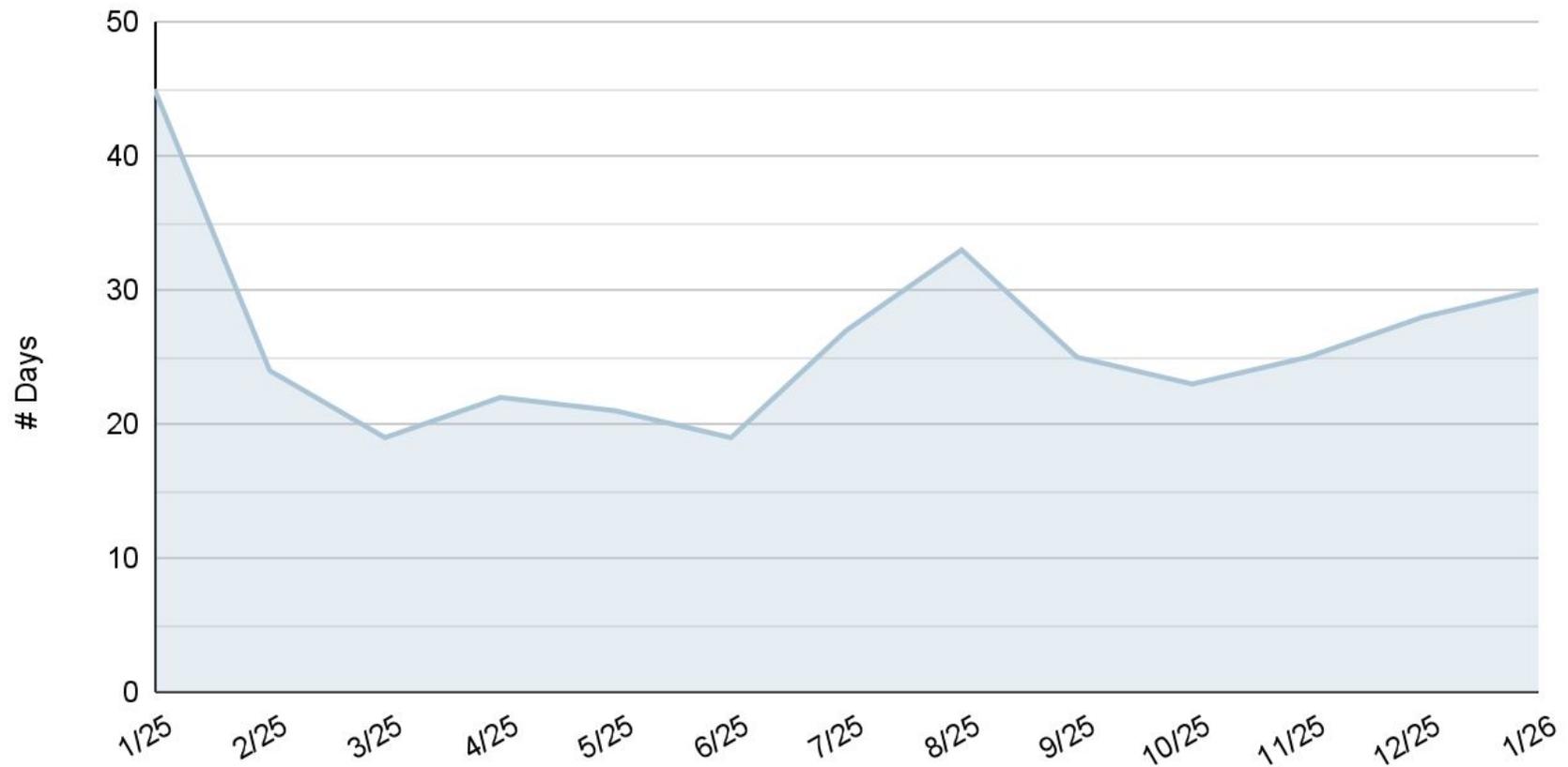
©2026 Corcoran Icon Properties. All rights reserved. Each franchise is independently owned and operated.

