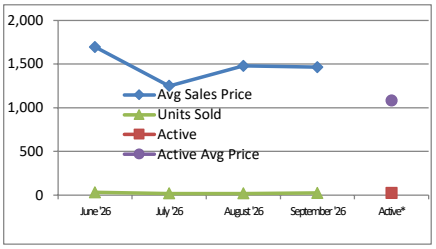
BERKSHIRE HATHAWAY HOMESERVICES | DRYSDALE PROPERTIES

San Francisco Market Analysis

10/16/2026

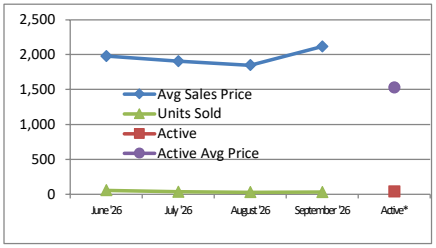
Single Family, 2BR 1BA

	Total Buildings Sold		Average		Low	High	Median		Average Cumulative Days on Market		Premium
June '26	32		$1,696		$838	$1,698	$920		16		141%
July '26	20		$1,251		$430	$2,240	$1,153		12		127%
August '26	20		$1,480		$817	$2,860	$1,325		19		134%
September '26	24		$1,465		$925	$1,950	$1,466		30		130%
Active*	23	13	$1,082	(139)	$699	$1,695	$1,000	1	33	(33)	



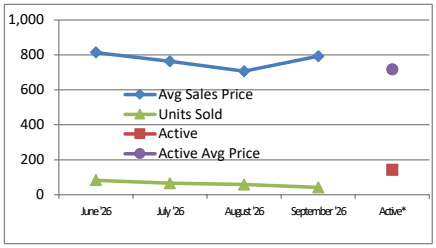
Single Family, 3BR 2BA

	Total Buildings Sold		Average		Low	High	Median		Average Cumulative Days on Market		Premium
June '26	59		$1,979		$968	$5,500	$1,850		12		133%
July '26	35		$1,907		$890	$3,805	$1,920		18		133%
August '26	30		$1,849		$949	$3,150	$1,850		18		132%
September '26	34		$2,116		$721	$4,340	$2,005		13		132%
Active*	42	7	$1,528	(149)	$909	$4,200	$1,373	(25)	72	(7)	



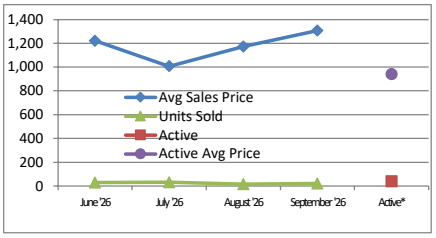
Condo/TIC, 1BR 1BA

	Total Units Sold		Average		Low	High	Median		Average Cumulative Days on Market		Premium
June '26	83		$814		$402	$1,540	$780		39		102%
July '26	65		$763		$361	$2,060	$705		62		103%
August '26	58		$707		$265	$1,665	$670		67		102%
September '26	42		$793		$400	$1,467	$735		55		106%
Active*	143	12	$718	36	$299	$1,690	$679	30	89	0	



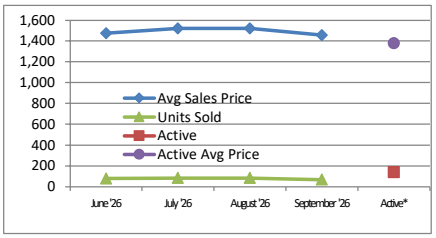
Condo/TIC, 2BR 1BA

	Total Units Sold		Average		Low	High	Median		Cumulative Days on Market		Premium
June '26	30		$1,220		$575	$1,955	$1,180		27		112%
July '26	32		$1,008		$500	$1,650	$950		36		104%
August '26	16		$1,173		$630	$1,800	$1,120		29		114%
September '26	21		$1,307		$665	$2,209	$1,308		18		114%
Active*	41	3	$941	(2)	$246	$1,849	$945	(40)	46	11	



