

SAN FRANCISCO RESIDENTIAL DEVELOPMENT Q3 2025



NAVIGATION

Click page numbers to be taken directly to page

NEWS & HIGHLIGHTS

P. 3

MARKET STATISTICS

P. 4

CURRENTLY SELLING

P. 5

NORVOIR (P.5)
150 EUREKA (P.7)
9 EIGHTY 6 (P.8)
350 SAN JOSE (P.9)
RENOU (P.10)
PRESIDIO LAUREL (P.11)

88 AT THE PARK (P.12)
1288 HOWARD (P.14)
SERIF (P.16)
YERBA BUENA ISLAND (P.18)
UNION HOUSE (P.21)
CRESCENT (P.23)

ONE STEUART LANE (P.25)
2177 THIRD (P.27)
950 TENNESSEE (P.29)
ONE ELEVEN (P.31)
THE WESTERLY (P.32)
FOUR SEASONS (P.33)

THE AVERY SF (P.35)
181 FREMONT (P.37)
FULTON 555 (P.39)
SHIPYARD (P.40)

RECENTLY SOLD-OUT

P. 42

UPCOMING PROJECTS

P. 67

SALES SUMMARY

P. 68

THE BELVEDERE (P.42)
MIRA SF (P.43)
2238 MARKET (P.45)
311 GROVE (P.47)

NOIR (P.48)
MAISON PACIFIC (P.49)
RUBI (P.51)
3310 MISSION (P.52)

ONE MISSION BAY (P.53)
MURANO (P.54)
198 VALENCIA (P.56)
THE PALACE (P.57)

THE HARRISON (P.58)
MAISON A SOMA (P.60)
856 | 858 CAPP (P.62)
ELEVANT (P.63)

ABOUT & DISCLAIMER

P. 69

NOTES

While the Report focuses on condominiums, select information on apartments has been presented. Below Market Rate (BMR) units have been omitted where possible. Note that it can take a few months before unit closings appear in the public records. Absorption is measured from the start of sales until the current period. The Report covers developments with over 4 units. HOA dues include parking fees, where applicable.

NEWS & HIGHLIGHTS



Norvoir has released additional closing data & is approximately 50% sold



The Belvedere has sold out



350 San Jose has released additional active units



Renou has released additional active units & closing data



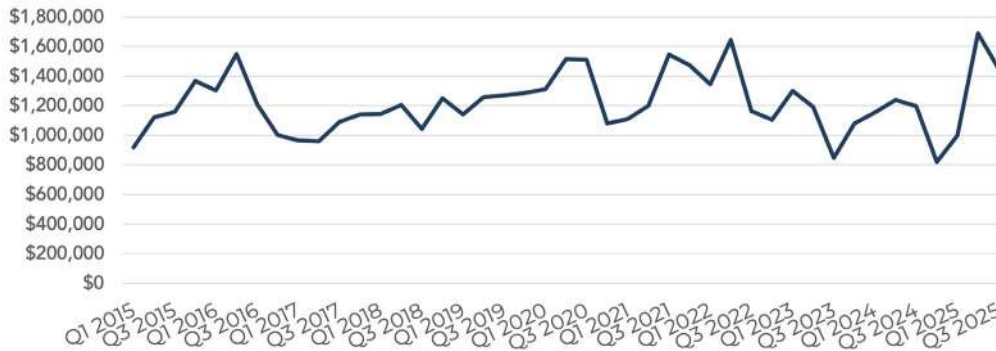
The Four Seasons has released additional closing data & is approximately 38% sold

MARKET STATISTICS

CONDOMINIUM MEDIAN PRICE PER SQUARE FOOT

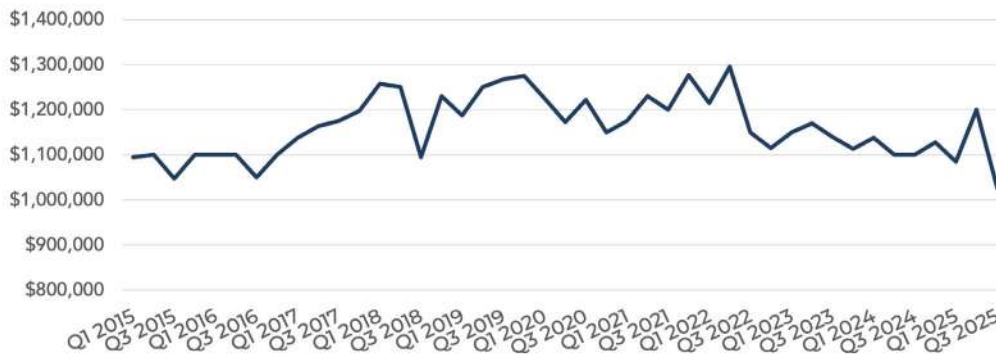
Type	Currently	Year-Over-Year	Quarter-Over-Quarter
New Condominium	\$1,252/SQ. FT.	+15%	+8%
Resale Condominium	\$962/SQ. FT.	-3%	-3%

NEW CONDOMINIUM MEDIAN SALE PRICE



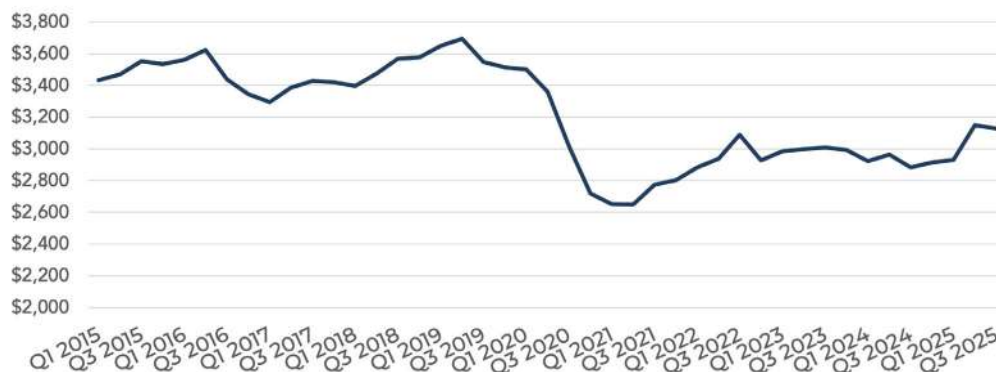
Most Recent Quarter:
 Median: \$1,450,000
 Units Available: 1,106*
 * Market-rate; As of 10/2025

RESALE CONDOMINIUM MEDIAN SALE PRICE



Most Recent Quarter:
 Median: \$1,025,000
 Units Available: 364*
 * Market-rate; As of 10/2025

APARTMENT AVERAGE RENT (1-bedroom)



Most Recent Quarter:
 Average: \$3,129*
 *Source: Zillow

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



NORVOIR

915 North Point Street at Larkin | Russian Hill

Project Specs: 35 units; 4 stories; Approximately 50% sold

Average \$/SqFt: 1,387 (active listings)

Date on Market: April 2025

Amenities: Boutique lobby, secure parking for select residences, bike storage, Google fiber webpass, Latch Smart lock system, outdoor courtyard with kitchen and seating

Features & Finishes: Gas cooktop by Bosch, integrated Bosch dishwasher, integrated refrigerator by Liebherr & Bosch, engineered quartz countertop, white oak flooring, air conditioning and heating

Website: NorvoirSF.com



AVAILABLE UNITS AND CLOSING DATA CONTINUED ON NEXT PAGE

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



AVAILABLE UNITS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
L1	1/1	617	0	\$633	\$625,000	\$1,013
D3	1/1	673	0	\$603	\$849,000	\$1,262
M4	1/1	721	0	\$603	\$865,000	\$1,200
N3	1/1	728	0	\$603	\$885,000	\$1,216
R2	2/2	868	1	\$809	\$1,299,000	\$1,497
G1	2/2	836	1	\$809	\$1,349,000	\$1,614
F2	2/2	964	1	\$809	\$1,449,000	\$1,503
J4	3/2	1244	1	\$885	\$1,899,000	\$1,527

CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
B1	0/1	413	0	\$541	\$490,000	\$1,186	Q4 2025
C3	0/1	456	0	\$541	\$540,000	\$1,184	Q4 2025
301	0/1	408	0	\$520	\$595,000	\$1,458	Q3 2025
404	1/1	618	0	\$603	\$875,000	\$1,416	Q3 2025
S3	2/2	820	1	\$775	\$1,250,000	\$1,524	Q3 2025
H4	2/2	866	1	\$775	\$1,399,000	\$1,615	Q4 2025
401	2/2	769	1	\$736	\$1,450,000	\$1,886	Q3 2025
303	2/2	953	1	\$809	\$1,495,000	\$1,569	Q4 2025
301	3/2	1,895	1	\$748	\$1,700,000	\$897	Q2 2025
401	3/2	1,900	1	\$748	\$2,180,000	\$1,147	Q2 2025
101	3/2	-	1	\$1,258	\$2,200,000	\$-	Q3 2025
201	3/3	2,500	1	\$829	\$2,585,000	\$1,034	Q2 2025

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



150 EUREKA

150 Eureka Street at 19th | Eureka Valley

Project Specs: 7 units; 4 stories;

Date on Market: January 2025

Amenities: Private elevator lobby, secure keyless access to all exterior doors, DoorBird intercom with inside video monitor and iPhone APP, heating and air conditioning

Features & Finishes: floor-to-ceiling windows, Professional series Thermador appliances, marble countertops, hardwood floors, in-unit laundry



AVAILABLE UNITS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
A	1/1	-	0	\$334	\$715,000	-

CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
301	3/2	1,895	1	\$748	\$1,700,000	\$897	Q2 2025
401	3/2	1,900	1	\$748	\$2,180,000	\$1,147	Q2 2025
101	3/2	-	1	\$1,258	\$2,200,000	\$-	Q3 2025
201	3/3	2,500	1	\$829	\$2,585,000	\$1,034	Q2 2025

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



9 EIGHTY 6

986 South Van Ness Avenue at 21st | Inner Mission

Project Specs: 15 units; 5 stories;

Average \$/SqFt: 1,231 (closings)

Date on Market: January 2025

Developer: Eastwood Development

Amenities: Secure lobby, courtyard, rooftop deck, bicycle storage, and a limited number of on-site parking spaces

Features & Finishes: Quartz countertops, hardwood floors, in-unit laundry, Samsung/Bosch appliance package, heating & air-conditioning, sound-proofing between units & common walls



AVAILABLE UNITS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
203	1/1	634	0	\$523	\$799,000	\$1,260

CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
402	1/1	509	0	\$502	\$549,000	\$1,079	Q2 2025
502	1/1	484	0	\$502	\$575,000	\$1,188	Q2 2025
401	1/1	543	0	\$502	\$650,000	\$1,197	Q1 2025
501	1/1	543	0	\$502	\$670,000	\$1,234	Q1 2025
301	1/1	548	1	\$502	\$725,000	\$1,323	Q2 2025
203	2/1	714	1	\$523	\$795,000	\$1,113	Q1 2025
403	2/1	714	1	\$543	\$949,000	\$1,329	Q1 2025

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



350 SAN JOSE

[350 San Jose Avenue](#) at 25th | Noe Valley

Project Specs: 13 units; 3 stories;

Average \$/SqFt: 1,059 (closings)

Date on Market: September 2024

Developer: 350 San Jose Ave, LLC

Architect: SIA Consulting

Amenities: European finishes, radiant heating, private terraces, bicycle parking

Features & Finishes: Contemporary finishes with a European flair. Kitchens with fully integrated refrigerators and dishwashers. Bathrooms with glass-enclosed showers, double vanities and designer tile floors and walls

Website: [350SanJose.com](#)



AVAILABLE UNITS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
7	0/1	694	0	\$485	\$649,000	\$935
5	2/1	802	0	\$485	\$795,000	\$991
12	2/2	-	0	\$524	\$995,000	\$-

CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
A	0/1	701	0	\$433	\$526,000	\$750	Q3 2025
3	1/1	577	0	\$366	\$625,000	\$1,083	Q1 2025
2	1/1	716	0	\$443	\$679,000	\$948	Q3 2025
1	1/1	635	0	\$424	\$699,000	\$1,101	Q1 2025
9	1/1	734	0	\$379	\$729,000	\$993	Q1 2025
4	2/2	820	0	\$453	\$795,000	\$970	Q4 2025
11	2/2	1,048	0	\$483	\$1,075,000	\$1,026	Q3 2025
8	2/2	1,187	0	\$433	\$1,095,000	\$922	Q1 2025
10	2/2	1,121	0	\$575	\$1,250,000	\$1,093	Q2 2025

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



RENOU

[988 Harrison Street](#) at 6th | South of Market

Project Specs: 90 units; 8 stories; ground floor commercial, **Average \$/SqFt:** \$972 (active listings)

Date on Market: September 2024

Developer: JS Sullivan Development

Architect: RG Architecture

Amenities: Boutique lobby with attendant, rooftop retreat with 2 outdoor grills. Secure parking for homes, bike storage and Latch Smart Lock System

Features & Finishes: Floor to ceiling windows, gas ranges, integrated dishwasher by Bosch, engineered quartz countertops, kitchen islands in select homes, white oak engineered flooring and central air conditioning and heating

Website: [Renou-SF.com](#)



AVAILABLE UNITS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
JR2	1/1	457	0	\$535	\$399,000	\$873
S03	0/1	403	0	\$535	\$419,000	\$1,040
WC2	1/1	607	0	\$560	\$499,000	\$822
CL6	1/1	621	0	\$552	\$539,000	\$868
CK4	1/1	611	0	\$560	\$549,000	\$899
WA8	1/1	607	0	\$560	\$589,000	\$970
WD6	1/1	621	0	\$560	\$599,000	\$965
YH6	2/2	809	0	\$589	\$749,000	\$926
CN5	2/2	805	0	\$589	\$769,000	\$955
CN8	2/2	805	1	\$684	\$949,000	\$1,179
HN8	2/2	833	1	\$684	\$999,000	\$1,199

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



PRESIDIO LAUREL

[3651 California Street](#) at Spruce | Laurel Heights

Project Specs: 10 units; 5 stories; **Average \$/SqFt:** \$1,164 (closings)

