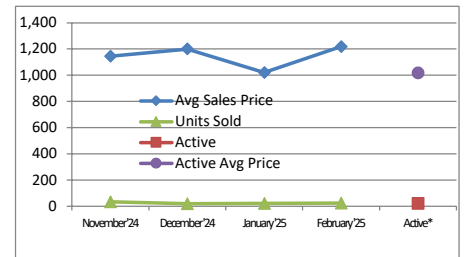


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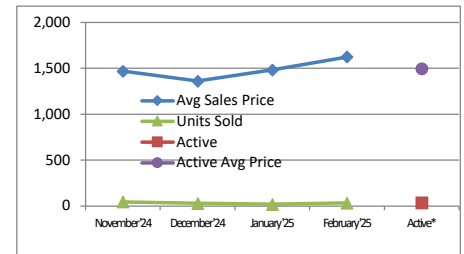
Single Family, 2BR 1BA

	Average Cumulative Days on Market						Premium		
	Total Buildings Sold	Average	Low	High	Median				
November '24	35	\$1,143	\$701	\$1,700	\$1,120	36	113%		
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%		
Active*	22	\$2	\$1,016	\$34	\$560	\$1,349	\$1,047	59	35



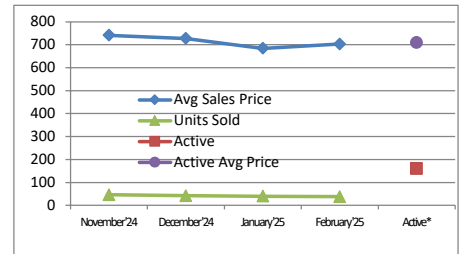
Single Family, 3BR 2BA

	Total Buildings Sold						Average Cumulative Days on Market		Premium
		Average	Low	High	Median				
November '24	45	\$1,470	\$740	\$2,400	\$1,450	21			112%
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%
Active*	36	\$7	\$1,498 (\$51)	\$849	\$2,595 #	\$1,299	\$0	55	###



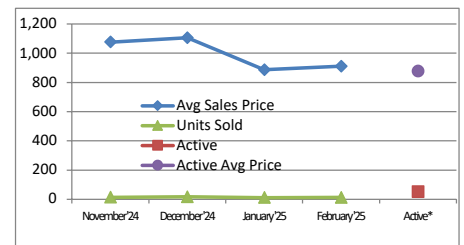
Condo/TIC, 1BR 1BA

	Summary: 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100						Average Cumulative Days on Market	Premium	
	Total Units Sold		Average		Low	High	Median		
November '24	46		\$741		\$360	\$2,330	\$703	75	99%
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%
Active*	160	\$105	\$709	\$49	\$327	\$1,595	\$705	88	\$24



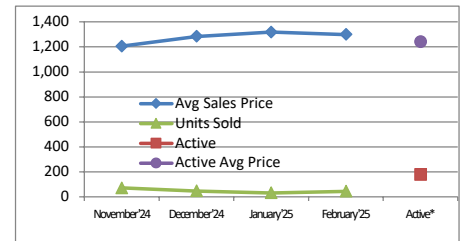
Condo/TIC, 2BR 1BA

	Summary: Q4, 2024						Cumulative Days on Market		
	Total Units Sold		Average	Low	High	Median		Premium	
November '24	13		\$1,076	\$560	\$1,425	\$1,185	44	100%	
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%	
Active*	51	\$30	\$878	\$1	\$457	\$1,688	\$848	49	###



Condo/TIC, 2BR 2BA

	Total Units Sold					Cumulative Days on Market	Premium		
	Average	Low	High	Median					
November '24	72	\$1,205	\$500	\$2,300	\$1,140	68	97%		
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%		
Active*	179	\$119	\$1,239	\$0	\$310	\$4,300	\$1,249	66	\$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

3/8/2025

2 Flat

	Total Buildings Sold										Average		Low		High		Median		Average Days on Market		Premium	
November '24	21		\$1,943		\$895		\$3,850		\$2,000		34		107%									
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%									
Active*		59	35	\$2,176	1993	\$799	\$8,425	\$1,698		60	3											