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



Average Days on Market

San Francisco | Single Family Homes: **JANUARY 2026**



corcoran

ICON PROPERTIES

©2026 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: **JANUARY 2026**



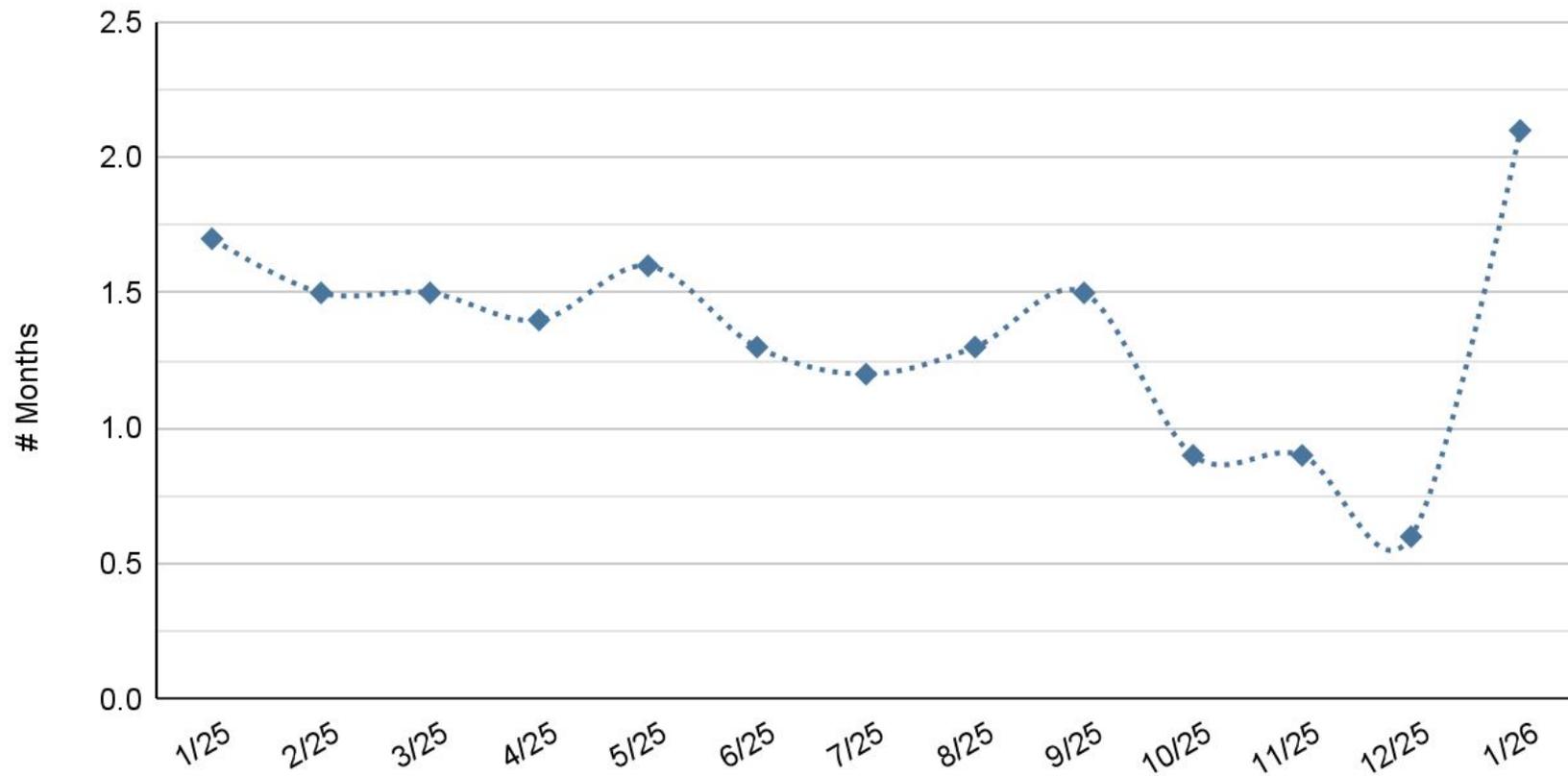
corcoran

ICON PROPERTIES

©2026 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: **JANUARY 2026**



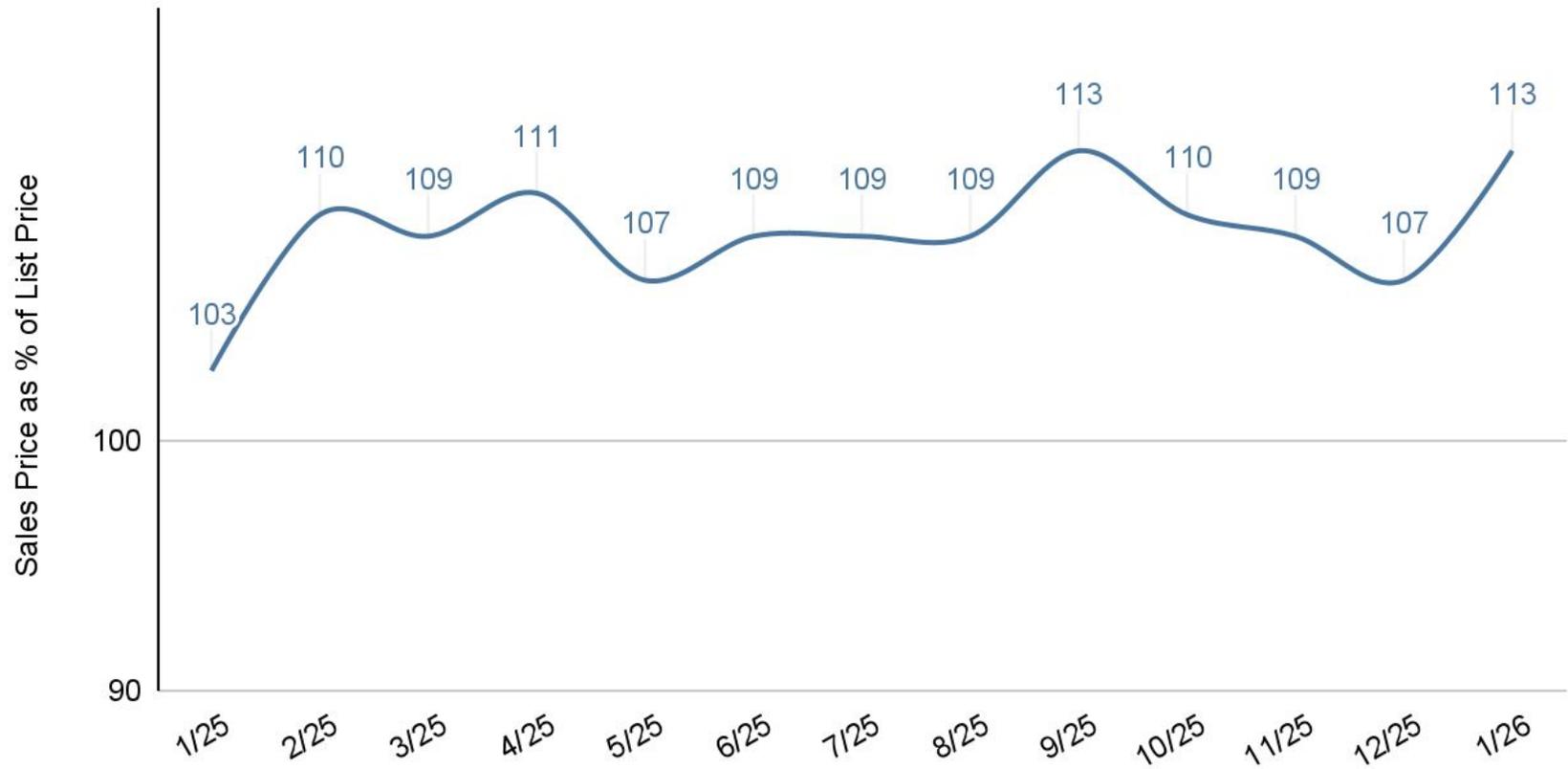
corcoran

ICON PROPERTIES

©2026 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: **JANUARY 2026**



corcoran

ICON PROPERTIES

©2026 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

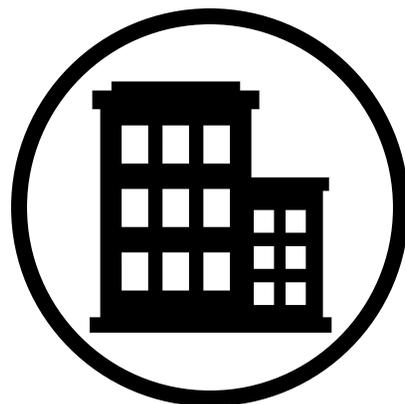
San Francisco | Single Family Homes: **JANUARY 2026**

