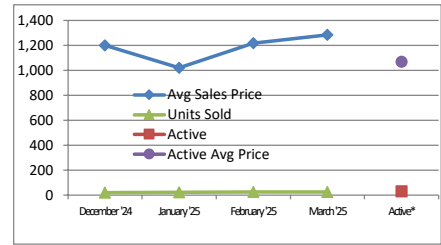


4/10/2025

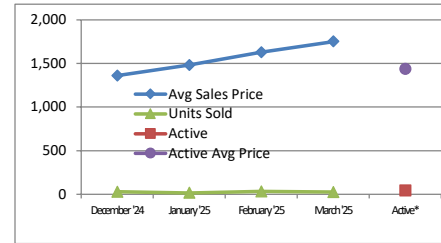
Single Family, 2BR 1BA

	Total Buildings Sold	Average	Low	High	Median	Average Cumulative Days on Market	Premium
December '24	20	\$1,199	\$860	\$1,560	\$1,189	15	112%
January '25	22	\$1,020	\$510	\$1,440	\$1,161	35	108%
February '25	24	\$1,218	\$780	\$1,720	\$1,270	16	117%
March '25	25	\$1,284	\$900	\$1,565	\$1,300	13	124%
Active*	29	7	\$1,068	\$86	\$488	\$1,750	\$1,000 (\$47) 29 (30)



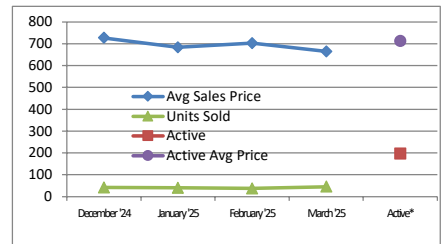
Single Family, 3BR 2BA

	Total Buildings Sold	Average	Low	High	Median	Average Cumulative Days on Market	Premium
December '24	29	\$1,361	\$750	\$2,000	\$1,350	40	111%
January '25	18	\$1,482	\$800	\$2,625	\$1,356	30	111%
February '25	33	\$1,625	\$905	\$3,300	\$1,515	21	115%
March '25	26	\$1,750	\$710	\$2,595	\$1,397	21	115%
Active*	45	9	\$1,435	(\$114)	\$800	\$2,895	\$1,198 (\$101) 50 (35)



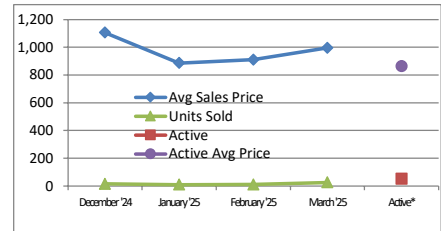
Condo/TIC, 1BR 1BA

	Total Units Sold	Average	Low	High	Median	Average Cumulative Days on Market	Premium
December '24	42	\$727	\$385	\$1,350	\$731	82	99%
January '25	40	\$684	\$385	\$1,185	\$650	99	98%
February '25	38	\$703	\$289	\$1,200	\$690	48	100%
March '25	46	\$665	\$245	\$950	\$685	68	99%
Active*	198	38	\$713	\$53	\$325	\$1,595	\$722 75 11



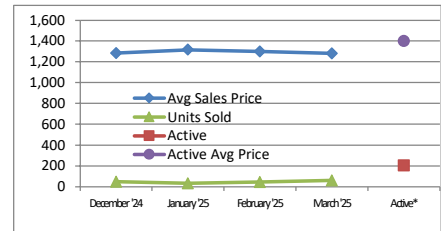
Condo/TIC, 2BR 1BA

	Total Units Sold	Average	Low	High	Median	Cumulative Days on Market	Premium
December '24	16	\$1,106	\$698	\$2,168	\$999	55	101%
January '25	11	\$887	\$550	\$1,200	\$935	50	98%
February '25	12	\$911	\$578	\$1,715	\$913	59	104%
March '25	27	\$996	\$500	\$1,350	\$999	37	106%
Active*	53	2	\$864	(\$13)	\$389	\$1,688	\$799 50 (9)



Condo/TIC, 2BR 2BA

	Total Units Sold	Average	Low	High	Median	Cumulative Days on Market	Premium
December '24	48	\$1,283	\$423	\$2,300	\$1,318	80	96%
January '25	33	\$1,317	\$421	\$4,195	\$1,100	78	99%
February '25	46	\$1,298	\$352	\$2,725	\$1,267	50	99%
March '25	61	\$1,281	\$400	\$2,650	\$1,240	53	102%
Active*	204	25	\$1,401	\$162	\$310	\$4,300	\$1,250 61 2

Monthly updates available at: WWW.BOLDSF.COM

All prices in 000s

Prepared from data available from the San Francisco MLS as of the date of this report.