Date on Market: August 2024

Developer: Brian Spiers Development

Amenities: Common roof deck

Features & Finishes: Taj Mahal stone counters, Riva White Oak flooring, EcoSmart fireplaces, Miele appliances, Leicht cabinetry, Waterworks fixtures, Carrara and French Limestone

Website: [Compass](#)



AVAILABLE UNITS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
3657	3/3	1,970	0	\$520	\$2,395,000	\$1,216

CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
3649	1/1	1,055	0	\$444	\$1,150,000	\$1,090	Q1 2025
3645	2/2	1,290	0	\$462	\$1,450,000	\$1,124	Q3 2025
3647	2/2	1,500	0	\$479	\$1,600,000	\$1,067	Q2 2025
3651	2/2	1,390	0	\$472	\$1,650,000	\$1,187	Q1 2025
3643	2/2	1,445	0	\$476	\$1,675,000	\$1,159	Q1 2025
3659	2/2	1,390	0	\$472	\$1,695,000	\$1,219	Q3 2025
3655	2/2	1,390	0	\$472	\$1,695,000	\$1,219	Q1 2025

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



88 AT THE PARK

[88 Arkansas St](#) at 17th | Potrero Hill

Project Specs: Approximately 40% sold; 127 units; 5 stories

Average \$/SqFt: \$1,209 (closings)

Date on Market: May 2022

Closings Released: October 2022

Developer: Martin Building Company

Architect: BAR Architects & SCB Interiors

Amenities: Lobby Lounge, Front Desk Attendant 7 days a week, Parcel Storage Room, Bicycle Storage & Repair Station, Dog Wash Station, Courtyard, & Roofdeck

Features & Finishes: Floor-to-ceiling windows, high-end finishes, & Italian appliances

Website: [88AtThePark.com](#)



AVAILABLE UNITS AND CLOSING DATA CONTINUED ON NEXT PAGE

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



AVAILABLE UNITS - ON HOLD

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
503	0/1	386	0	\$604	\$569,000	\$1,474
323	1/1	475	0	\$627	\$589,000	\$1,240
215	2/2	1,003	1	\$712	\$1,149,000	\$1,146

CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
403	0/1	386	0	\$604	\$489,000	\$1,267	Q4 2024
115	0/1	376	0	\$599	\$489,000	\$1,301	Q2 2023
217	1/1	518	0	\$636	\$549,000	\$1,060	Q1 2023
305	1/1	502	0	\$631	\$599,000	\$1,193	Q3 2023
421	1/1	574	0	\$649	\$615,000	\$1,071	Q2 2024
218	1/1	482	1	\$672	\$659,000	\$1,367	Q3 2023
322	1/1	518	0	\$686	\$664,000	\$1,282	Q1 2024
512	1/1	604	1	\$696	\$754,000	\$1,248	Q3 2023
513	1/1	604	1	\$696	\$755,000	\$1,250	Q3 2023
315	1/1	798	0	\$702	\$839,000	\$1,051	Q1 2023
106	2/2	778	1	\$743	\$849,000	\$1,091	Q1 2023
223	2/2	809	1	\$755	\$919,000	\$1,136	Q4 2024
311	2/2	853	1	\$766	\$999,000	\$1,171	Q4 2023
511	2/2	851	1	\$766	\$1,050,000	\$1,234	Q1 2025
314	2/2	853	1	\$766	\$1,030,000	\$1,208	Q2 2023
417	2/2	853	1	\$766	\$1,127,000	\$1,321	Q4 2022
519	2/2	918	1	\$774	\$1,259,000	\$1,371	Q2 2024

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



1288 HOWARD

[1288 Howard](#) at 9th St | South of Market

Project Specs: 129 units, 5 stories; 1,250 sq ft of retail; basement for 71 cars; pedestrian alley; Average \$/SqFt: \$1,170 (closings)

Date On Market: January 2022

Developer: March Capital Management

Architect: Toby Levy Design Partners

Amenities: State-of-the-art fitness center, indoor-outdoor business center, 7-day concierge, on-site garage parking, on-site retail, secured bike storage, secured storage, app controlled package lockers, Wi-Fi in all indoor and outdoor common areas, three outdoor common spaces: Rooftop with fire pits, BBQ, lounge area, Courtyard with fire pit and community steps, and the landscaped Lane

Features & Finishes: Quartz countertops and marble herringbone backsplashes in kitchens, panel-front Liebherr refrigerator and Bosch dishwasher

Website: 1288Howard.com



1288 HOWARD ACTIVE UNITS & CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*

AVAILABLE UNITS | 1288 HOWARD

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
515	0/1	463	0	\$528	\$598,000	\$1,292
418	2/2	-	1	\$467	\$1,079,000	-
509	2/1	816	1	\$466	\$1,098,000	\$1,346
513	2/2	1,023	1	\$565	\$1,385,000	\$1,354
611	2/2	1,105	1	\$496	\$1,545,000	\$1,398

MOST RECENT CLOSINGS | 1288 HOWARD

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
313	0/1	-	0	\$404	\$489,000	\$-	Q4 2024
519	0/1	463	0	\$429	\$515,000	\$1,112	Q2 2025
109	1/1	575	0	\$406	\$525,000	\$913	Q4 2024
512	0/1	463	0	\$429	\$515,000	\$1,112	Q1 2025
523	0/1	544	0	\$396	\$530,000	\$974	Q1 2024
423	1/1	547	0	\$404	\$575,000	\$1,051	Q2 2024
111	1/1	556	0	\$428	\$585,000	\$1,052	Q2 2025
408	1/1	600	0	\$478	\$615,000	\$1,025	Q3 2024
101	1/1	-	0	\$443	\$645,000	\$-	Q3 2025
201	1/1	643	0	\$413	\$675,000	\$1,050	Q2 2024
403	1/1	600	0	\$478	\$675,000	\$1,125	Q1 2024
405	1/1	-	1	\$407	\$710,000	\$-	Q1 2024
524	1/1	-	1	\$441	\$725,000	\$-	Q4 2025
504	1/1	581	1	\$440	\$757,500	\$1,304	Q3 2025
209	2/1	816	1	\$426	\$780,000	\$956	Q4 2023
502	1/1	747	0	\$446	\$798,000	\$1,068	Q3 2024
521	1/1	678	1	\$407	\$800,000	\$1,180	Q2 2024
612	1/1	611	1	\$474	\$820,000	\$1,342	Q4 2024
613	1/1	614	1	\$474	\$820,000	\$1,336	Q4 2024
402	1/1	-	0	\$392	\$840,000	\$-	Q3 2023
105	2/2	880	1	\$472	\$845,000	\$960	Q1 2025
309	1/1	828	0	\$430	\$865,000	\$1,045	Q1 2024
410	2/1	816	1	\$530	\$899,000	\$1,102	Q2 2025
318	2/2	830	1	\$431	\$950,000	\$1,145	Q2 2024
317	2/2	847	0	\$432	\$970,000	\$1,145	Q1 2023
304	2/2	880	1	\$436	\$975,000	\$1,108	Q4 2024
314	2/2	1,042	0	\$451	\$1,000,000	\$960	Q4 2023
306	2/2	895	1	\$392	\$1,000,000	\$1,117	Q3 2023
320	2/2	1,011	0	\$454	\$1,030,000	\$1,019	Q1 2024
328	2/2.5	1,050	0	\$518	\$1,053,000	\$1,003	Q1 2024
505	2/2	900	1	\$474	\$1,073,000	\$1,192	Q3 2025
414	2/2	1,042	0	\$449	\$1,155,000	\$1,108	Q2 2024
412	2/2	1,011	1	\$433	\$1,155,000	\$1,142	Q1 2024
315	2/2	1,011	0	\$392	\$1,190,000	\$1,177	Q2 2023
511	2/2	1,031	1	\$565	\$1,325,000	\$1,285	Q3 2025
514	2/2	1,102	1	\$496	\$1,325,000	\$1,202	Q4 2025
326	2/3	1,143	0	\$462	\$1,392,400	\$1,218	Q2 2022

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



SERIF

[960 Market Street](#) at Turk | Mid-Market

Project Specs: 242 units, 12 stories; Average \$/SqFt: \$1,067 (closings)

Date On Market: April 2021

First Closings Released: October 2021

Developer: L37 Partners

Amenities: Bicycle parking, 24/7 attended lobby, rooftop solarium & lounge, and fitness center

Features & Finishes: Gas cooktop, electric wall oven, panelized refrigerator, combination super-matte and high-gloss lacquer cabinetry, Caesarstone quartz, Bendheim back-painted glass backsplash, Neptune bathtubs, Duravit toilets & vanities, mosaic matte porcelain tile, keyless entry by Salto Locks

Website: SerifSF.com



SERIF ACTIVE UNITS & CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



AVAILABLE UNITS

Unit	Bed/Bath	SQ. FT.	Parking*	HOA \$	\$	\$/SQ. FT.
806	0/1	339	0	\$658	\$386,500	\$1,140
808	0/1	398	0	\$658	\$449,000	\$1,128
317	0/1	504	0	\$756	\$459,000	\$911
514	0/1	567	0	\$756	\$499,000	\$880
423	1/1	559	0	\$756	\$509,000	\$911
817	0/1	504	0	\$756	\$519,500	\$1,031
603	1/1	640	0	\$823	\$685,500	\$1,071
807	1/1	651	0	\$823	\$709,000	\$1,089
220	2/2	999	0	\$1,008	\$899,000	\$900
715	2/2	885	0	\$957	\$1,050,000	\$1,186

MOST RECENT CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
618	0/1	365	0	\$598	\$378,000	\$1,036	Q3 2024
310	0/1	399	0	\$598	\$380,000	\$952	Q2 2024
508	0/1	397	0	\$598	\$398,000	\$1,012	Q1 2025
508	0/1	397	0	\$598	\$401,800	\$1,012	Q1 2025
710	0/1	399	0	\$656	\$413,000	\$1,035	Q3 2025
217	0/1	503	0	\$756	\$429,000	\$853	Q2 2025
414	0/1	567	0	\$756	\$484,000	\$854	Q2 2025
204	0/1	339	0	\$598	\$502,800	\$1,483	Q1 2022
417	0/1	504	0	\$685	\$505,600	\$1003	Q1 2025
523	1/1	559	0	\$756	\$529,000	\$946	Q3 2025
201	1/1	614	0	\$823	\$599,000	\$976	Q2 2025
314	0/1	567	0	\$685	\$599,000	\$1,056	Q2 2023
401	1/1	613	0	\$823	\$627,500	\$1,024	Q4 2025
301	1/1	616	0	\$745	\$653,800	\$1,061	Q2 2024
503	1/1	640	0	\$823	\$757,500	\$1,184	Q2 2025
215	2/2	878	0	\$865	\$938,000	\$1,068	Q2 2024
209	2/2	967	0	\$910	\$1,046,225	\$1,082	Q2 2024
215	2/2	878	0	\$865	\$1,205,000	\$1,372	Q4 2021

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



YERBA BUENA ISLAND

[724 Battery Street #1](#) at Broadway | Treasure Island

Project Specs: 266 units, 4 stories; \$/SqFt: \$1,276 (closings)

Date On Market: March 2021

Developer: Wilson Meany

Architect: Hart Howerton | **Interiors:** Meyer Davis

Amenities: Weight & cardio room, Yoga studio, Outdoor pool & hot tub, Massage room, Spa-inspired locker rooms, Steam & sauna rooms, Private dining room, Library Lounge, Game room, Outdoor fireplace, View terraces.

Features & Finishes: Gourmet chef's kitchens outfitted with custom Arclinea cabinetry and fully-integrated Miele refrigerator, dishwasher, gas cooktop and wine refrigerator. White oak plank flooring throughout each residence, High ceilings of 9' – 10.5" in living and bedroom spaces.

Website: YerbaBuenaIslandSF.com



YERBA BUENA ISLAND ACTIVE UNITS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*

AVAILABLE UNITS

Unit	Bed/Bath	SQ. FT.	Parking*	HOA \$	\$	\$/SQ. FT.	*Parking spaces offered a la carte at \$115K/space.
1 Bristol Ct #202	0/1	704	1	\$1,651	\$598,000	\$849	
1 Bristol Ct #315	1/1	920	1	\$1,695	\$695,000	\$755	
1 Bristol Ct #111	1/1	921	1	\$1,695	\$795,000	\$863	
1 Bristol Ct #217	1/1	1,116	1	\$1,734	\$895,000	\$802	
1 Bristol Ct #116	2/2.5	1,409	1	\$1,793	\$998,000	\$708	
1 Bristol Ct #428	2/2.5	1,340	1	\$1,779	\$1,125,000	\$840	
1 Bristol Ct #106	2/2.5	1,324	1	\$1,776	\$1,298,000	\$980	
38 Meadow Dr #2	3/3.5	2,518	1	\$2,310	\$1,995,000	\$792	
1 Bristol Ct #218	3/2.5	2,259	1	\$1,965	\$2,295,000	\$1,016	
38 Meadow Dr #1	2/2.5	2,261	1	\$2,222	\$2,495,000	\$1,103	
36 Meadow Dr #202	3/3.5	2,486	1	\$2,298	\$2,995,000	\$1,205	