Single Family Homes	JANUARY 2026						YEAR-OVER-YEAR % CHANGE					
	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	\$4.14M	\$835	28	8	2	4.0	▲127%	▼41%	▼42%	▼47%	▼60%	▲33%
District 2	\$1.61M	\$968	20	17	21	0.8	▼6%	▼2%	▼33%	▼15%	▲17%	▼27%
District 3	\$1.42M	\$974	14	13	10	1.3	▲24%	▲10%	▼36%	▲0%	▲43%	▼32%
District 4	\$1.72M	\$877	31	20	4	5.0	▼9%	▼4%	▼37%	▲5%	▼60%	▲163%
District 5	\$4.23M	\$1,259	91	14	7	2.0	▲64%	▼2%	▲117%	▼44%	▼46%	▲5%
District 6	\$5.65M	\$1,638	5	2	1	2.0	▲138%	▲94%	▼93%	▼60%	▼67%	▲18%
District 7	\$6.20M	\$1,109	61	10	1	10.0	▲10%	▼22%	▼68%	▼23%	▼75%	▲203%
District 8	\$0K	\$0	0	1	0	1.0	▼100%	▼100%	▼100%	▼86%	▼100%	▼86%
District 9	\$1.56M	\$1,015	52	12	9	1.3	▲4%	▲11%	▲11%	▼57%	▼55%	▼7%
District 10	\$1.20M	\$803	11	46	13	3.5	▲14%	▼9%	▼73%	▼16%	▼63%	▲119%