Condo/TIC, 2BR 2BA

	Total Units Sold		Average		Low	High	Median		Cumulative Days on Market		Premium
June '26	79		$1,473		$422	$3,300	$1,350		40		106%
July '26	84		$1,521		$415	$4,100	$1,438		32		105%
August '26	84		$1,521		$415	$4,100	$1,438		32		105%
September '26	69		$1,456		$411	$2,600	$1,485		26		112%
Active*	139	23	$1,380	13	$310	$16,000	$1,195	45	57	(7)	



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

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Frank Bodnar, originator

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10/16/2026

2 Flat

	Total Buildings Sold		Average		Low	High	Median		Average Days on Market		Premium
June '26	26		$2,915		$1,050	$9,400	$2,098		31		114%
July '26	32		$2,585		$650	$4,550	$2,425		27		112%
August '26	29		$2,382		$650	$8,600	$1,800		22		119%
September '26	31		$3,292		$1,030	$11,500	$2,550		30		118%
Active*	63	4	$2,258	(494)	$515	$6,995	$1,600	(200)	105	(13)	

3 Flat

	Total Buildings Sold		Average		Low	High	Median		Average Days on Market		Premium
June '26	7		$1,940		$525	$3,320	$2,000		43		114%
July '26	9		$1,998		$1,200	$3,720	$1,945		29		109%
August '26	7		$2,703		$1,475	$4,595	$2,900		38		103%
September '26	9		$2,312		$1,115	$6,850	$1,625		66		103%
Active*	48	3	$2,452	215	$1,088	$6,150	$2,148	48	89	4	

4 Flat

	Total Buildings Sold		Average		Low	High	Median		Average Days on Market		Premium
June '26	19		$2,626		$1,250	$8,300	$2,400		30		104%
July '26	11		$1,824		$700	$34,500	$1,725		55		101%
August '26	9		$2,206		$1,625	$3,100	$2,250		18		108%
September '26	7		$2,069		$715	$3,520	$1,880		52		105%
Active*	18	3	$2,313	159	$1,299	$5,000	$1,875	(124)	62	(16)	

5+ Flats

	Total Buildings Sold		Average		Low	High	Median		Average Days on Market		Premium
June '26	16		$2,842		$1,575	$5,500	$2,510		52		95%
July '26	16		$2,842		$1,575	$5,500	$2,510		52		95%
August '26	14		$3,278		$1,975	$6,626	$2,525		52		98%
September '26	13		$4,394		$1,725	$11,550	$2,995		54		99%
Active*	85	15	$4,401	19	$1,650	$20,280	$3,280	(15)	87	(3)	

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Frank Bodnar, originator

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Annual Comparison of Units Sold

10/16/2026

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	273	2,078	657	16,200
2026	227	2,550	650	11,500
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	96	2,152	615	8,300
2026	75	2,272	525	7,850
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	71	1,771	815	4,830
2026	73	2,104	700	8,300

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	316	1,197	365	2,200
2026	220	1,442	430	3,000
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	475	1,636	600	3,600
2026	318	1,942	721	5,500
5+ Units				
2007	152	2559	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	189	3,372	1,000	17,500
2026	131	3,694	1,095	19,000

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	592	720	208	1,715
2026	482	765	321	2,060
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	243	1,033	359	2,055
2026	204	1,156	340	2,209
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	698	1,308	310	4,195
2026	613	1,465	60	4,995

Prepared from data available from the San Francisco MLS as of the end of the full month prior to the date of this report.

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Increase Decrease from previous year.