■ indicates an increase from last month
■ indicates a decrease from last month
■ amount of change

4/10/2025

2 Flat

	Total Buildings Sold								Average Days on Market		Premium
	Average		Low		High		Median				
December '24	24	\$1,601	\$875		\$3,400		\$1,543		38		106%
January '25	12	\$1,626	\$1,000		\$2,500		\$1,656		61		97%
February '25	10	\$2,324	\$800		\$4,500		\$2,275		30		107%
March '25	18	\$1,690	\$825		\$2,800		\$1,654		37		104%
Active*	83	24	\$2,225	49	\$799	\$14,500	\$1,795	97	47	(13)	

3 Flat

	Total Buildings Sold			Average	Low	High	Median	Average Days on Market			Premium
December '24	8			\$2,051	\$1,180	\$3,880	\$1,725	82			98%
January '25	9			\$1,862	\$615	\$2,826	\$2,090	83			100%
February '25	4			\$3,669	\$1,475	\$8,300	\$2,450	40			101%
March '25	10			\$1,903	\$1,050	\$3,830	\$1,825	59			99%
Active*		43	83	\$2,549	83	\$1,199	\$8,450	\$2,299	83	85	83

4 Flat

	Total Buildings Sold					Average Days on Market					Premium
	Average		Low		High		Median				
December '24	6	\$1,677	\$1,450		\$1,890		\$1,625		80		95%
January '25	4	\$3,220	\$1,950		\$4,830		\$3,050		97		97%
February '25	5	\$1,633	\$1,400		\$1,850		\$1,615		108		96%
March '25	6	\$1,475	\$1,100		\$1,875		\$1,475		83		99%
Active*	19	83	\$1,770	83	\$905	\$2,950	\$1,595	83	70	83	

5+ Flats

	Market Performance Summary - Q4 2024														
	Total Buildings Sold			Average		Low		High		Median		Average Days on Market		Premium	
December '24	17		\$3,178		\$1,585		\$8,425		\$2,700		162		93%		
January '25	8		\$3,405		\$2,050		\$7,850		\$2,870		74		95%		
February '25	13		\$2,134		\$1,317		\$2,900		\$2,025		126		91%		
March '25	10		\$2,960		\$1,500		\$6,200		\$2,038		44		95%		
Active*		73	83	\$4,233	83	\$905	\$14,000	\$3,200	83	133	83				

Monthly updates available at: WWW.BOLDSF.COM

All prices in 000s

Prepared from data available from the San Francisco MLS as of the date of this report.

indicates an increase from last month

indicates a decrease from last month

amount of change

4/10/2025

5+ Flats

	Total					Average Days					
	Buildings		Average		Low	High	Median	on Market		Premium	
December '24	17		\$3,178		\$1,585	\$8,425	\$2,700	162		93%	
January '25	8		\$3,405		\$2,050	\$7,850	\$2,870	74		95%	
February '25	13		\$2,134		\$1,317	\$2,900	\$2,025	126		91%	
March '25	10		\$2,960		\$1,500	\$6,200	\$2,038	44		95%	
Active*		73	83	\$4,233	83	\$905	\$14,000	\$3,200	83	133	83

5+ Flats - Units, GRM, CAP

	Total Buildings Sold	Total # of units	Avg # of units	Avg Price per unit (000s)	Avg GRM	Avg Cap Rate
December '24	17	173	10	\$312	11.0	11.0
January '25	8	81	10	\$336	11.9	6.1
February '25	13	108	8	\$257	19.7	5.6
March '25	13	89	7	\$333	11.4	6.1
Active*	73	1,282	18	\$241	15.1	5.9

Monthly updates available at: WWW.BOLDSF.COM

All prices in 000s

Prepared from data available from the San Francisco MLS as of the date of this report.

▲

indicates an increase from last month

▼

indicates a decrease from last month

Annual Comparison of Units Sold

4/10/2025

Average, Low and High in 000s.