ICON PROPERTIES

©2026 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: **JANUARY 2026**

corcoran

ICON PROPERTIES

Market Snapshot

San Francisco | Condos, Co-Ops, Lofts & TICs: **JANUARY 2026**

MEDIAN SOLD PRICE

\$980K

M-o-M Change ▼7.5%

Y-o-Y Change ▲4.3%

PRICE PER SQ. FT.

\$1,001

M-o-M Change ▼7.5%

Y-o-Y Change ▼1.7%

DAYS ON MARKET

90

M-o-M Change ▲32.4%

Y-o-Y Change ▲4.7%

PROPERTIES SOLD

114

M-o-M Change ▼41.5%

Y-o-Y Change ▼8.1%

MONTHS OF INVENTORY

3.4

M-o-M Change ▲142.9%

Y-o-Y Change ▼24.4%

% SOLD TO LIST PRICE

100%

M-o-M Change ▲0.0%

Y-o-Y Change ▲2.0%

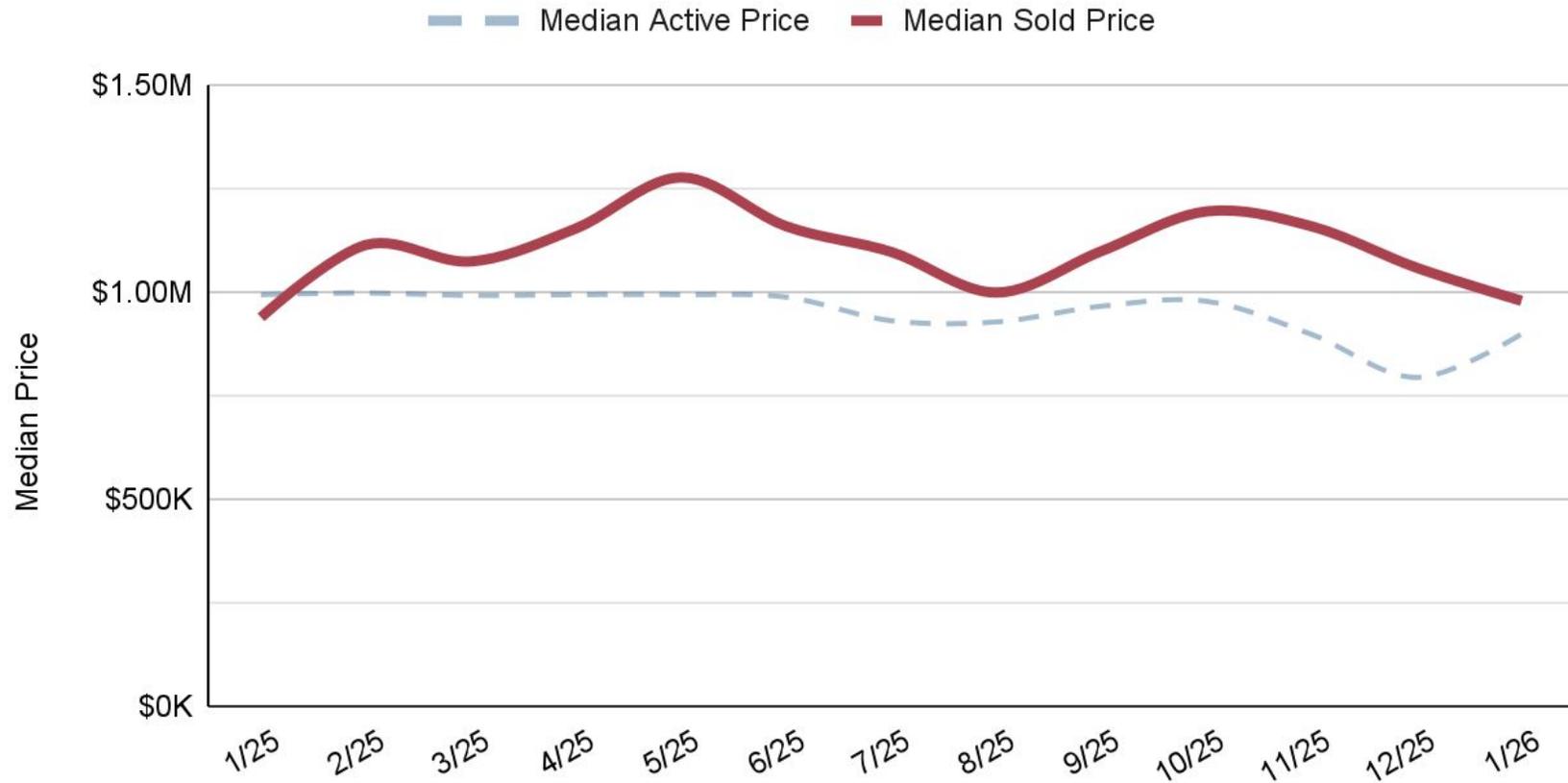
corcoran

ICON PROPERTIES

©2026 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: **JANUARY 2026**



corcoran

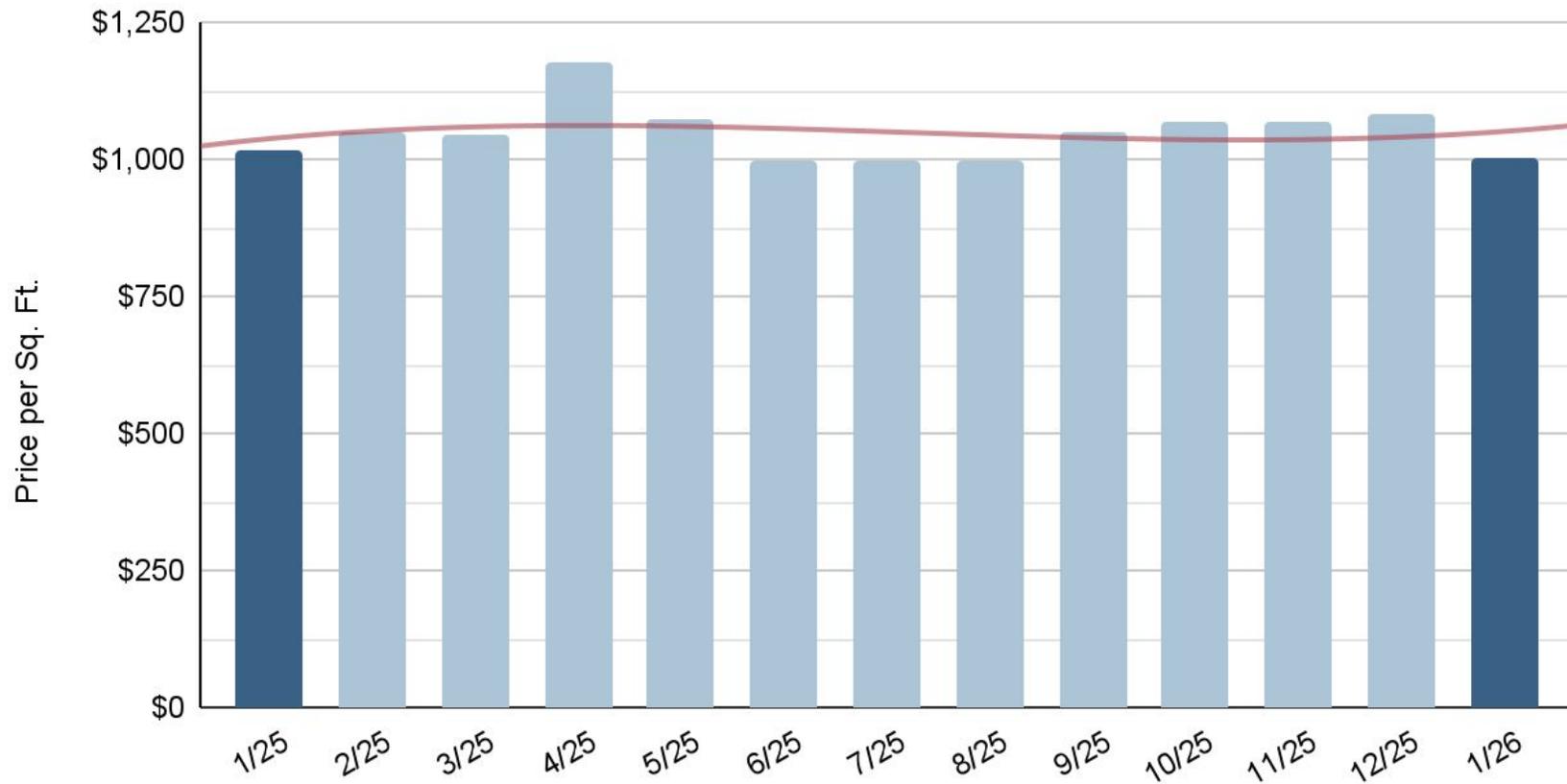
ICON PROPERTIES

©2026 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: **JANUARY 2026**



corcoran

ICON PROPERTIES

©2026 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: **JANUARY 2026**