CLOSINGS | 1 BRISTOL CT

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
228	0/1	612	1	\$1,633	\$476,000	\$778	Q2 2025
201	0/1	677	1	\$1,524	\$545,000	\$805	Q3 2024
219	1/1	936	1	\$1,698	\$698,700	\$746	Q3 2025
203	0/1	750	1	\$1,537	\$786,000	\$1,048	Q4 2024
120	0/1	610	1	\$1,492	\$855,000	\$1,402	Q3 2022
225	0/1	749	1	\$1,291	\$891,000	\$1,190	Q3 2022
603	0/1	749	0	\$1,291	\$900,000	\$1,202	Q3 2022
322	1/1	946	1	\$1,504	\$975,000	\$1,031	Q3 2022
422	1/1	946	1	\$1,504	\$1,105,000	\$1,168	Q3 2022
424	1/1	946	1	\$1,314	\$1,105,375	\$1,168	Q3 2022
209	1/1	898	1	\$1,308	\$1,106,800	\$1,233	Q3 2022
211	1/1	898	1	\$1,308	\$1,106,800	\$1,233	Q3 2022
323	1/1	965	1	\$1,531	\$1,180,000	\$1,223	Q3 2022
115	1/1	1,116	1	\$1,544	\$1,195,000	\$1,071	Q1 2024
510	1/1	946	1	\$1,502	\$1,198,500	\$1,267	Q3 2022
317	1/1	1,116	1	\$1,523	\$1,218,274	\$1,092	Q2 2023
119	2/2.5	1,402	1	\$1,655	\$1,295,000	\$924	Q3 2024
418	2/2.5	1,394	1	\$1,576	\$1,792,500	\$1,286	Q3 2022
214	1/1	1,066	1	\$1,542	\$1,805,000	\$1,693	Q2 2022
412	1/1	1,066	1	\$1,327	\$1,823,000	\$1,710	Q3 2022
514	2/2.5	1,340	1	\$1,576	\$1,842,500	\$1,375	Q2 2022
312	1/1	1,066	1	\$1,502	\$1,857,500	\$1,742	Q3 2022
406	2/2.5	1,329	1	\$1,574	\$2,106,000	\$1,585	Q3 2023
306	2/2.5	1,329	1	\$1,576	\$2,129,500	\$1,602	Q3 2022
404	2/2.5	1,406	1	\$1,582	\$2,220,000	\$1,579	Q2 2023
304	2/2.5	1,406	1	\$1,367	\$2,219,000	\$1,578	Q3 2022
316	3/2.5	2,259	1	\$1,809	\$3,110,000	\$1,377	Q4 2024
37 Meadow Dr #2	3/3.5	2,445	1	\$1,453	\$3,175,000	\$1,299	Q2 2024
37 Meadow Dr #4	3/3.5	2,443	1	\$1,444	\$3,195,000	\$1,308	Q2 2024

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



UNION HOUSE

[1515 Union Street](#) at Van Ness | Cow Hollow

Project Specs: Approximately 70% sold; 41 units, 6 stories; Average \$/SqFt: \$1,824 (closings)

Date On Market: February 2020

Closing Data Released: July 2020

Developer: DM Development

Architect: Handel Architects

Amenities: Showcase lobby with attendant, rooftop "Sky Lounge", art concierge program

Features & Finishes: Oversized picture frame windows, high ceilings, European wide-plank oak flooring throughout, dark oak cabinetry, Italian Carrera marble, freestanding tubs by Victoria & Albert, handmade white lacquer vanities, Waterworks fixtures in polished nickel

Website: UnionHouseSF.com



UNION HOUSE ACTIVE UNITS & CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



CLOSINGS | UNION HOUSE

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
5F	1/1	783	0	\$1,230	\$963,000	\$1,230	Q3 2024
4F	1/1	783	0	~\$880	\$1,249,000	\$1,595	Q2 2020
3G	1.5/1	913	0	~\$900	\$1,295,000	\$1,418	Q2 2020
4G	1.5/1	913	0	~\$925	\$1,375,000	\$1,418	Q2 2020
4D	1/1	882	0	\$942	\$1,425,000	\$1,616	Q4 2022
4E	1/1	955	0	~\$950	\$1,445,000	\$1,513	Q2 2020
5E	1/1	955	0	~\$970	\$1,495,000	\$1,565	Q2 2020
3D	1/1	882	0	\$1,020	\$1,505,000	\$1,706	Q2 2020
TH2	2/2.5	1,481	1	\$1,704	\$1,650,000	\$1,114	Q2 2024
3H	2/2	1,124	1	~\$1,150	\$1,790,000	\$1,593	Q3 2020
3B	2/2	1,243	1	\$1,309	\$2,000,000	\$1,609	Q3 2023
2A	2/2	1,381	1	\$1,241	\$2,050,000	\$1,484	Q4 2022
4B	2/2	1,247	1	\$1,309	\$2,200,000	\$1,764	Q2 2023
5H	2/2	1,124	1	~\$1,160	\$2,200,000	\$1,957	Q3 2020
3I	2/2	1,535	1	\$1,299	\$2,295,000	\$1,495	Q3 2021
TH1	3/3	1,815	1	~\$1,170	\$2,300,000	\$1,267	Q2 2020
3A	2/2	1,510	1	\$1,467	\$2,367,447	\$1,568	Q3 2023
2B	2/2	1,243	1	\$1,181	\$2,455,000	\$1,975	Q2 2022
PH4	2/2	1,618	1	\$2,200	\$2,550,000	\$1,576	Q3 2025
4C	2/2	1,232	1	\$1,182	\$2,537,000	\$2,059	Q1 2021
5B	2/2	1,243	1	\$1,181	\$2,750,000	\$2,212	Q3 2021
2D	2/3	1,502	1	\$1,299	\$2,799,000	\$1,864	Q2 2022
PH3	2/2	1,772	1	\$2,087	\$2,950,000	\$1,665	Q3 2025
4A	2/2	1,508	1	\$1,299	\$3,040,000	\$2,016	Q1 2021
6D	2/2	1,618	1	~\$1,250	\$3,255,000	\$2,012	Q3 2020
6E	3/2.5	1,871	1	\$2,134	\$3,700,000	\$1,978	Q2 2025
PH5	3/2.5	1,943	1	\$2,200	\$4,425,000	\$2,277	Q2 2025
6A	3/3	2,362	0	~\$1,450	\$6,000,000	\$2,540	Q1 2023
PH2	3/2.5	2,015	1	\$1,504	\$6,075,000	\$3,015	Q3 2021
PH1	3/3	2,015	1	\$1,678	\$7,375,000	\$2,015	Q4 2021

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



CRESCENT

[875 California Street](#) at Powell St | Nob Hill

Project Specs: 44 units, 6 stories, Average \$/SqFt (closings): \$1,642

Date On Market: February 2020

Developer: Grosvenor

Architect: Robert A.M. Stern/BDE

Amenities: Full-time lobby attendant, showcase lobby, drawing room with fireplace, outdoor garden, fitness and yoga studios, roof terrace with barbecue, double-sided fireplace, and a dining area

Features & Finishes: Oversized bronze beveled case-ment windows, custom cabinetry engineered in Germany, honed Mediterraneo marble countertops and backsplash, Sub-Zero® refrigerator, Wolf® appliances. Dornbracht chrome faucet with hand spray

Website: CrescentNobHill.com



CRESCENT ACTIVE UNITS & CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



CLOSINGS | CRESCENT

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
307	1/1	747	1	\$1,763	\$1,090,000	\$1,459	Q4 2023
306	1/1	647	1	\$1,583	\$1,150,000	\$1,777	Q2 2023
203	1/1	817	1	\$1,645	\$1,325,000	\$1,622	Q1 2022
404	2/2	1,201	1	\$2,008	\$1,595,000	\$1,328	Q4 2024
405	2/2	1,321	1	\$2,039	\$1,595,000	\$1,207	Q2 2024
407	2/2	1,421	1	\$2,071	\$1,600,000	\$1,126	Q2 2024
605	2/2	1,212	1	\$2,085	\$1,700,000	\$1,403	Q2 2025
102	1/1.5	1,324	1	\$1,932	\$1,830,000	\$1,382	Q1 2023
507	2/2	1,421	1	\$2,071	\$1,900,000	\$1,337	Q4 2024
501	2/2	1,408	1	\$2,071	\$1,905,000	\$1,353	Q1 2024
604	2/2	1,191	1	\$1,997	\$1,925,000	\$1,616	Q4 2024
601	2/2	1,408	1	\$2,071	\$1,945,125	\$1,381	Q1 2025
603	2/2.5	1,315	1	\$2,123	\$1,965,000	\$1,494	Q2 2025
303	2/2	1,298	1	\$1,903	\$2,080,000	\$1,602	Q3 2023
602	2/2.5	1,358	1	\$2,039	\$2,150,000	\$1,583	Q3 2024
402	2/2	1,444	1	\$1,840	\$2,320,000	\$1,607	Q3 2021
702	2/3	1,623	1	\$2,258	\$2,570,000	\$1,583	Q2 2025
PH1	3/2.5	2,020	2	\$2,712	\$4,900,000	\$2,426	Q3 2025
PH2	3/3	1,825	2	\$2,325	\$6,000,000	\$3,288	Q1 2022

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



ONE STEUART LANE

[1 Steuart Lane](#) at The Embarcadero | Waterfront

Project Specs: 120 units; no BMRs, 20 stories, 4,500 Sq. Ft. of ground-floor retail; approximate \$/SqFt (closings): \$3,012

Date On Market: February 2020

First Closings Released: September 2021

Developer: John Buck Co. / Paramount Group / SRE Group Limited

Architect: Skidmore, Owing, and Merrill (SOM)

Amenities: Full time doorman and valet, second floor resident lounge, grand dining room with gourmet kitchen, bay view grand terrace with barbecue, grand spa suite includes fitness studio, aromatherapy showers, outdoor yoga

Features & Finishes: White marble island and kitchen counters and backsplash, custom cabinetry, free-standing marble tubs in bathrooms

Website: OneSteuartLane.com



ONE STEUART LANE UNITS & CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT CURRENTLY SELLING



AVAILABLE UNITS | ONE STEUART LANE

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
407	1/1	917	1	\$2,648	\$1,150,000	\$1,254
509	1/1	880	1	\$2,632	\$1,295,000	\$1,472
305	2/2	1,770	1	\$3,026	\$2,695,000	\$1,523
803	2/2	1,834	1	\$3,053	\$3,695,000	\$2,015
1103	2/2	1,370	0	\$3,549	\$3,990,000	\$2,912
1502	2/2.5	1,679	1	\$2,985	\$4,295,000	\$2,558
601	2/3	2,500	1	\$3,349	\$6,895,000	\$2,758
1903	3/3	2,704	1	\$3,437	\$6,936,000	\$2,565
1901	3/3	2,914	1	\$3,530	\$11,500,000	\$3,946

CLOSINGS | ONE STEUART LANE

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
308	1/1	1,101	1	\$2,730	\$1,181,500	\$1,073	Q3 2025
409	1/1	880	1	\$2,584	\$1,250,000	\$1,420	Q4 2021
202	2/2	1,222	1	\$2,661	\$1,895,000	\$1,551	Q3 2021
506	2/2	1,520	1	\$2,728	\$2,095,000	\$1,378	Q2 2022
503	1/2	1,405	1	\$2,702	\$2,310,000	\$1,644	Q3 2021
1202	2/2.5	-	1	\$2,764	\$3,990,000	\$-	Q3 2022
1502	2/3	1,679	1	\$2,764	\$4,795,000	\$2,856	Q3 2021
510	2/3	2,278	1	\$2,899	\$5,595,000	\$2,456	Q1 2022
806	3/3	2,351	1	\$3,254	\$6,995,000	\$2,975	Q1 2024
906	3/3	2,559	1	\$3,374	\$7,100,000	\$2,775	Q1 2025
1006	3/3	2,559	1	\$3,253	\$7,445,000	\$2,909	Q1 2024
1201	3/3	2,556	1	\$2,962	\$8,600,000	\$3,365	Q2 2022
1601	2/3	2,161	1	\$2,873	\$8,670,000	\$4,012	Q3 2021
701	3/3	2,245	1	\$2,892	\$8,980,000	\$4,000	Q4 2021
1101	2/3	2,345	1	\$2,914	\$8,995,000	\$3,836	Q3 2021
901	3/3	2,974	1	\$3,557	\$9,100,000	\$3,060	Q3 2025
1001	3/3	2,974	1	\$3,430	\$9,250,000	\$3,110	Q4 2024
1904	3/3	2,924	1	\$3,045	\$9,775,000	\$3,343	Q4 2021
2001	3/2.5	2,340	1	\$2,914	\$10,500,000	\$4,487	Q3 2022
2004	3/3	2,589	1	\$2,969	\$11,500,000	\$4,442	Q4 2021

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



2177 THIRD

[2177 3rd Street](#) at 19th St | Dogpatch

Status: Approximately 80% sold, Average \$/SqFt: \$1,298 (closings)

Project Specs: 114 units, 0 BMRs, 4 stories, 50 parking spaces.