Year	# of units	Average	Low	High
2 Flats				
2007	381	1,408	590	4,800
2008	299	1,300	350	3,450
2009	241	1,044	175	2,825
2010	295	1,120	205	5,500
2011	316	1,045	166	3,995
2012	404	1,121	285	4,650
2013	380	1,408	273	6,750
2014	387	1,615	490	8,750
2015	355	1,771	485	9,708
2016	300	1,931	695	4,995
2017	324	2,003	703	6,890
2018	340	2,116	682	8,310
2019	316	2,085	560	8,500
2020	233	2,126	600	7,700
2021	409	2,221	728	9,500
2022	301	2,177	680	8,490
2023	245	1,961	550	9,900
2024	235	1,938	620	850
2025	40	1,829	800	4,500

3 Flats				
2007	128	1,506	679	4,950
2008	94	1,431	440	3,300
2009	78	1,322	370	6,950
2010	95	1,173	465	3,693
2011	97	1,197	385	2,700
2012	153	1,239	305	3,550
2013	143	1,465	500	3,850
2014	148	1,800	490	7,300
2015	131	1,916	738	3,800
2016	109	2,029	810	5,385
2017	124	2,123	625	5,280
2018	116	2,328	750	8,300
2019	130	2,303	560	7,500
2020	73	2,181	900	7,750
2021	141	2,210	1,050	5,800
2022	84	2,131	760	15,500
2023	44	1,996	990	11,200
2024	89	1,884	700	6,200
2025	23	2,194	615	8,300

4 Flats				
2007	89	1,490	750	2,900
2008	79	1,412	560	5,000
2009	55	1,069	510	2,149
2010	73	1,132	480	3,693
2011	75	1,219	385	7,500
2012	117	1,213	468	3,150
2013	104	1,352	500	4,400
2014	128	1,733	490	3,900
2015	111	1,838	520	6,001
2016	88	1,925	815	4,850
2017	88	2,109	825	4,800
2018	82	2,075	796	4,663
2019	93	2,081	560	5,000
2020	54	2,141	980	3,800
2021	62	2,159	1,075	4,945
2022	71	2,029	1,086	4,267
2023	63	1,882	750	4,300
2024	59	1,880	1,125	4,750
2025	15	1,993	1,100	4,830

Year	# of units	Average	Low	High
Single Family, 2br, 1ba				
2007	597	755	365	1,465
2008	610	672	180	1,500
2009	620	602	115	1,750
2010	581	592	130	1,350
2011	628	541	120	1,500
2012	655	587	125	1,585
2013	615	745	144	1,900
2014	524	838	331	1,875
2015	481	970	375	2,800
2016	478	1,012	365	2,200
2017	449	1,102	407	2,513
2018	432	1,233	575	3,000
2019	421	1,233	460	2,725
2020	359	1,242	650	3,000
2021	378	1,339	550	2,500
2022	366	1,326	725	2,750
2023	297	1,180	500	1,860
2024	345	1,214	380	2,295
2025	72	1,194	510	1,720

Single Family, 3br, 2ba				
2007	401	987	448	2,800
2008	373	924	387	2,800
2009	390	794	279	1,900
2010	453	795	220	2,440
2011	460	776	130	2,027
2012	469	830	133	2,995
2013	473	982	300	2,750
2014	452	1,192	400	5,400
2015	426	1,329	375	3,025
2016	397	1,374	430	7,450
2017	407	1,448	650	3,700
2018	416	1,544	675	3,700
2019	405	1,566	700	3,950
2020	433	1,608	675	3,800
2021	656	1,749	630	5,000
2022	545	1,773	610	3,900
2023	422	1,553	515	4,520
2024	477	1,600	488	3,300
2025	78	1,623	710	3,300

5+ Units				
2007	152	2,559	860	19,000
2008	103	2,750	1,049	20,500
2009	71	2,069	830	5,800
2010	97	2,701	769	25,500
2011	149	2,253	243	14,000
2012	141	2,559	500	10,500
2013	149	2,969	470	13,999
2014	163	4,073	1,020	27,500
2015	116	4,301	1,200	31,000
2016	146	4,083	913	24,500
2017	156	4,123	1,250	16,766
2018	156	4,856	1,650	36,750
2019	149	4,503	1,275	18,850
2020	93	3,837	1,500	12,230
2021	135	3,998	1,000	16,800
2022	132	3,950	1,125	18,050
2023	110	2,954	600	9,936
2024	152	2,902	825	9,700
2025	32	2,715	1,317	7,850

Year	# of units	Average	Low	High
Condo/TIC, 1br, 1ba				
2007	750	560	183	1,500
2008	578	555	176	1,750
2009	482	496	157	1,480
2010	564	481	129	975
2011	588	475	99	1,208
2012	759	525	74	1,545
2013	855	628	104	1,700
2014	785	702	85	1,595
2015	688	795	188	2,000
2016	690	785	157	2,050
2017	683	808	158	1,920
2018	762	854	158	1,850
2019	674	871	175	2,050
2020	581	840	170	1,415
2021	1,039	823	236	1,600
2022	718	804	238	2,425
2023	493	708	194	2,500
2024	502	717	216	2,330
2025	124	683	245	1,200