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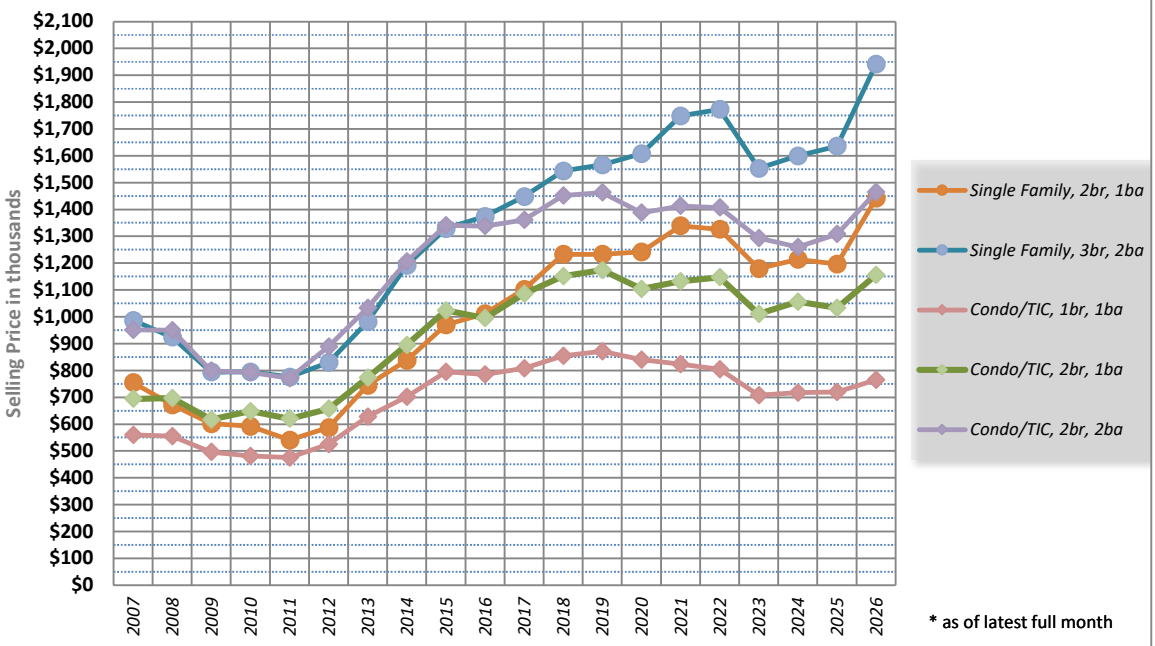
Comparison of Average Annual Sales prices (San Francisco)



* as of latest full month

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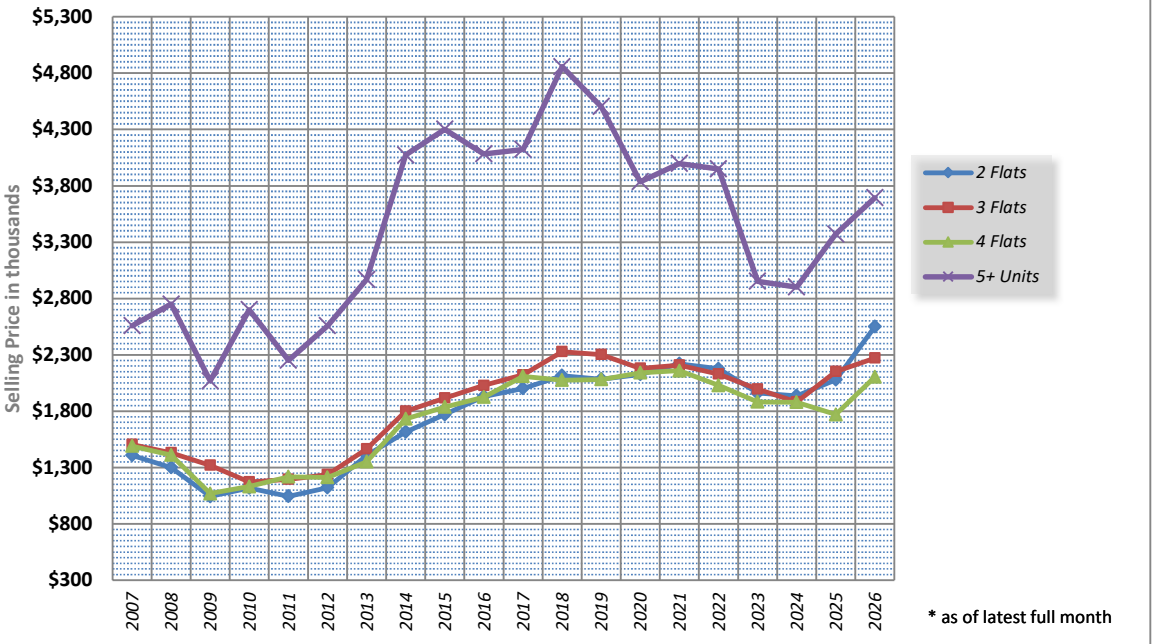

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