Date On Market: November 2019

First Closing Data: September 2020

Developer: Align Real Estate

Architect: Woods Bagot

Amenities: Center courtyard, roof deck, residence lounge, fitness room, workshop, pet spa, car share

Features & Finishes: Open floor plans, modular floor-to-ceiling windows, private balconies, Miele appliances, custom italian cabinetry, Greek Naxos Crystallina White marble countertops, optional kitchen islands, full height matching marble backsplash, under cabinet LED lighting

Website: 2177third.com



2177 THIRD UNITS & CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*

AVAILABLE UNITS | 2177 THIRD

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
721	2/2	1,470	2	\$1,322	\$3,200,000	\$2,177

MOST RECENT CLOSINGS | 2177 THIRD

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
713	0/1	502	0	\$986	\$547,500	\$1,091	Q4 2024
613	0/1	502	0	\$742	\$688,000	\$1,371	Q3 2022
307	0/1	520	0	\$743	\$699,000	\$1,344	Q3 2021
322	1/1	651	0	\$1,043	\$711,500	\$1,043	Q1 2025
422	1/1	651	0	\$1,042	\$729,000	\$1,120	Q3 2025
605	1/1	719	0	\$1,063	\$731,500	\$1,017	Q4 2024
709	1/1	717	0	\$1,062	\$741,500	\$1,034	Q1 2025
223	1/1	654	0	\$1,040	\$761,500	\$1,164	Q1 2024
704	1/1	686	0	\$1,052	\$799,000	\$1,165	Q2 2024
208	1/1	691	0	\$802	\$820,000	\$1,187	Q1 2021
622	1/1	651	1	\$1,039	\$829,000	\$1,273	Q1 2025
104	1/1	828	1	\$1,102	\$829,000	\$1,001	Q4 2024
522	1/1	651	1	\$895	\$855,000	\$1,313	Q4 2023
524	1/1	644	1	\$893	\$855,000	\$1,328	Q3 2023
722	1/1	651	1	\$1,039	\$890,000	\$1,367	Q3 2024
705	1/1	719	1	\$916	\$899,000	\$1,250	Q2 2023
708	1/1	691	1	\$907	\$911,500	\$1,319	Q3 2023
411	1/1	751	0	\$826	\$927,500	\$1,235	Q2 2021
311	1/1	751	1	\$1,075	\$929,000	\$1,237	Q2 2024
405	1/1	719	0	\$825	\$932,500	\$1,297	Q1 2021
423	1/1	654	1	\$802	\$940,000	\$1,437	Q2 2023
609	1/1	719	1	\$825	\$995,000	\$1,384	Q1 2021
511	1/1	751	0	\$826	\$1,020,000	\$1,358	Q1 2022
102	2/2	1,020	1	\$1,012	\$1,175,000	\$1,152	Q3 2023
615	2/2	1,155	0	\$1,214	\$1,220,000	\$1,056	Q4 2025
702	2/2	981	1	\$999	\$1,299,000	\$1,324	Q3 2023
723	1/1	654	1	\$802	\$1,300,000	\$1,988	Q3 2021
602	2/2	981	1	\$918	\$1,340,000	\$1,366	Q1 2022
215	2/2	1,155	1	\$1,054	\$1,341,000	\$1,161	Q4 2023
406	2/2	958	1	\$918	\$1,360,000	\$1,420	Q2 2021
314	2/2	1,002	1	\$941	\$1,400,000	\$1,397	Q1 2021
715	2/2	1,155	1	\$1,054	\$1,449,523	\$1,255	Q3 2023
415	2/2	1,155	1	\$982	\$1,495,000	\$1,294	Q1 2021
514	2/2	1,002	1	\$942	\$1,550,000	\$1,547	Q3 2021
612	2/2	1,108	1	\$982	\$1,620,000	\$1,462	Q1 2022
225	3/2	1,420	1	\$1,305	\$1,629,000	\$1,147	Q3 2025
321	3/2	1,420	1	\$1,305	\$1,645,000	\$1,158	Q3 2025
421	3/2	1,420	1	\$1,305	\$1,675,000	\$1,180	Q2 2025
325	3/2	1,420	1	\$1,305	\$1,687,500	\$1,188	Q1 2025
521	3/2	1,420	1	\$1,305	\$1,760,000	\$1,240	Q2 2025
621	2/2	1,420	1	\$1,138	\$2,160,000	\$1,521	Q2 2022

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



950 TENNESSEE

[950 Tennessee Street](#) at 20th St | Dogpatch

Average \$/SqFt (closings): \$1,256

Project Specs: 108 units, 0 BMRs, 4 stories, 50 parking spaces.

Date On Market: November 2019

Developer: ORYX Partners

Architect: Handel

Amenities: Communal courtyard, showcase lobby, shared rooftop deck, dog wash

Features & Finishes: Wide-plank Desert Oak hardwood flooring, Floor-to-ceiling windows with views, operable double-pane windows, Domus & Domus wood cabinetry with integrated lighting, Caesarstone countertops and ceramic backsplash, Bosch refrigerators and dishwashers, Bertazonni ovens, Kohler under-mount sinks, Victoria + Albert freestanding bathtubs

Website: 950tennessee.com



ACTIVE UNITS & CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*

AVAILABLE UNITS | 2177 THIRD

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
410	2/2.5	1,372	1	\$910	\$1,524,000	\$1,111

CLOSINGS | 950 TENNESSEE

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
317	0/1	432	0	\$436	\$485,000	\$1,123	Q3 2023
118	0/1	472	0	\$480	\$560,000	\$1,186	Q1 2024
105	0/1	460	0	\$435	\$579,000	\$1,259	Q2 2021
217	0/1	432	0	\$435	\$595,000	\$1,377	Q1 2022
112	0/1	460	0	\$435	\$595,000	\$1,293	Q4 2021
205	0/1	438	0	\$435	\$629,000	\$1,436	Q1 2021
102	0/1	473	0	\$435	\$638,686	\$1,350	Q4 2020
114	0/1	472	0	\$435	\$645,000	\$1,367	Q1 2022
204	0/1	467	1	\$435	\$715,000	\$1,531	Q4 2020
316	1/1	791	1	\$665	\$849,000	\$1,073	Q4 2025
108	1/1	776	1	\$544	\$897,000	\$1,156	Q4 2020
225	1/1	795	1	\$544	\$909,000	\$1,143	Q1 2021
123	1/1	796	1	\$544	\$960,000	\$1,206	Q2 2021
209	1/1	789	1	\$544	\$965,000	\$1,223	Q1 2021
416	1/1	919	1	\$734	\$984,000	\$1,071	Q4 2025
302	1/1	959	1	\$699	\$995,000	\$1,038	Q1 2023
101	1/1	846	1	\$577	\$995,000	\$1,176	Q4 2021
122	2/2	870	1	\$577	\$1,104,000	\$1,269	Q2 2021
227	2/2	973	1	\$599	\$1,139,000	\$1,171	Q2 2021
321	1/1	902	1	\$544	\$1,149,000	\$1,274	Q2 2021
224	1/1	885	1	\$577	\$1,159,000	\$1,310	Q1 2022
211	2/2	1,073	1	\$638	\$1,199,000	\$1,117	Q1 2021
411	2/2	1,077	1	\$711	\$1,205,000	\$1,119	Q2 2024
401	2/2	1,005	1	\$711	\$1,220,500	\$1,214	Q1 2024
404	2/2	1,024	1	\$711	\$1,270,000	\$1,240	Q2 2024
407	2/2	1,144	1	\$677	\$1,275,000	\$1,115	Q4 2023
214	2/2	1,083	1	\$638	\$1,289,000	\$1,190	Q2 2021
127	3/2	1,442	1	\$943	\$1,290,000	\$895	Q2 2025
215	2/2	1,223	1	\$779	\$1,349,000	\$1,103	Q2 2024
110	2/2	1,160	1	\$676	\$1,358,000	\$1,171	Q2 2022
213	2/2.5	1,379	1	\$823	\$1,495,000	\$1,084	Q3 2024
310	2/2	1,224	1	\$698	\$1,540,000	\$1,258	Q2 2023
312	3/2.5	1,420	1	\$853	\$1,595,000	\$1,123	Q3 2024
125	2/2	1,419	1	\$764	\$1,672,000	\$1,178	Q3 2022

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



ONE ELEVEN

[588 Minna Street](#) at 7th St | South of Market

Project Specs: Approximately 45% sold; 39 units, no BMRs, 8 stories, 14 parking spaces, 40 bicycle parking spaces ground-level retail space. Average \$/SqFt (closings): \$1,007

Date On Market: October 2019

Developer: Fulton Street Ventures

Architect: Architecture International

Amenities: Shared roof deck with lounge seating and BBQ, shared terrace on 2nd level, Secure package room, storage spaces available

Features & Finishes: Bosch appliances, quartz countertops, floating vanities, Kohler fixtures, Porcelain tile flooring in bathroom, hardwood floors in main living room, carpet in bedrooms

Website: OneElevenSF.com

AVAILABLE UNITS - ON HOLD

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
503	1/1	696	0	\$667	\$550,000	\$790
304	2/2	981	1	\$867	\$760,000	\$775
704	2/2	1,055	1	\$757	\$799,000	\$757

CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
505	1/1	529	0	\$523	\$450,000	\$851	Q2 2023
705	1/1	501	0	\$523	\$475,000	\$948	Q2 2023
805	1/1	501	0	\$523	\$500,000	\$998	Q2 2024
202	1/1	658	0	\$679	\$523,000	\$795	Q4 2024
406	1/1	690	1	\$556	\$570,000	\$826	Q2 2023
506	1/1	644	0	\$556	\$580,000	\$901	Q2 2024
401	2/2	998	1	\$867	\$686,500	\$688	Q3 2025
601	2/2	998	1	\$680	\$740,000	\$741	Q4 2023
701	2/2	998	1	\$680	\$774,000	\$776	Q1 2024
501	2/2	998	1	\$680	\$775,000	\$777	Q2 2024
201	2/2	976	1	\$680	\$845,000	\$866	Q2 2023
301	2/2	998	1	\$680	\$999,000	\$1,001	Q2 2021
204	2/2	981	1	~\$630	\$1,039,000	\$1,059	Q1 2021
404	2/2	981	1	~\$630	\$1,109,000	\$1,130	Q1 2021
504	2/2	981	1	~\$630	\$1,119,000	\$1,141	Q1 2021

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



THE WESTERLY

[3535 Wawona Street](#) at Sloat | Outer Parkside

Project Specs: 56 units, 7 BMRs, 5 stories, commercial parking spaces, 25 bicycle parking spaces, 117,000 SqFt of retail space; Average \$/SqFt: \$1,210 (closings)

Date On Market: July 2019

First Closing Data: September 2020

Developer: Propriis

Architect: ATI Architects

Amenities: Owner's lounge and co-work space with social seating, Sunset Club lounge with private event space, community herb gardens, dog wash station

Features & Finishes: Bertazzoni appliances, quartz countertops, custom cabinets from Spain, Kohler chrome fixtures throughout; Upgrade features include: Miele appliance package, custom window coverings, closet organizers, on-site storage

Website: TheWesterlySF.com



CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
317	1/1	675	0	\$450	\$759,000	\$1,124	Q4 2020
235	1/1	762	0	\$453	\$797,000	\$1,046	Q1 2021
233	1/1	758	0	\$445	\$799,000	\$1,054	Q4 2020
333	1/1	758	0	\$450	\$820,000	\$1,082	Q4 2020
335	1/1	762	0	\$447	\$820,000	\$1,076	Q4 2020
218	2/2	995	0	\$550	\$1,080,421	\$1,086	Q4 2020
424	1/1	803	0	\$475	\$1,090,000	\$1,357	Q4 2020
417	2/1	880	0	\$500	\$1,117,300	\$1,270	Q3 2020
522	2/2	1,061	1	\$546	\$1,468,500	\$1,384	Q4 2020
435	2/2	1,020	1	\$546	\$1,490,000	\$1,461	Q4 2020
523	2/2	1,220	1	\$673	\$1,520,000	\$1,246	Q2 2023
532	2/2	1,193	0	\$485	\$1,526,000	\$1,279	Q1 2022
323	2/2	1,222	0	\$569	\$1,550,000	\$1,268	Q2 2022
517	3/2	1,188	0	\$552	\$1,622,000	\$1,365	Q3 2021

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



FOUR SEASONS PRIVATE RESIDENCES

[706 Mission Street](#) at 3rd | Yerba Buena

Project specs: 146 units (18 in the Aronson building, 128 in the tower), 43 stories, 470 parking spaces, 4,800 square feet of ground level retail/restaurant shell space; Average \$/SqFt: \$2,562 (closings)

Date On market: May 2019

Developer: Westbrook Partners

Architect: Handel Architects LLP

Amenities: 5-star hotel-style amenities; State-of-the-art fitness center, lounge with bar and fireplace, private dining and tasting room, an outdoor terrace, and a ground floor cultural museum

HOA dues: Range from the low \$3,000s to low \$5,000s depending on square footage including full Four Seasons anticipatory service level, earthquake insurance, 1 car valet parking

Website: [706SF.com](#)



ACTIVE UNITS & CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



AVAILABLE UNITS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
10C	2/2	1,301	1	\$3,586	\$1,550,000	\$1,442
11A	3/3.5	3,146	1	\$5,005	\$4,900,000	\$1,453

CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
14C	1/1	1,075	1	\$3,141	\$1,950,000	\$1,814	Q4 2021
8C	2/2	1,277	1	-	\$2,150,000	\$1,684	Q3 2021
16D	2/3	2,843	1	\$4,772	\$3,300,000	\$1,161	Q4 2025
17D	2/2	1,932	1	-	\$3,660,000	\$1,894	Q2 2021
16B	3/3	2,911	1	-	\$3,900,000	\$1,340	Q2 2023
601	2/3	2,780	1	-	\$5,444,444	\$1,958	Q1 2022
703	2/3	2,944	1	-	\$5,450,000	\$1,851	Q4 2021
1001	2/3	2,780	1	-	\$5,770,000	\$2,076	Q2 2021
18A	3/4	3,205	1	\$4,482	\$7,500,000	\$2,340	Q3 2021
35B	3/4.5	4,242	1	\$5,846	\$8,750,000	\$2,063	Q3 2025
36A	3/4	3,590	1	\$4,725	\$9,000,000	\$2,507	Q3 2021
37B	3/4.5	4,242	1	\$5,846	\$9,250,000	\$2,181	Q3 2025
38B	3/4	4,242	1	\$5,134	\$11,340,000	\$2,673	Q4 2020
14B	4/5	4,605	1	\$5,363	\$12,555,000	\$2,726	Q4 2020

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



THE AVERY SF

[420-488 Folsom Street](#) at 1st | Transbay

Status: Approximately 50% sold, Average \$/SqFt (recent closings): \$1,985

Project specs: 118 units; 56 stories

Date On market: June 2018

Developer: Related California

Architect: OMA

Amenities: 24/7 attended lobby with concierge, 24/7 valet parking in private on-site garage, package room with refrigerated storage, in-home package delivery, pet spa, exclusive-use car shuttle service, storage lockers, bicycle storage with maintenance station, indoor lap pool, Equinox®-curated fitness center, fireplace lounge, game room

Features & Finishes: Michelangelo marble countertops, custom oak countertops, chrome Dornbracht fixtures, mosaic tile

Website: TheAverySF.com



THE AVERY ACTIVE UNITS & CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*

AVAILABLE UNITS - THE AVERY

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
5004	11.5	987	1	\$2,135	\$1,325,000	\$1,342
4204	22.5	1,549	1	\$2,287	\$2,275,000	\$1,469
3905	22.5	1,652	1	\$2,315	\$2,695,000	\$1,631
3602	33	1,898	1	\$2,381	\$3,695,000	\$1,947
4601	33	2,159	1	\$2,452	\$4,950,000	\$2,293
5501	4/5	4,176	2	\$2,852	\$11,250,000	\$2,694