Condo/TIC, 2br, 1ba				
2007	443	694	253	1,850
2008	325	697	150	1,250
2009	318	617	245	1,795
2010	293	648	75	1,185
2011	332	620	265	1,365
2012	360	657	160	1,400
2013	356	773	146	1,750
2014	362	895	140	1,600
2015	343	1,024	323	1,800
2016	330	995	329	2,200
2017	305	1,086	335	1,925
2018	323	1,151	327	1,976
2019	296	1,174	202	2,200
2020	361	1,104	388	2,125
2021	538	1,132	370	3,463
2022	300	1,147	315	2,050
2023	237	1,011	390	1,830
2024	230	1,056	213	2,168
2025	51	956	500	1,715

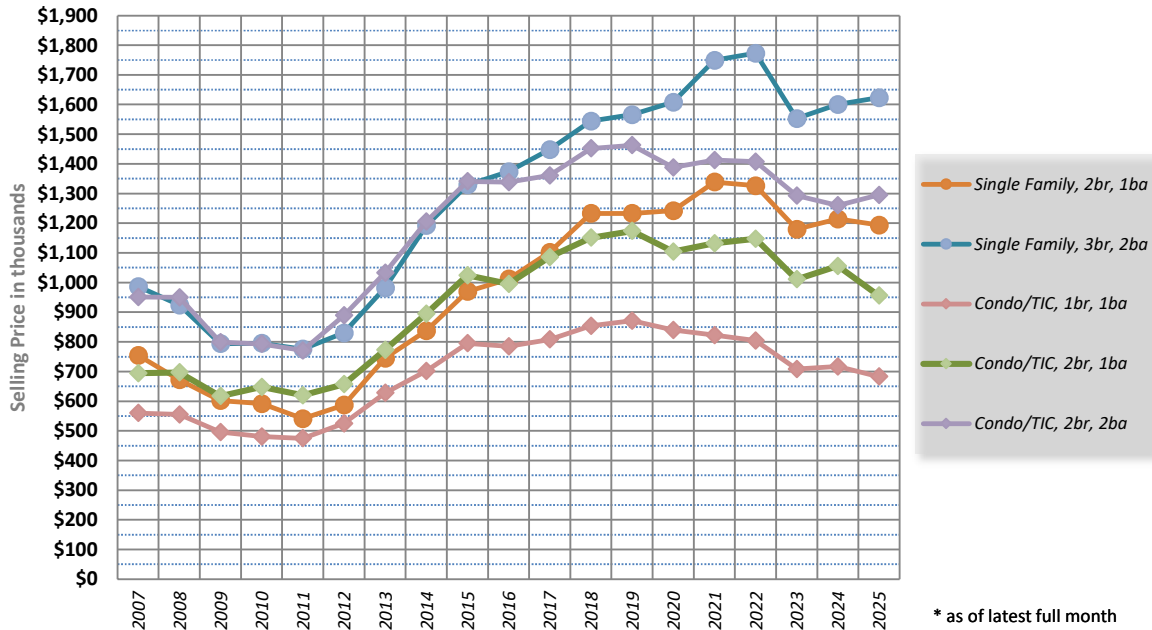
Condo/TIC, 2br, 2ba				
2007	749	951	134	4,695
2008	515	950	175	5,000
2009	490	799	282	2,550
2010	589	793	110	2,050
2011	626	771	228	3,100
2012	781	889	188	2,380
2013	831	1,033	230	3,800
2014	760	1,206	312	3,500
2015	722	1,341	309	6,000
2016	726	1,338	225	5,700
2017	769	1,361	250	3,550
2018	785	1,452	304	4,832
2019	728	1,463	401	3,600
2020	700	1,388	265	4,850
2021	1250	1,413	350	5,800
2022	896	1,407	298	3,800
2023	577	1,293	352	4,980
2024	682	1,260	333	3,050
2025	140	1,295	352	4,195

† from the San Francisco MLS
‡ prior to the date of this report.

Monthly updates available at: WWW.BOLDSF.COM

Increase Decrease from previous year.

**Comparison of Average Annual Sales prices
(San Francisco)**



**Comparison of Average Annual Sales prices
(San Francisco)**