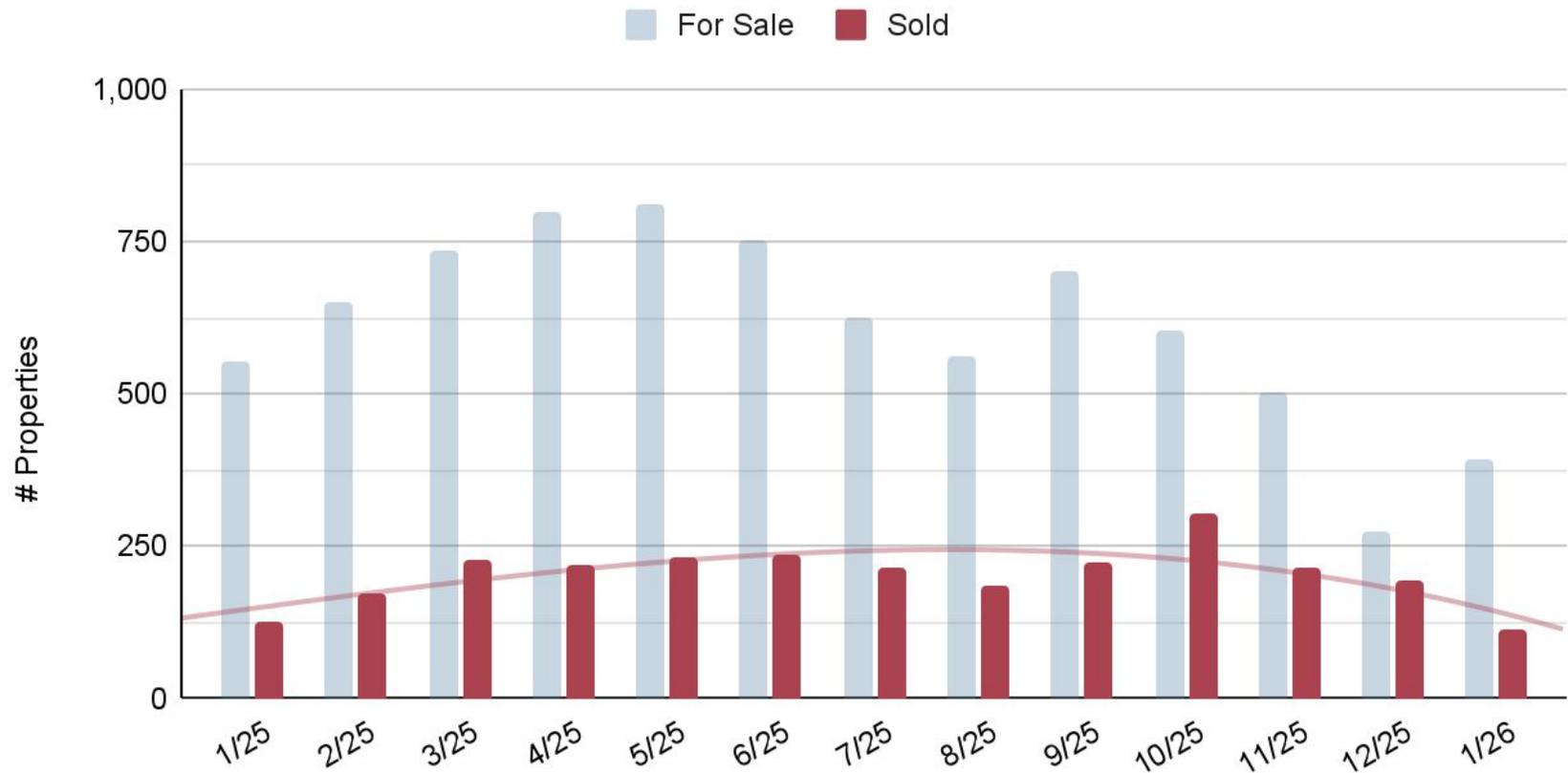
corcoran

ICON PROPERTIES

©2026 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: **JANUARY 2026**



corcoran

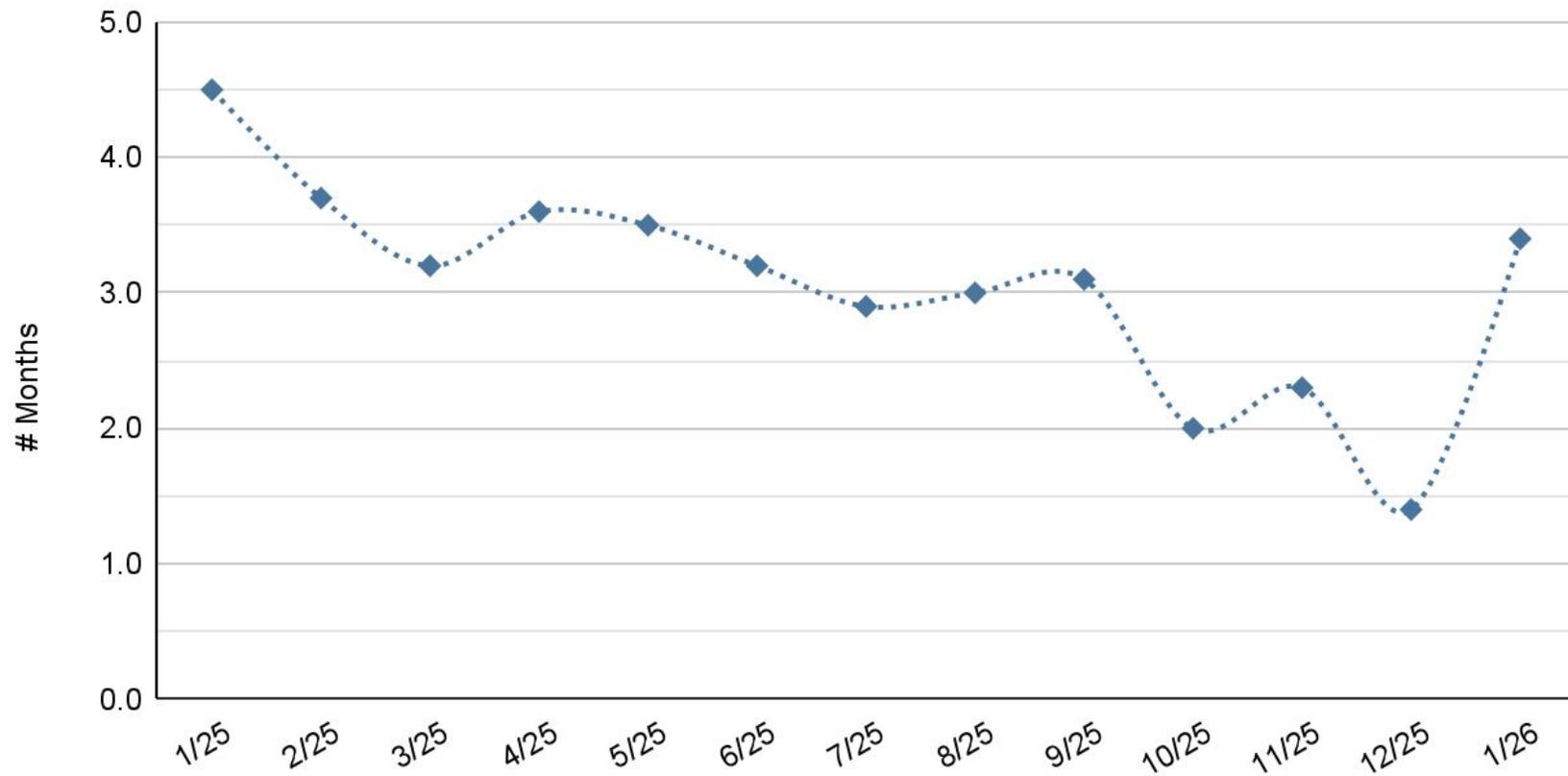
ICON PROPERTIES

©2026 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: **JANUARY 2026**



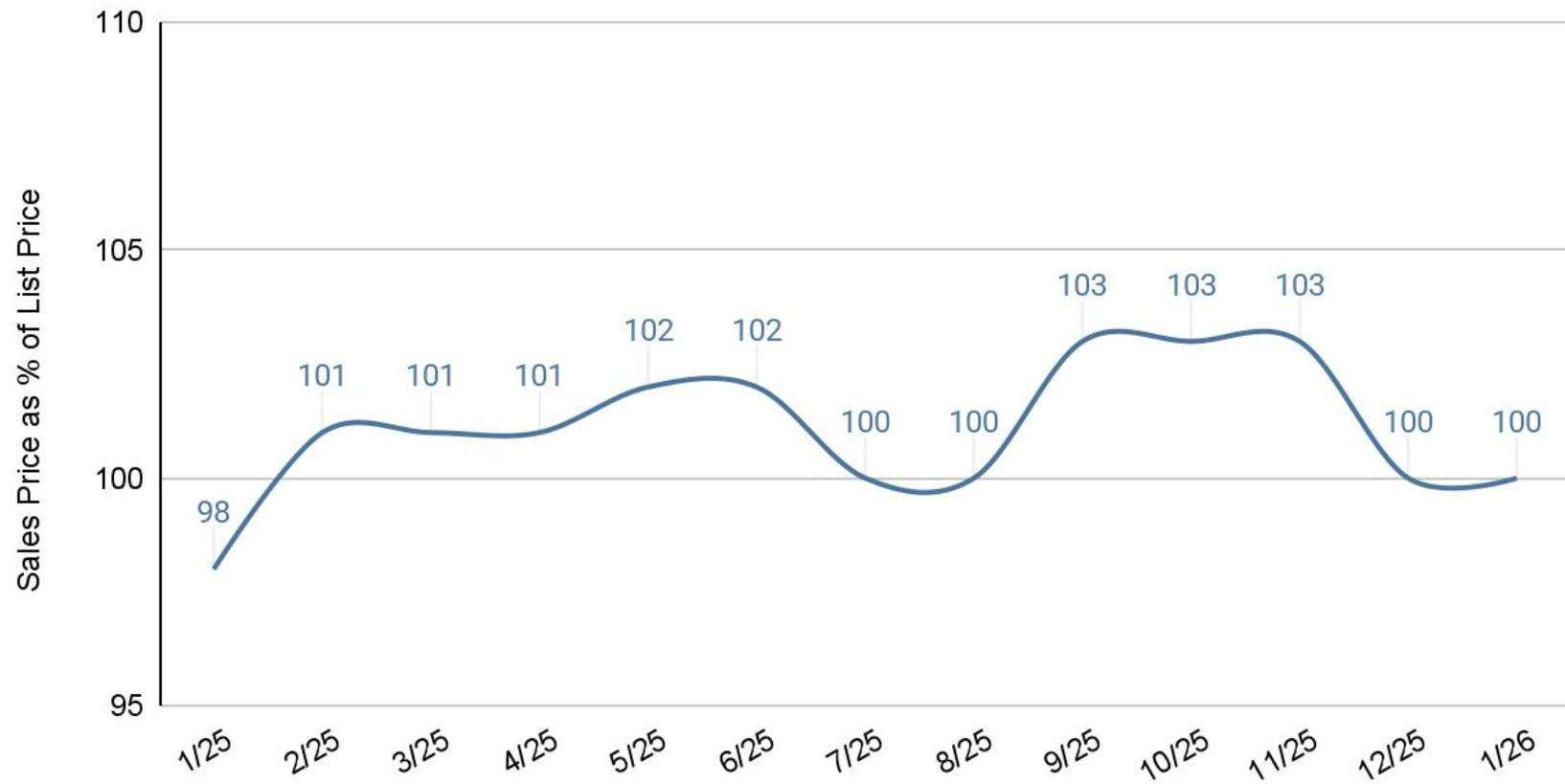
corcoran

ICON PROPERTIES

©2026 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: **JANUARY 2026**



corcoran

ICON PROPERTIES

©2026 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: **JANUARY 2026**