MOST RECENT CLOSINGS - THE AVERY

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
5104	1/1.5	987	1	\$2,135	\$1,325,000	\$1,342	Q4 2025
4804	1/1	987	1	\$1,803	\$1,550,000	\$1,570	Q3 2023
4206	2/2	1,142	1	\$1,997	\$1,695,000	\$1,484	Q3 2024
4306	2/2	1,142	1	\$1,997	\$1,745,000	\$1,528	Q4 2024
4203	1/2	921	1	\$1,672	\$1,775,000	\$1,927	Q2 2022
4106	2/2	1,142	1	\$1,633	\$1,995,000	\$1,747	Q1 2022
4406	2/2	1,142	1	\$1,633	\$2,050,000	\$1,795	Q4 2021
3706	2/2	1,249	1	\$1,662	\$2,100,000	\$1,681	Q3 2021
3302	2/2.5	1,549	1	\$1,957	\$2,200,000	\$1,420	Q2 2023
4104	2/2.5	1,549	1	\$1,994	\$2,350,000	\$1,517	Q2 2023
4305	2/2.5	1,652	1	\$2,134	\$2,495,000	\$1,510	Q2 2024
4405	2/2.5	1,652	1	\$2,315	\$2,500,000	\$1,513	Q4 2025
4004	2/2	1,549	1	\$1,796	\$2,625,000	\$1,695	Q1 2022
4005	2/2	1,652	1	\$1,771	\$2,885,000	\$1,746	Q2 2021
3303	2/2	1,700	1	\$1,783	\$2,925,000	\$1,721	Q4 2021
4205	2/2.5	1,652	1	\$1,824	\$3,085,000	\$1,867	Q2 2022
4803	2/2	1,832	1	\$1,819	\$3,400,000	\$1,856	Q2 2021
4401	3/3	1,934	1	\$2,210	\$3,485,000	\$1,802	Q4 2024
4805	2/2	1,811	1	\$1,814	\$3,500,000	\$1,933	Q4 2021
3502	3/3	1,898	1	\$1,890	\$3,600,000	\$1,897	Q4 2022
4201	3/3	1,934	1	\$1,847	\$3,630,000	\$1,877	Q2 2021
4301	3/3	1,934	1	\$1,847	\$3,700,000	\$1,913	Q3 2021
3501	3/3	2,053	1	\$1,932	\$3,750,000	\$1,827	Q2 2022
5005	2/2	1,811	1	\$1,867	\$3,755,000	\$2,073	Q1 2022
4501	3/3	1,934	1	\$2,391	\$3,795,000	\$1,962	Q2 2025
3701	3/3.5	2,195	1	\$2,281	\$3,800,000	\$1,731	Q1 2024
3802	3/3	1,901	1	\$1,891	\$3,850,000	\$2,025	Q1 2022
3601	3/3.5	2,200	1	\$2,463	\$3,950,000	\$1,795	Q1 2025
4202	3/3	1,888	1	\$1,888	\$4,075,000	\$2,158	Q1 2022
4802	3/3	2,064	1	\$1,882	\$4,325,000	\$2,095	Q1 2021
4902	3/3	2,064	1	\$1,882	\$4,375,000	\$2,120	Q1 2021
4702	3/3	2,064	1	\$1,882	\$4,550,000	\$2,204	Q2 2021
5102	3/3	2,064	1	\$1,882	\$4,575,000	\$2,217	Q1 2021
4801	3/3	2,159	1	\$2,452	\$4,600,000	\$2,131	Q2 2025
4901	3/3	2,159	1	\$1,908	\$4,625,000	\$2,142	Q2 2021
4602	3/3	2,064	1	\$1,935	\$4,950,000	\$2,398	Q1 2022
5201	3/3	2,159	1	\$1,907	\$5,350,000	\$2,478	Q3 2021
5302	3/2	4,312	1	\$2,489	\$9,250,000	\$2,145	Q1 2021
5402	3/4	4,312	1	\$2,489	\$11,150,000	\$2,586	Q4 2021
5602	3/3	4,312	2	\$2,852	\$11,250,000	\$2,609	Q4 2024

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*



181 FREMONT RESIDENCES

[181 Fremont St](#) at Howard | Transbay/South Beach

Status: Approximately 65% sold, Average \$/SqFt (closings): \$2,868

Project specs: 67 units: 55 residences & 12 accessory suites, 70-story residential/office tower (residence floors: 54-70)

Ground broken: Q4 2013 Date on Market: May 2016

Developer: Jay Paul Architect: Heller Manus

Interiors: Orlando Diaz

Features & Finishes: Exoskeleton structural system with column-less interiors, Earthquake insurance, LEED Platinum, Calacatta marble lobby and corridor accents, Paldao wood lacquer veneer entry doors, Polished brass entry door handles, Floor-to-ceiling windows, Approx. 9' ceilings, Kitchens with quartzite counter tops/Valcucine glass cabinetry/Liebherr, Miele, Sub Zero, Bosch appliances, Master baths with full-height slab honed Arabescato Corchia marble walls/slab marble heated floors/Kohler, Dornbracht, Hansgrohe, Duravit fixtures, Ann Sacks pebble shower floors, Solid bronze door knobs, French oak floors, Recessed cove soffit lighting, Ceruse-ebonized oak wall accents and entertainment cabinet, Lutron motorized shades, Glass beaded wall paper, Bay and City views

Amenities: Lobby attendant, Full-time concierge, Valet parking, 7th-floor Sky Bridge to Transbay City Park, 52nd amenity floor with: Fitness center, Yoga room, Library, Conference room, Catering kitchen, Bar, Lounge, Wrap-around terrace

Website: 181Fremont.com



ACTIVE LISTINGS AND CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT *CURRENTLY SELLING*

AVAILABLE UNITS | 181 FREMONT

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
54L	1/1	580	1	\$2,152	\$995,000	\$1,716
65C	2/2.5	1,262	1	\$3,839	\$2,495,000	\$1,977
63A	3/3.5	1,882	1	\$4,178	\$3,990,000	\$2,120
56B	2/2.5	2,226	1	\$4,332	\$3,995,000	\$1,795
68B	2/2.5	3,256	1	\$4,827	\$9,950,000	\$3,056
70	4/6.5	6,941	3	\$6,670	\$35,000,000	\$5,043

MOST RECENT CLOSINGS | 181 FREMONT

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
54M	1/1	664	1	\$3,253	\$1,075,000	\$1,619	Q3 2024
54C	1/1	605	1	~\$2,646	\$1,400,000	\$2,314	Q2 2018
60C	2/2.5	1,262	1	\$3,839	\$1,995,000	\$1,581	Q2 2025
64C	2/2.5	1,260	1	\$3,594	\$2,310,000	\$1,833	Q4 2024
65D	2/2	1,555	1	\$3,758	\$2,900,000	\$1,865	Q2 2024
64D	2/2	1,577	1	\$3,405	\$2,900,000	\$1,839	Q1 2024
63D	2/2	1,611	1	\$2,810	\$3,450,000	\$2,142	Q4 2021
63A	3/3.5	1,882	1	\$4,178	\$3,500,000	\$1,860	Q3 2025
61D	2/2	1,637	1	\$2,738	\$3,500,000	\$2,138	Q3 2021
57C	2/2	1,605	1	~\$2,945	\$3,670,000	\$2,287	Q2 2018
56B	2/2.5	2,226	1	\$4,332	\$3,900,000	\$1,752	Q3 2025
56A	2/2.5	1,985	1	\$3,661	\$4,000,000	\$2,015	Q1 2024
58D	2/2.5	1,775	1	~\$2,945	\$4,120,500	\$2,321	Q2 2019
62A	3/3.5	1,914	1	\$3,093	\$4,200,000	\$2,194	Q3 2022
67C	2/2.5	1,748	1	\$3,860	\$4,250,000	\$2,431	Q1 2024
55D	2/2	1,841	1	~\$2,945	\$4,250,000	\$2,309	Q2 2018
57D	2/2	1,798	1	~\$2,945	\$4,360,000	\$2,425	Q2 2018
59D	2/2	1,744	1	~\$2,945	\$4,415,100	\$2,532	Q2 2018
55A	2/3	2,013	1	\$2,963	\$4,935,000	\$2,452	Q1 2021
58A	2/2	1,926	1	~\$2,995	\$4,999,000	\$2,596	Q3 2018
55B	2/2	2,266	1	~\$3,020	\$5,533,500	\$2,442	Q2 2018
65A	3/3.5	1,827	1	~\$3,045	\$5,750,000	\$3,147	Q2 2018
60A	3/3	1,972	1	~\$3,045	\$5,773,000	\$2,927	Q2 2018
59B	2/2	2,093	1	~\$3,050	\$5,815,000	\$2,778	Q3 2019
57B	2/2	2,188	1	~\$3,075	\$5,910,000	\$2,701	Q3 2019
61B	3/4	2,314	2	\$3,062	\$6,600,000	\$2,852	Q1 2021
60B	3/3.5	2,358	1	~\$3,639	\$6,820,000	\$2,892	Q2 2018
63B	3/4	1,882	1	~\$3,639	\$6,850,000	\$3,640	Q2 2018
61B	3/3.5	2,314	1	~\$3,667	\$6,855,000	\$2,962	Q2 2018
64B	3/3	2,152	1	~\$3,667	\$6,900,000	\$3,206	Q2 2018
65B	3/3.5	2,097	1	~\$3,695	\$7,200,000	\$3,433	Q2 2018
67B	3/3.5	2,450	2	~\$3,844	\$8,750,000	\$3,571	Q3 2018
68A	2/2.5+Den	3,368	2	\$3,992	\$14,500,000	\$4,305	Q3 2018
69A	3/3.5	3,326	2	~\$3,992	\$15,000,000	\$4,510	Q2 2018

DEVELOPMENT SNAPSHOT CURRENTLY SELLING



FULTON 555

[555 Fulton Street](#) at Octavia | Hayes Valley

Status: Approximately 80% sold, Average \$/SqFt: \$1,173 (recent closings)

Project specs: 139 units, 17 BMRs, 5-stories, 148 parking spaces (77 retail/68 residential)

Ground Broken: May 2014

Developer: Fulton St Ventures Architect: Ian Birchall

Features & Finishes: Bosch appliances, Hardwood floors, Concrete construction

Amenities: Lounge, Roof terrace, Dog park, Bicycle repair station, Conference room, Part-time lobby attendant, Zixx valet, 30,000 SqFt grocery store

Website: Fulton555.com

MOST RECENT CLOSING DETAILS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
328	0/1	536	0	\$610	\$599,000	\$1,118	Q1 2021
405	1/1	504	0	\$610	\$649,000	\$1,288	Q1 2021
323	1/1	761	0	\$681	\$710,000	\$933	Q4 2023
225	1/1	712	0	\$680	\$712,000	\$1,000	Q1 2021
326	1/1	716	0	\$681	\$725,000	\$1,013	Q1 2024
510	1/1	499	0	\$600	\$725,000	\$1,453	Q2 2022
223	1/1	716	0	\$681	\$730,000	\$1,020	Q1 2022
226	1/1	729	0	\$680	\$739,000	\$1,014	Q2 2021
335	1/1	716	0	\$680	\$739,000	\$1,032	Q1 2021
435	1/1	716	0	\$680	\$745,000	\$1,041	Q1 2021
327	1/1	725	0	\$681	\$750,000	\$1,034	Q1 2022
330	1/1	715	0	\$681	\$785,000	\$1,098	Q1 2022
321	1/1	644	0	\$665	\$799,000	\$1,241	Q2 2021
219	1/1	705	0	\$680	\$799,000	\$1,133	Q1 2021
325	1/1	681	0	\$681	\$849,000	\$1,247	Q1 2022
408	2/2	713	1	\$709	\$949,000	\$1,331	Q1 2021
218	2/1	798	1	\$681	\$1,057,000	\$1,325	Q2 2021
217	2/2	1,124	1	\$821	\$1,080,000	\$961	Q4 2023
418	2/2	920	1	\$792	\$1,099,000	\$1,195	Q1 2021
412	2/2	1,065	1	\$880	\$1,190,000	\$1,117	Q2 2025
524	2/2	890	1	\$755	\$1,199,000	\$1,347	Q2 2021
212	2/2	1,043	1	\$821	\$1,199,000	\$1,150	Q2 2021
417	2/2	1,041	1	\$821	\$1,120,500	\$1,076	Q4 2021
203	2/2	1,092	1	\$821	\$1,209,000	\$1,107	Q2 2021
312	2/2	1,051	1	\$820	\$1,299,000	\$1,236	Q2 2021
519	4/3	2,405	1	\$1,306	\$2,265,000	\$941	Q3 2021

DEVELOPMENT SNAPSHOT CURRENTLY SELLING



SAN FRANCISCO SHIPYARD

Innes Avenue and Donahue Street - Hunters Point

Average \$/SqFt \$809 (closings)

Project specs: One or two-car parking for townhomes, One-car parking for flats, Approximate HOA fees: \$200 - \$250 (townhomes), \$350 - \$600 (flats)

Developer: Lennar Urban

Features & Finishes: Nest thermostats and smoke/carbon dioxide detectors, Bosch appliances, Caesarstone and quartz counter tops, Barbosa high-gloss cabinetry, Porcelanosa bathroom floors, Plyboo wire-brushed hardwood floors, Private outdoor spaces, Secured parking, Dropcam

Amenities: Complimentary Downtown shuttle, Terraces, Bicycle parking

Website: TheSFShipyard.com



AVAILABLE UNITS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.
52 Kirkwood Ave #406	0/1	552	0	\$716	\$399,000	\$723
52 Kirkwood Ave #322	1/1	746	1	\$778	\$578,800	\$776
52 Kirkwood Ave #321	1/1	717	1	\$778	\$584,800	\$816
52 Kirkwood Ave #416	2/2	1,109	1	\$875	\$798,800	\$720
83 Kirkwood Ave	3/2.5	1,522	2	\$480	\$998,800	\$656
89 Kirkwood Ave	3/2.5	1,522	2	\$480	\$1,100,000	\$723