3 Flat

	Total								Average Days on Market		Premium
	Buildings Sold		Average		Low	High	Median				
November '24	1		\$1,981		\$900	\$3,850	\$1,713		75	99%	
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%	
Active*		44	34	\$2,465	307	\$899	\$8,650	\$2,158		92	11

4 Flat

	Total Buildings Sold		Average		Low	High	Median		Average Days on Market		Premium
November '24	6		\$1,680		\$1,385	\$2,300	\$1,573		59		95%
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%
Active*		21	17	\$2,140	652	\$920	\$7,750	\$1,875		94	(72)

5+ Flats

	Total Buildings Sold		Average		Low	High	Median		Average Days on Market		Premium
November '24	15		\$3,059		\$1,025	\$5,700	\$2,820		62		98%
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%
Active*		67	47	\$4,137	1345	\$920	\$19,250	\$2,990		124	59

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indicates an increase from last month
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5+ Flats

	Total Buildings		Average	Low	High	Median	Average Days on Market		Premium
November '24	15		\$3,059	\$1,025	\$5,700	\$2,820	62		98%
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%
Active*	67	47	\$4,137	\$1,345	\$920	\$19,250	\$2,990	124	59

5+ Flats - Units, GRM, CAP

	Total Buildings Sold	Total # of units	Avg # of units	Avg Price per unit (000s)	Avg GRM	Avg Cap Rate
November '24	15	189	12	\$247	21.2	6.8
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
Active*	67	1,016	15	\$273	15.7	5.6

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.

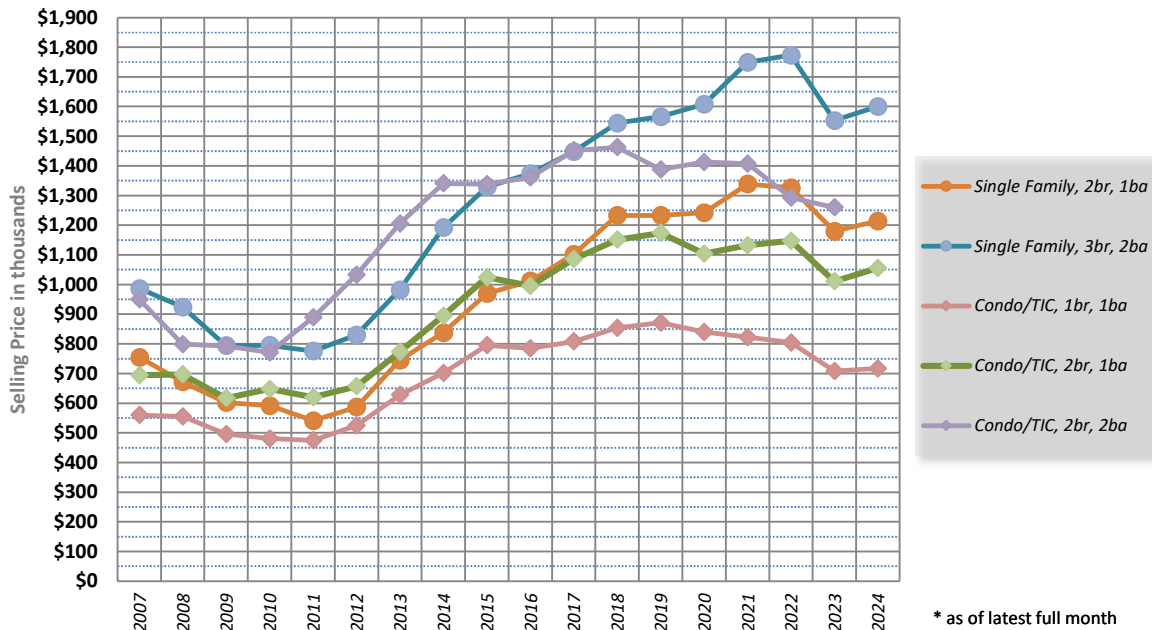
▲

indicates an increase from last month

▼

indicates a decrease from last month

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



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

