BERKSHIRE HATHAWAY HOMESERVICES | DRYSDALE PROPERTIES

# San Francisco Real Estate Fundamentals

| September '26 Sales | # of sales | Avg selling price (000s) | CDOM | Premium** | $/sq.ft. |
|---|---|---|---|---|---|
| Single Family 2/1 | 24 | $1,465 | 27 | 125% | $1,250 |
| Single Family 3/2 | 34 | $2,116 | 13 | 132% | $1,259 |
| *All single family sales* | 180 | $2,828 | 22 | 127% | $1,317 |
| Condo* 1/1 | 42 | $793 | 55 | 106% | $1,038 |
| Condo* 2/1 | 21 | $1,307 | 18 | 121% | $1,245 |
| Condo* 2/2 | 69 | $1,456 | 26 | 112% | $1,177 |
| *All condo* sales* | 215 | $1,505 | 36 | 112% | $1,177 |

| Inventory as of 10/16/2026 | Active | In contract | Pending | Available Inventory (in weeks) **** |
|---|---|---|---|---|
| Single Family 2/1 | 22 | 2 | 23 | 4 |
| Single Family 3/2 | 42 | 5 | 34 | 5 |
| *All single family listings* | 231 | 15 | 157 | 6 |
| Condo* 1/1 | 144 | 16 | 32 | 13 |
| Condo* 2/1 | 41 | 8 | 22 | 9 |
| Condo* 2/2 | 138 | 17 | 31 | 10 |
| *All condo* listings* | 520 | 68 | 144 | 11 |

*condos, TICs, coops
** selling price/asking price
*** not all listings provide sq.ft. information
*** not all listings provide sq.ft. information
**** Average sales per week previous 12 months/current inventory

Red numbers are lower than previous month
Green numbers are higher than previous month

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