SAN FRANCISCO SHIPYARD CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT CURRENTLY SELLING



MOST RECENT CLOSING DETAILS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
52 Kirkwood #304	0/1	552	0	\$716	\$399,000	\$723	Q4 2024
52 Kirkwood #306	0/1	551	0	\$680	\$399,000	\$724	Q1 2024
52 Kirkwood #406	0/1	514	0	\$716	\$399,000	\$776	Q2 2025
52 Kirkwood #320	0/1	549	0	\$680	\$404,000	\$736	Q1 2024
52 Kirkwood #310	1/1	740	1	\$755	\$549,880	\$743	Q1 2025
52 Kirkwood #410	1/1	741	0	\$754	\$554,000	\$748	Q1 2024
52 Kirkwood #101	1/1.5	789	1	\$758	\$578,800	\$734	Q4 2024
52 Kirkwood #224	1/1	744	0	\$755	\$583,800	\$785	Q4 2024
52 Kirkwood #317	1/1	741	1	\$754	\$598,800	\$808	Q2 2024
52 Kirkwood #324	1/1	742	1	\$778	\$608,800	\$742	Q1 2025
10 Innes Ct #304	2/2	1,020	0	\$722	\$679,000	\$666	Q3 2023
10 Kennedy Pl #304	2/2	969	1	\$635	\$699,000	\$721	Q4 2022
10 Innes Ct #204	2/2	1,020	1	\$635	\$699,000	\$685	Q1 2023
52 Kirkwood #301	2/2	1,037	0	\$824	\$704,000	\$679	Q2 2024
52 Kirkwood #415	2/2	1,219	0	\$873	\$709,000	\$582	Q2 2024
51 Innes Ct 312	2/2	1,080	0	\$745	\$729,000	\$675	Q4 2023
52 Kirkwood #201	2/2	1,038	1	\$825	\$730,000	\$703	Q3 2024
52 Kirkwood #326	2/2	1,109	1	\$852	\$769,800	\$694	Q1 2025
52 Innes Ct #302	2/2	1,155	1	\$668	\$799,000	\$692	Q2 2023
52 Innes Ct #403	3/2	1,408	1	\$834	\$849,800	\$604	Q4 2024
10 Innes Ct #405	3/2	1,550	1	\$862	\$869,800	\$561	Q3 2025
61 Kirkwood	3/2.5	1,522	2	\$442	\$986,800	\$648	Q3 2024
57 Kirkwood	3/2.5	1,522	2	\$484	\$998,800	\$656	Q1 2025
71 Kirkwood	3/2.5	1,522	2	\$446	\$998,800	\$656	Q1 2025
81 Kirkwood	3/2.5	1,522	2	\$480	\$998,800	\$656	Q2 2025
73 Kirkwood	3/2.5	1,522	2	\$488	\$1,100,000	\$723	Q1 2025
53 Kirkwood	3/2.5	1,522	2	\$446	\$1,100,000	\$723	Q3 2024
25 Kirkwood Ave	3/2.5	1,510	2	\$339	\$1,250,000	\$828	Q1 2023

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



THE BELVEDERE

[2525 Van Ness Avenue](#) at Union | Cow Hollow

Project Specs: 28 units; 6 stories

Date on Market: January 2024

Developer: March Capital Management

Architect: Handel Architects

Amenities: Fulltime attended showcase lobby, High-speed elevators, Panoramic view roof terrace with BBQ grills, Wi-Fi in all common areas, Bicycle parking

Features & Finishes: Keyless & remote unit entry, Floor-to-ceiling windows, Exclusive-use patios, Madera European oak flooring, Central air conditioning & heat, in-home washer & dryer, Custom made door hardware

Website: [BelvedereSF.com](#)



CLOSING DATA CONTINUED ON NEXT PAGE

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
201	2/2.5	1,195	0	\$935	\$1,347,500	\$1,128	Q2 2025
203	2/2.5	1,192	0	\$935	\$1,399,000	\$1,174	Q3 2024
305	2/2.5	1,353	0	\$944	\$1,599,000	\$1,182	Q1 2024
304	2/2.5	1,353	0	\$944	\$1,599,000	\$1,182	Q1 2024
401	2/2	1,163	0	\$933	\$1,675,000	\$1,440	Q2 2025
404	2/2.5	1,353	1	\$944	\$1,795,000	\$1,327	Q2 2024
405	2/2.5	1,353	1	\$944	\$1,795,000	\$1,327	Q3 2024
202	2/2	1,387	1	\$947	\$1,875,000	\$1,352	Q3 2024
503	2/2.5	1,353	1	\$944	\$1,895,000	\$1,401	Q3 2024
504	2,2.5	1,353	1	\$944	\$1,895,000	\$1,401	Q1 2025
603	2/2.5	1,353	1	\$944	\$1,950,000	\$1,441	Q2 2024
103	2/2.5	-	1	\$1,036	\$1,995,000	\$-	Q3 2025
604	2/2.5	1,353	1	\$944	\$1,950,000	\$1,441	Q4 2024
403	2/2	1,213	1	\$936	\$1,995,000	\$1,645	Q1 2024
302	2/2	1,406	1	\$948	\$1,995,000	\$1,419	Q2 2024
PH4	2/2.5	1,299	1	\$941	\$2,099,000	\$1,616	Q2 2025
PH3	2/2.5	1,299	1	\$941	\$2,100,000	\$1,617	Q2 2025
102	2/2	1,387	1	\$947	\$2,150,000	\$1,550	Q2 2024
402	2/2	1,406	1	\$948	\$2,195,000	\$1,547	Q2 2024
501	3/3.5	1,951	1	\$981	\$3,500,000	\$1,794	Q2 2024
601	3/3.5	1,951	1	\$981	\$3,750,000	\$1,922	Q2 2024

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



MIRA SF

[280 Spear Street](#) at Folsom | Transbay

Status: Last unit pending

Average \$/SqFt (recent closings): \$1,307

Project specs: 392 units; 40 stories, 340 parking spaces, 156 BMRs, 10,000 SqFt retail

Date On market: November 2018

First Closing Data: November 2018

Developer: Tishman Speyer

Design Architect: Studio Gang

Amenities: Courtyard, rooftop deck, private dining room, club lounge, gym, children's playroom, business and conference center, dog-washing station, valet parking, electric vehicle charging stations, bike parking

Website: [MiraSF.com](#)



MIRA ACTIVE UNITS & CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*

MOST RECENT CLOSINGS | MIRA

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
31B	1/1	811	1	\$1,302	\$965,000	\$1,190	Q1 2025
30B	1/1	808	1	\$1,203	\$1,070,000	\$1,324	Q4 2023
23F	1/1	791	1	\$1,246	\$1,198,000	\$1,515	Q2 2024
4J	3/2	1,208	1	\$1,378	\$1,220,000	\$1,010	Q4 2023
19F	1/1	814	1	\$1,116	\$1,221,184	\$1,500	Q2 2021
19D	2/2	1,046	1	\$1,359	\$1,275,000	\$1,219	Q2 2024
21D	2/2	1,033	1	\$1,259	\$1,290,000	\$1,249	Q2 2024
7F	2/2	1,330	1	\$1,417	\$1,300,000	\$977	Q1 2023
22D	2/2	1,086	1	\$1,359	\$1,300,000	\$1,197	Q1 2024
30D	2/2	1,046	1	\$1,359	\$1,420,000	\$1,358	Q1 2024
20D	2/2	1,038	1	\$1,301	\$1,475,000	\$1,421	Q2 2023
8G	3/2	1,372	1	\$1,276	\$1,475,000	\$1,075	Q4 2022
8C	2/2	1,036	1	\$1,178	\$1,475,000	\$1,424	Q1 2022
15A	2/2	1,540	1	\$1,334	\$1,540,000	\$1,000	Q4 2022
8B	2/2	1,311	1	\$1,250	\$1,545,000	\$1,178	Q4 2021
10A	2/2	1,453	1	\$1,284	\$1,630,000	\$1,122	Q4 2021
22A	2/2	1,469	1	\$1,466	\$1,630,708	\$1,110	Q1 2023
7H	3/2	1,457	1	\$1,317	\$1,645,000	\$1,129	Q1 2022
9G	2/2	1,512	1	\$1,495	\$1,649,000	\$1,091	Q1 2023
24C	2/2	1,187	1	\$1,243	\$1,740,000	\$1,466	Q2 2022
34C	2/2	1,212	1	\$1,436	\$1,750,000	\$1,444	Q1 2024
33D	2/2	1,046	1	\$1,301	\$1,760,000	\$1,683	Q3 2023
23A	2/2	1,494	1	\$1,317	\$1,800,000	\$1,205	Q3 2022
21A	2/2	1,454	1	\$1,317	\$1,890,000	\$1,300	Q1 2022
33C	2/2	1,212	1	\$1,378	\$1,925,000	\$1,588	Q3 2023
25G	2/2	1,548	1	\$1,495	\$1,950,000	\$1,260	Q4 2023
30A	2/2	1,498	1	\$1,466	\$2,040,000	\$1,362	Q2 2023
18E	2/2	1,354	1	\$1,276	\$2,175,000	\$1,606	Q1 2022
23G	2/2	1,547	1	\$1,342	\$2,195,000	\$1,419	Q3 2022
29G	2/2	1,547	1	\$1,342	\$2,440,000	\$1,577	Q2 2023
33A	2/2	1,711	1	\$1,351	\$2,560,000	\$1,496	Q3 2021
34A	2/2	1,735	1	\$1,351	\$2,765,000	\$1,594	Q4 2021
36A	3/2.5	2,192	1	\$1,751	\$3,495,000	\$1,594	Q4 2023
36B	3/3	2,196	1	\$1,751	\$3,495,000	\$1,592	Q4 2023
38A	3/2.5	2,123	1	\$1,860	\$3,524,000	\$1,660	Q4 2024
38B	3/3	2,213	1	\$1,834	\$3,695,000	\$1,670	Q1 2024
33F	3/3	2,000	1	\$1,678	\$4,000,000	\$2,000	Q1 2023
39D	3/3	2,351	1	\$1,895	\$4,700,000	\$1,999	Q4 2023

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



2238 MARKET

[2238 Market Street](#) at Noe | Duboce Triangle

Project Specs: 42 units; 5 BMRs

Average \$/SqFt: \$1,323 (closings)

Date on Market: April 2022

Closings Released: September 2022

Developer: Prado Group/Vanke US

Architect: BDE Architecture

Amenities: Rooftop terrace with open-air lounge, Outdoor kitchen and dining area, architectural lobby, package and refrigerated grocery reception, bike repair room with secured storage, pet spa, EV parking available, fiber-optic wiring

Features & Finishes: Citterio M Collection fixtures by Hansgrohe Axor, Bespoke cabinetry in light ash wood, Quartz slab countertops by Silestone, Designer appliance suite by Bosch, Integrated LED lighting by Core Lighting, Wide Plank European White Oak hardwood flooring by Pravada, Touchless entry system by Latch

Website: 2238Market.com



CLOSING DATA CONTINUED ON NEXT PAGE

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



CLOSINGS | 2238 MARKET

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
208	0/1	625	0	\$668	\$598,000	\$957	Q2 2023
404	0/1	603	0	\$663	\$679,000	\$1,126	Q3 2023
410	0/1	625	0	\$668	\$835,000	\$1,336	Q3 2022
109	1/1	714	0	\$687	\$875,000	\$1,225	Q1 2024
306	1/1	714	0	\$686	\$965,000	\$1,352	Q3 2022
107	1/1	801	0	\$686	\$975,000	\$1,217	Q2 2022
109	1/1	714	0	\$687	\$985,000	\$1,380	Q4 2022
303	2/2	1,054	0	\$760	\$1,150,000	\$1,091	Q4 2022
205	2/2	1,148	0	\$779	\$1,175,000	\$1,024	Q1 2023
204	2/2	1,211	1	\$794	\$1,241,500	\$1,025	Q2 2023
202	2/2	1,089	1	\$768	\$1,265,000	\$1,162	Q2 2024
201	2/2	1,191	0	\$780	\$1,280,000	\$1,075	Q2 2023
301	2/2	1,181	1	\$879	\$1,298,000	\$1,099	Q2 2023
405	2/2	1,148	1	\$780	\$1,325,000	\$1,154	Q3 2023
302	2/2	1,089	1	\$768	\$1,335,000	\$1,226	Q1 2024
407	2/2	1,142	1	\$779	\$1,375,000	\$1,204	Q1 2024
103	2/2	1,042	1	\$780	\$1,398,000	\$1,342	Q4 2023
402	2/2	1,089	1	\$768	\$1,399,000	\$1,285	Q1 2024
504	2/2	1,200	1	\$881	\$1,750,000	\$1,458	Q2 2023
401	2/2	1,165	1	\$790	\$1,875,000	\$1,609	Q3 2022
502	2/2	1,326	1	\$818	\$2,050,000	\$1,546	Q4 2022
503	3/3	1,574	1	\$872	\$2,995,000	\$1,903	Q3 2022

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



311 GROVE

[311 Grove Street](#) at Franklin | Hayes Valley

Project Specs: 8 units; 5 stories

Average \$/SqFt: \$1,089 (closing)

Date on Market: October 2022

Developer: DM Development

Architect: Edmonds + Lee Architects

Amenities: Interior Courtyard & Roof Terrace

Features & Finishes: Concrete construction, ceiling heights of 8'-11', European oak flooring, Sozo Studio kitchens featuring cashmere lacquer finishes and floating shelves, all plumbing fixtures by Hansgrohe, in-floor radiant heating throughout, intercom system by ButterflyMX

Website: 311GroveCondos.com



CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
1	1/1	505	0	\$843	\$585,000	\$1,158	Q1 2024
2	1/1	670	0	\$889	\$625,000	\$933	Q4 2024
5	2/2	820	0	\$941	\$880,000	\$1,073	Q4 2023
7	2/2	806	0	\$1,011	\$910,000	\$1,129	Q2 2024
4	2/2	950	1	\$1,056	\$1,095,000	\$1,153	Q1 2025

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



NOIR

[1523 Franklin St](#) at Austin | Lower Pacific Heights

Project Specs: 7 units, 8 stories, parking for all units; \$/SqFt: \$1,394 (closings)

Date On Market: June 2021

Developer: JS Sullivan

Amenities: Full-floor units, curated showcase lobby, private elevator, landscaped rooftop lounge with barbecue