Condos, Lofts & TICs	JANUARY 2026						YEAR-OVER-YEAR % CHANGE					
	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	\$1.55M	\$1,141	26	11	2	5.5	▼9%	▲10%	▼16%	▼15%	▼33%	▲28%
District 2	\$765K	\$787	89	2	3	0.7	▼27%	▼19%	▲14%	▲0%	▲0%	▲0%
District 3	\$1.32M	\$671	68	3	2	1.5	▲115%	▼9%	▲871%	▲0%	▲0%	▲0%
District 4	\$634K	\$693	168	10	4	2.5	--	--	--	▼23%	--	▼81%
District 5	\$989K	\$961	57	33	7	4.7	▼4%	▼11%	▼14%	▼6%	▼50%	▲88%
District 6	\$898K	\$997	87	22	16	1.4	▼3%	▲7%	▲13%	▼12%	▲60%	▼44%
District 7	\$1.27M	\$1,308	72	24	10	2.4	▼22%	▼4%	▲85%	▼49%	▼17%	▼38%
District 8	\$1.01M	\$1,311	67	93	24	3.9	▲19%	▲35%	▼38%	▼29%	▼14%	▼17%
District 9	\$875K	\$889	117	169	39	4.3	▲3%	▼9%	▲14%	▼35%	▼17%	▼22%
District 10	\$720K	\$720	65	34	6	5.7	▼8%	▼13%	▲18%	▼13%	▼14%	▲2%



ICON PROPERTIES

©2026 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.

©2026 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

corcoran

ICON PROPERTIES

©2026 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.