

Q1 2022 – Condominiums

San Francisco Market Report



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The condominium market in San Francisco saw an 8.78% appreciation in Q1 2022 as compared to the same time a year ago. Units sold decreased by 17.6%. While interest rates have increased, the growing demand in San Francisco, combined with the city's limited inventory, strengthened values. Districts 2 and 8 barely saw an average increase with 0.11% and 0.09% respectively. The highest gains were seen in District 1 (22.6%), District 3 (20.87%), and District 5 (13.57%). For specific neighborhood data or questions about the market, please contact me directly.

	Q1 2022					Q1 2021			
	Average \$	Median \$	Average \$ Sq Ft	\$ Sq Ft Change	# Units	Average \$	Median \$	Average \$ Sq Ft	# Units
District 1	\$1,382,553.00	\$1,280,000.00	\$1,167.50	22.60%	40	\$1,359,129.00	\$1,390,000.00	\$952.26	47
District 2	\$1,320,656.00	\$1,300,000.00	\$1,069.06	0.11%	9	\$1,256,800.00	\$1,130,000.00	\$1,067.84	10
District 3	\$717,000.00	\$760,000.00	\$829.22	20.87%	9	\$815,667.00	\$827,500.00	\$686.02	9
District 4	\$772,408.00	\$787,500.00	\$896.49	2.70%	18	\$738,903.00	\$710,000.00	\$872.88	17
District 5	\$1,651,790.00	\$1,540,000.00	\$1,230.77	13.57%	101	\$1,426,636.00	\$1,397,500.00	\$1,083.71	130
District 6	\$1,405,874.00	\$1,282,500.00	\$1,181.06	7.31%	76	\$1,248,799.00	\$1,218,000.00	\$1,100.61	115
District 7	\$2,048,074.00	\$1,635,000.00	\$1,352.14	8.54%	72	\$1,698,858.00	\$1,486,875.00	\$1,245.74	89
District 8	\$1,242,096.00	\$995,000.00	\$1,143.49	0.09%	118	\$1,304,321.00	\$1,150,000.00	\$1,142.43	127
District 9	\$1,330,048.00	\$1,153,000.00	\$1,153.41	5.38%	271	\$1,257,869.00	\$1,065,000.00	\$1,094.53	319
District 10	\$808,314.00	\$814,444.00	\$755.26	6.64%	20	\$752,452.00	\$723,750.00	\$708.22	28
Average/Total	\$1,267,881.30	\$1,154,744.40	\$1,077.84	8.78%	734	\$1,185,943.40	\$1,109,862.50	\$995.42	891

Data compiled from the MLS. It's reliable yet is subject to revision.

District 1:

Central Richmond, Inner Richmond, Outer Richmond, Jordan Park / Laurel Heights, Presidio, Lake Street, Sea Cliff, Lone Mountain.

District 2:

Golden Gate Heights, Outer Parkside, Outer Sunset, Parkside, Central Sunset, Inner Sunset, Inner Parkside.

District 3:

Lake Shore, Merced Heights, Pine Lake Park, Stonestown, Lakeside, Merced Manor, Ingleside, Oceanview.

District 4:

Balboa Terrace, Diamond Heights, Forest Hill, Forest Knolls, Ingleside Terrace, Midtown Terrace, Saint Francis Wood, Miraloma Park, Forest Hill Extension, Sherwood Forest, Mount Davidson Manor, Westwood Highlands, Westwood Park, Sunnyside, West Portal, Monterey Heights.

District 5:

Glen Park, Height Ashbury, Noe Valley, Twin Peaks, Cole Valley / Parnassus Heights, Buena Vista / Ashbury Heights, Castro, Corona Heights, Clarendon Heights, Duboce Triangle, Eureka Valley / Dolores Heights, Mission Dolores.

District 6:

Anza Vista, Hayes Valley, Lower Pacific Heights, Western Addition, Alamo Square, North of the Panhandle (NoPa).

District 7:

Marina, Pacific Heights, Presidio Heights, Cow Hollow.

District 8:

Downtown, Financial District / Barbary Coast, Nob Hill, North Beach, Russian Hill, Van Ness / Civic Center, Telegraph Hill, North Waterfront, Tenderloin.

District 9:

Bernal Heights, Inner Mission, Mission Bay, Potrero Hill, South of Market, Yerba Buena, South Beach, Central Waterfront / Dogpatch.

District 10:

Bayview, Crocker Amazon, Excelsior, Outer Mission, Visitacion Valley, Portola, Silver Terrace, Mission Terrace, Hunter's Point, Bayview Heights, Candlestick, Little Hollywood.

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