Features & Finishes: Engineered hardwood flooring coated in a matte finish, European solid-core doors in a white oak veneer finish, European kitchen system in unique wood texture finish, Panel-ready refrigerators, Integrated LED cabinet lighting, Engineered Quartz slab countertop, wine cooler, Custom European vanity

Website: NoirLivingSF.com



CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
301	3/3	1,810	1	\$1,146	\$2,780,000	\$1,536	Q1 2022
201	4/4	3,080	1	\$1,244	\$2,920,000	\$948	Q1 2022
401	3/3	2,180	1	\$1,175	\$3,040,000	\$1,395	Q1 2022
501	3/3	2,120	1	\$1,166	\$3,050,000	\$1,438	Q2 2022
601	3/3	2,035	1	\$1,102	\$3,455,000	\$1,698	Q3 2021

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



MAISON PACIFIC

[1580 Pacific Avenue](#) at Franklin | Russian Hill

Project Specs: 53 units; 6 stories

Average \$/SqFt: \$1,307 (closings)

Date on Market: September 2023

Developer: JS Sullivan

Architect: RG-Architecture

Amenities: Lobby attendant, Rooftop terrace with outdoor grill, Bike storage room, Google Fiber Webpass internet

Features & Finishes: Select units have private terraces

Website: JS-Sullivan.com/MaisonPacific



CLOSING DATA CONTINUED ON NEXT PAGE

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
207	1/1	729	0	\$604	\$798,000	\$1,095	Q4 2023
F2	1/1	729	0	\$608	\$798,000	\$1,095	Q1 2024
408	1/1	729	0	\$610	\$815,000	\$1,118	Q3 2024
304	1/1	755	0	\$607	\$830,000	\$1,099	Q2 2024
A3	1/1	732	0	\$607	\$848,000	\$1,158	Q4 2023
503	1/1	738	0	\$610	\$870,000	\$1,179	Q3 2024
508	1/1	704	0	\$607	\$898,000	\$1,276	Q2 2024
201	2/2	1,034	0	\$636	\$1,218,000	\$1,178	Q2 2024
301	2/2	1,034	1	\$689	\$1,298,000	\$1,255	Q1 2024
307	2/2	994	1	\$686	\$1,300,000	\$1,308	Q1 2024
407	2/2	994	1	\$685	\$1,300,000	\$1,308	Q1 2024
507	2/2	991	1	\$685	\$1,350,000	\$1,362	Q2 2024
310	2/2	1,196	1	\$703	\$1,568,000	\$1,311	Q2 2024
306	2/2	1,182	1	\$703	\$1,588,000	\$1,343	Q1 2024
501	2/2	1,034	1	\$690	\$1,650,000	\$1,596	Q4 2023
509	2/2	1,108	1	\$696	\$1,708,000	\$1,542	Q1 2024
J5	2/2	1,104	1	\$696	\$1,708,000	\$1,547	Q1 2024
208	2/2	1,170	1	\$703	\$1,768,000	\$1,511	Q2 2024
M2	2/2	1,170	1	\$703	\$1,808,000	\$1,545	Q2 2024
204	3/3	1,682	1	\$757	\$2,168,000	\$1,289	Q2 2024
603	3/2.5	1,600	1	\$769	\$2,548,000	\$1,593	Q3 2024
605	3/2.5	1,860	1	\$769	\$3,488,000	\$1,875	Q3 2024
604	3/2.5	1,960	1	\$776	\$3,500,000	\$1,786	Q3 2024
606	3/2.5	2,003	1	\$781	\$3,775,000	\$1,885	Q2 2024

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



RUBI AT 832 SUTTER STREET

[832 Sutter St](#) at Bush | Downtown

Project Specs: 20 units, 6 stories;

Average \$/SqFt: \$880 (closings)

Date On Market: January 2022

Closings Released: May 2022

Architect: Ian Birchall

Amenities: Elevator, rear courtyard, bicycle room, package concierge, leased parking available

Features & Finishes: Bosch appliances, oak hardwood flooring, sleek bathrooms, recessed lighting, office nooks, open floor plans

Website: SutterCondos.com

CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
202	1/1	637	0	\$674	\$495,000	\$777	Q3 2022
201	1/1	610	0	\$666	\$495,000	\$811	Q3 2022
303	1/1	598	0	\$662	\$515,000	\$861	Q3 2022
302	1/1	639	0	\$674	\$515,000	\$806	Q3 2022
301	1/1	611	0	\$666	\$515,000	\$843	Q3 2022
401	1/1	611	0	\$666	\$525,000	\$859	Q3 2022
503	1/1	598	0	\$662	\$548,000	\$916	Q4 2022
603	1/1	650	0	\$696	\$570,000	\$877	Q3 2023
604	1/1	702	0	\$663	\$600,000	\$855	Q2 2024
504	1/1	752	0	\$696	\$600,000	\$798	Q3 2023
402	1/1	641	0	\$675	\$625,000	\$975	Q2 2022
403	1/1	598	0	\$662	\$625,000	\$1,045	Q2 2022
101	2/1	779	0	\$712	\$700,000	\$899	Q3 2022
204	1/1	701	0	\$694	\$700,000	\$999	Q2 2022
601	2/2	1,252	0	\$868	\$1,060,000	\$847	Q1 2024

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



3310 MISSION STREET

[3310 Mission Street](#) at 29th | Bernal Heights

Project Specs: 10 units; 4 stories

Average \$/SqFt: \$971 (actives)

Date on Market: May 2022

Amenities: Elevator from garage to lobby, video entry, individual alarm systems, bike storage

Features & Finishes: Private outdoor terraces, Ecosmart fireplaces, white oak flooring, Marble kitchen counters and backsplash, French limestone and marble flooring bathrooms, Miele appliance package, Leicht European custom kitchen cabinetry, built-in bedroom storage, and marble bathroom vanities

Website: BernalLiving.com



CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
1	1/1	517	1	\$558	\$810,000	\$1,567	Q3 2022
2	2/1	860	1	\$577	\$830,000	\$965	Q3 2023
6	1/1.5	930	1	\$584	\$1,150,000	\$1,237	Q2 2022
4	2/2	1,398	1	\$603	\$1,210,000	\$866	Q4 2023
3	3/3	1,540	2	\$615	\$1,310,000	\$851	Q4 2023
8	3/3	1,369	1	\$612	\$1,460,000	\$1,066	Q4 2022

DEVELOPMENT SNAPSHOT RECENTLY SOLD-OUT



ONE MISSION BAY

[1000 3rd Street](#)/110 Channel Street | Mission Bay

Status: Average \$/SqFt (closings): \$1,308

Project specs: 350 units, one 16-story high-rise & one 6-story mid-rise, 1:1 parking, One year moratorium on resales

Date On Market: April 2016

Developer: CIM Group/Strada Investment Group

Architect: Arquitectonica Landscape: CMG

Interiors: II by IV Design

Features & Finishes: Gaggenau ovens/cook tops/ranges/refrigerators/paneled dishwashers, Vdara quartz counter tops, Hardwood floors, Carpet in bedrooms, Kohler fixtures, Porcelanosa tile, Domus & Domus cabinetry, Air conditioning

Amenities: Courtyard with pool/spa/cabanas/fire pit/BBQs, Harley Pasternak-designed fitness center with sauna, Business center, Library, Guest suite, Conference rooms, Catering kitchen, Lounge, 13,000 SqFt ground level retail, 24-hour attended lobby, Available EV charging conduit (\$12,500), Bicycle parking



MOST RECENT CLOSING DETAILS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
110 Channel St #326	0/1	538	0	\$713	\$677,000	\$1,258	Q3 2021
1000 3rd St #514	2/2	1,198	1	\$856	\$1,515,000	\$1,265	Q1 2022
1000 3rd St #1306	2/2	1,267	1	\$928	\$1,680,000	\$1,326	Q3 2021
1000 3rd St #912	2/2	1,276	1	\$928	\$1,680,000	\$1,317	Q1 2021
1000 3rd St #1407	3/2	1,639	1	\$1,039	\$2,220,000	\$1,354	Q3 2021

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



MURANO SAN FRANCISCO

[3131 Pierce Street](#) at Lombard | Cow Hollow

Project Specs: 22 units, 4 stories; \$/SqFt: \$1,481 (closings)

Date On Market: December 2020

Closing Data Released: August 2021

Developer: Centrix Builders, Inc.

Architect: Handel

Amenities: Roof terrace with Golden Gate Bridge and City views, showcase lobby with attendant, lounge, elevator access to all floors, package room, garage parking, Google Fiber WebPass available, deeded storage space for each residence, community utility room

Features & Finishes: European white oak flooring, Miele® appliances, Studio Becker cabinetry, marble countertops and backsplash, wine refrigerator in select homes, Kohler and Hansgrohe fixtures, Italian tile floors

Website: MuranoSanFrancisco.com



MURANO ACTIVE UNITS & CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



CLOSINGS | MURANO

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
202	1/1	721	1	\$888	\$1,049,000	\$1,455	Q4 2021
307	1/1	798	1	\$937	\$1,095,000	\$1,372	Q3 2021
302	1/1	719	1	\$888	\$1,095,000	\$1,523	Q3 2021
207	1/1	721	1	\$888	\$1,149,000	\$1,594	Q3 2021
204	2/2	1,028	1	\$1,053	\$1,449,000	\$1,410	Q1 2022
201	2/2	1,106	1	\$1,082	\$1,460,000	\$1,320	Q2 2022
304	2/2	1,029	1	\$1,053	\$1,495,000	\$1,453	Q2 2022
405	2/2	1,192	1	\$1,142	\$1,495,000	\$1,254	Q1 2022
301	2/2	1,106	1	\$1,082	\$1,549,000	\$1,401	Q1 2022
406	2/2	-	1	\$1,055	\$1,570,000	-	Q4 2021
305	2/2	1,194	1	\$1,137	\$1,595,000	\$1,336	Q4 2021
203	2/2	1,200	1	\$1,137	\$1,649,000	\$1,374	Q4 2021
208	2/2	1,044	1	\$1,055	\$1,695,000	\$1,624	Q3 2021
303	2/2	1,200	1	\$1,137	\$1,695,000	\$1,413	Q3 2021
206	2/2	1,192	1	\$1,118	\$1,795,000	\$1,506	Q1 2021
402	2/2.5	1,587	1	\$793	\$1,925,000	\$1,213	Q1 2023
404	2/3	1,701	1	\$1,387	\$2,300,000	\$1,352	Q2 2022

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



198 VALENCIA

[198 Valencia Street](#) at 13th | Mission Dolores

Status: One home remaining

Project Specs: 29 units | 5 stories

Average \$/SqFt: \$1,185 (closings)

Date on Market: April 2022

Closings Released: August 2022

Developer: JS Sullivan Development

Architect: Alan Tse

Amenities: Panoramic roof-top terrace with outdoor kitchen, secure bike storage for all units

Features & Finishes: White oak flooring, expansive windows, wool carpeting, sliding patio doors, Latch™ key-less smart locks, Gas range by Smeg®, Dishwasher by Bosch®, Quartz countertops, custom cabinetry, Faucet by Grohe®

Website: JS-Sullivan.com/198Valencia



CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
506	0/1	468	0	\$500	\$588,000	\$1,256	Q4 2022
302	1/1	690	0	\$548	\$698,000	\$1,012	Q4 2022
301	1/1	674	0	\$546	\$699,000	\$1,037	Q3 2022
503	1/1	616	0	\$536	\$770,000	\$1,250	Q3 2022
205	2/2	932	0	\$559	\$1,000,000	\$1,073	Q4 2022
305	2/2	987	1	\$659	\$1,248,000	\$1,264	Q3 2022
304	2/2	954	1	\$650	\$1,298,000	\$1,360	Q3 2022
507	3/2	1,292	1	\$719	\$1,590,000	\$1,231	Q4 2022

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



PALACE AT WASHINGTON SQUARE

[1731 Powell Street](#) at Columbus | North Beach

Average \$/SqFt (closings): \$1,640

Project specs: 19 units; 4 stories; average \$/SqFt (closings): \$1,452

Date On market: November 2018

Developer: Palace at Washington Square LLC

Design Architect: Holt Hinshaw Architects

Amenities: Fitness center, shared rooftop deck with two BBQs, three firepits

Features & Finishes: Thermador appliances, heated flooring in bathrooms, 9' ceilings, balconies on select units



CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
302	1/1	911	1	\$784	\$1,200,000	\$1,317	Q4 2021
305	2/2.5	1,245	1	\$836	\$1,400,000	\$1,124	Q2 2020
402	1/1	911	1	\$784	\$1,450,000	\$1,592	Q2 2020
405	2/2.5	1,245	1	\$836	\$1,450,000	\$1,165	Q4 2021
306	2/2	1,369	1	\$838	\$1,520,000	\$1,110	Q4 2019
406	2/2	1,262	2	\$838	\$1,625,000	\$1,288	Q1 2020
202	2/2	1,238	1	\$836	\$1,650,000	\$1,333	Q1 2021
205	2/2	1,262	1	\$924	\$1,680,000	\$1,331	Q1 2020
204	3/2	1,772	1	\$1,043	\$1,995,000	\$1,126	Q2 2023
301	2/2	1,332	1	\$833	\$2,000,000	\$1,502	Q1 2019
401	2/2	1,325	1	\$833	\$2,250,000	\$1,698	Q3 2022
304	2/2.5	1,426	1	\$899	\$2,300,000	\$1,613	Q3 2021
303	2/2.5	1,637	1	\$936	\$2,495,000	\$1,524	Q3 2020
404	2/2.5	1,426	1	\$899	\$2,550,000	\$1,788	Q4 2018
403	2/2.5	1,767	1	\$933	\$3,200,000	\$1,811	Q3 2019
502	3/3.5	2,115	1	\$1,229	\$6,800,000	\$3,215	Q2 2019



THE HARRISON

[401 Harrison Street](#) at Fremont | Rincon Hill

Project specs: 298 units, 49-stories, 298 parking spaces

Date on Market: April 2016

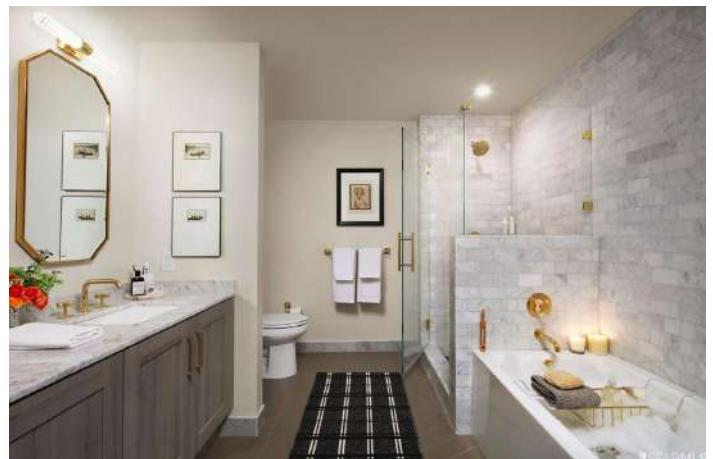
Developer: Maximus Equity partner: Rockpoint

Architect/Interiors: Solomon Cordwell Buenz/Ken Fulk

Features & Finishes: Diagonal-planked Siberian oak floors, Waterworks fixtures, Un-lacquered brass hardware, Bosch washer/dryers, Studio Becker Ash Molina gray cabinetry, Carrara marble counter tops and backsplash, Kitchens with Kohler sinks/Sub-Zero paneled refrigerators/Bertazzoni gas cook tops, ovens, microwaves/Bosch Ascenta dishwashers, Bathrooms with Chevron honed-finish olive porcelain tile floors/Decolav sinks/Brass wall sconces/Carrara subway tiled showers, Bay Bridge and City views

Amenities: Full-service concierge, 24-hour attended lobby, 24-hour valet parking, Electric vehicle car charging, Resident storage, Package room with refrigerated storage, Controlled access elevators, Bicycle parking, 49th-floor lounge with dining area/kitchen/fireplace, Terrace with reflection pool/garden/BBQs, Wine storage, 55-foot pool, Jacuzzi, 2,500 SqFt fitness center, Lobby with double-height ceiling/ two-story library

Website: TheHarrisonSF.com



THE HARRISON CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



MOST RECENT CLOSING DETAILS - THE HARRISON

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
32G	1/1	758	1	\$1,319	\$1,000,000	\$1,319	Q1 2023
32A	1/1	840	1	\$1,293	\$1,125,000	\$1,339	Q4 2021
32F	1/1	830	1	\$1,404	\$1,360,000	\$1,639	Q3 2022
39F	1/1	830	1	\$1,293	\$1,520,000	\$1,831	Q4 2021
43A	2/2	1,078	1	\$1,356	\$1,670,000	\$1,549	Q3 2021
32C	2/2	1,334	1	\$1,543	\$1,960,000	\$1,469	Q1 2023
22E	2/2	1,241	1	\$1,355	\$1,965,000	\$1,583	Q1 2021
21E	2/2	1,241	1	\$1,355	\$1,965,000	\$1,583	Q1 2021
32B	2/2	1,311	1	\$1,418	\$2,020,000	\$1,541	Q3 2021
39B	2/2	1,311	1	\$1,368	\$2,085,000	\$1,590	Q2 2021
43F	2/2	1,271	0	\$1,355	\$2,145,000	\$1,688	Q1 2021
46C	2/2	1,589	1	\$1,758	\$2,225,000	\$1,400	Q2 2023
39E	2/2	1,297	1	\$1,527	\$2,403,300	\$1,853	Q1 2023
40C	2/2	1,334	1	\$1,368	\$2,415,000	\$1,810	Q1 2021
43C	2/2	1,352	1	\$1,368	\$2,445,000	\$1,808	Q1 2021
39C	2/2	1,334	1	\$1,418	\$2,445,000	\$1,833	Q1 2021
43B	2/2	1,419	1	\$1,442	\$2,450,000	\$1,727	Q2 2021
PH44C	2/2	1,589	1	\$1,487	\$2,750,000	\$1,731	Q3 2021
PH46A	2/2	1,648	1	\$1,502	\$2,750,000	\$1,669	Q3 2022
PH48A	3/3	1,648	1	\$1,502	\$3,100,000	\$1,881	Q3 2021
PH49A	2/2	1,648	1	\$1,502	\$3,125,000	\$1,896	Q1 2022
42D	3/3	1,949	1	\$1,721	\$3,250,000	\$1,668	Q3 2022
41C	3/3	1,940	2	\$1,581	\$3,700,000	\$1,907	Q3 2021
42C	3/3	1,940	2	\$1,525	\$3,925,000	\$2,023	Q1 2021
PH48B	3/4	3,214	2	\$1,903	\$7,600,000	\$2,365	Q3 2021

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



MAISON A SOMA

[230 7th Street](#) at Howard | South of Market

Project Specs: Approximately 55% sold; 40 units, 6 stories; Average \$/SqFt: \$1,142 (closings)

Date On Market: October 2021

Developer: JS Sullivan Development

Architect: Gary Gee Architects Inc.

Amenities: Common garden with BBQ, bike parking, off-site parking available

Features & Finishes: European custom kitchen system in stone textured finish, panel-ready refrigerators, integrated LED cabinet lighting, Engineered Quartz slab countertop, natural gas range, wide-plank wood-textured porcelain tiles, engineered European wood floor, Latch Smart Lock System

Website: JSullivan.com/MaisonASoMa



MAISON A SOMA CLOSINGS CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
302	1/1	657	1	\$407	\$649,000	\$988	Q1 2022
C3	1/1	712	1	\$411	\$738,000	\$1,037	Q1 2022
307	1/1	726	1	\$412	\$748,000	\$1,030	Q1 2022
304	1/1	714	1	\$411	\$748,000	\$1,048	Q1 2022
405	1/1	712	1	\$411	\$768,000	\$1,079	Q1 2022
602	1/1	657	1	\$407	\$778,000	\$1,184	Q1 2022
604	1/1	715	1	\$410	\$858,000	\$1,200	Q1 2022
607	1/1	734	1	\$407	\$888,000	\$1,210	Q1 2022
928	1/1	715	1	\$463	\$928,615	\$1,298	Q2 2022
102	2/2	1,060	1	\$491	\$1,083,000	\$1,022	Q4 2022
103	2/2	-	0	\$439	\$1,113,000	\$-	Q2 2022
403	2/2	1,048	1	\$495	\$1,153,000	\$1,100	Q1 2022
503	2/2	1,048	1	\$495	\$1,173,000	\$1,119	Q1 2022
701	2/2	-	1	\$498	\$1,220,000	\$-	Q3 2022
J1	2/2	-	1	\$492	\$1,228,000	\$-	Q3 2022
508	2/2	1,085	1	\$498	\$1,348,000	\$1,242	Q1 2022
608	2/2	1,093	1	\$498	\$1,428,000	\$1,306	Q1 2022
705	3/3	-	1	\$530	\$1,577,000	\$-	Q3 2022
G7	3/3	1,450	1	\$530	\$1,588,000	\$1,095	Q3 2022
702	3/3	-	1	\$530	\$1,645,000	\$1,306	Q2 2022

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



856 | 858 CAPP STREET

[856-858 Capp Street](#) at Mission | Inner Mission

Project Specs: 9 units, 4 stories; average \$/SqFt: \$1,201 (closings)

Date On Market: May 2021

Amenities: Exclusive-use gardens or decks (select homes), customizable security system, Aiphone intercom video entry system, State of the art pre-wiring for a custom audio visual & home automation experience including dual strand Fiber Optic cabling to the building

Features & Finishes: Imported Statuario Marble kitchen counters & backsplash, Meile appliances, custom European cabinetry, Calcatta Italian Marble countertops & French limestone floor tiles, Waterworks fixtures, radiant heat with Nest thermostats, rift-cut engineered hardwood floors

Website: [CappSF.com](#)



CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
2	1/2	1,015	1	\$432	\$1,069,000	\$1,053	Q4 2021
4	2/2	1,322	1	\$470	\$1,380,000	\$1,044	Q2 2022
3	2/2	1,212	1	\$452	\$1,499,000	\$1,237	Q4 2021
7	2/2	1,361	1	\$471	\$1,699,000	\$1,248	Q2 2021
5	2/2	1,343	1	\$470	\$1,700,000	\$1,266	Q2 2021
8	3/3	1,638	1	\$507	\$1,899,000	\$1,159	Q1 2022
6	3/3	1,739	1	\$517	\$1,900,000	\$1,739	Q1 2022

DEVELOPMENT SNAPSHOT *RECENTLY SOLD-OUT*



ELEVANT

[555 Golden Gate Ave](#) at Van Ness | Civic Center

Project Specs: Approximately 90% sold; 55 units, 11 stories; \$/SqFt: \$1,151 (closings)

Date On Market: December 2020

Closing Data Released: May 2021

Developer: JS Sullivan

Architect: Alan Tse

Amenities: Rooftop retreat with outdoor grill, private balconies for select residences, secure parking for select residences, bike storage, Google Fiber Webpass, Latch smart lock system

Features & Finishes: Kitchen includes textured wood cabinets, engineered quartz countertops and stainless-steel appliances, the bathrooms feature a combination of porcelain wood and textured tiles

Website: ElevantSF.com



CLOSING DATA CONTINUED ON FOLLOWING PAGE

DEVELOPMENT SNAPSHOT RECENTLY SOLD-OUT



CLOSINGS

Unit	Bed/Bath	SQ. FT.	Parking	HOA \$	\$	\$/SQ. FT.	Date
405	1/1	670	1	\$573	\$698,000	\$1,042	Q4 2021
203	1/1	568	1	\$553	\$649,000	\$1,143	Q2 2021
204	1/1	573	1	\$553	\$649,000	\$1,133	Q2 2021
303	1/1	568	1	\$553	\$668,000	\$1,176	Q2 2021
503	1/1	568	1	\$553	\$689,000	\$1,213	Q3 2021
201	1/1	753	1	\$597	\$775,000	\$1,029	Q2 2021
1003	1/1	568	1	\$553	\$798,000	\$1,405	Q1 2022
302	2/1	830	1	\$611	\$799,000	\$963	Q2 2021
301	2/1	753	1	\$597	\$849,000	\$1,127	Q2 2021
602	2/1	753	1	\$597	\$849,000	\$1,127	Q3 2021
702	2/1	753	1	\$595	\$888,000	\$1,179	Q3 2021
205	2/2	912	1	\$632	\$899,000	\$986	Q3 2021
501	2/1	834	1	\$613	\$904,368	\$1,084	Q3 2021
1001	2/1	751	1	\$696	\$918,000	\$1,222	Q1 2022
901	2/1	753	1	\$596	\$928,000	\$1,232	Q4 2021
405	2/2	912	1	\$696	\$998,000	\$1,094	Q4 2021
306	2/2	977	1	\$645	\$998,000	\$1,021	Q2 2021
506	2/2	977	1	\$645	\$1,059,000	\$1,084	Q3 2021
905	2/2	912	1	\$696	\$1,148,000	\$1,259	Q1 2022
705	2/2	912	1	\$632	\$1,150,000	\$1,261	Q3 2021
1004	2/2	912	1	\$633	\$1,265,000	\$1,387	Q4 2021
1102	3/2	-	1	\$729	\$1,898,000	-	Q2 2021
1002	3/2	-	1	\$702	\$2,080,000	-	Q3 2021

UPCOMING CONDOMINIUM DEVELOPMENTS

DEVELOPMENT	DEVELOPER	AREA	UNITS	STORIES	EST SALES COMMENCE
Norvoir - 915 North Point Street at Larkin	JS Sullivan Development	Russian Hill	35	4	NOW SELLING
2601 Van Ness at Filbert	L. F. George Properties	Cow Hollow	60	9	Not Scheduled
9 Eighty 6 - 986 South Van Ness Avenue	Eastwood Development	Inner Mission	15	5	NOW SELLING
3333 California	Laurel Heights Partners, LLC	Laurel Heights	744	-	Not Scheduled
600 20th Street at Illinois	Mindful Investments LP	Dogpatch	20	5	Not Scheduled
1601 Mission Street at South Van Ness Avenue	Trumark Urban	Mission	220	12	Not Scheduled
Transbay Block 4 - Howard at Main	Transbay Partners LLC	Transbay	600	45	Not Scheduled
Transbay Parcel F - 542-550 Howard Street	Transbay Partners LLC	South of Market	165	60	Not Scheduled
Candlestick Point Blocks 6A and 8A	Candlestick Point Redevelopment Community	Candlestick Point	277	7	Not Scheduled
SOMA - 655 Folsom Street at Hawthorne	Pillar Capital	South of Market	89	14	Not Scheduled
469 Eddy Street at Hyde	JS Sullivan Development	Tenderloin	28	8	Not Scheduled
Pier 70: Parcel K	Brookfield Properties	Dogpatch	245	-	2025+
Pier 70: Parcel D	Brookfield Properties	Dogpatch	90	-	2025+
888 Tennessee at 20th	S.Hekemian Group, LLC	Dogpatch	110	4	Not Scheduled
430 Main Street at Harrison	Tidewater Capital	Rincon Hill	144	9	Not Scheduled
301 Grove Street at Franklin	San Francisco Association of Realtors	Hayes Valley	9	5	Not Scheduled
India Basin Redevelopment - 700 Innes Avenue	Build Inc.	Hunters Point	1,575	-	Not Scheduled
Hayes Point - Market at Van Ness	Lendlease	Mid-Market	333	47	2027+
3700 California	TMG Partners	Presidio Heights	273	3-7	2028+
655 4th Street at Bluxome	Tishman Speyer	South of Market	960	39	2028+
Oceanwide Center - 50 1st Street at Mission	Haitong International Financial Services & Spring Progress Investment Solutions	Transbay	265	54 & 61	ON HOLD



NORVOIR | JS SULLIVAN DEVELOPMENT

SAN FRANCISCO NEW CONSTRUCTION SUMMARY

CONDOMINIUMS BUILT AFTER 2015

UNDER \$1M	Q3 2025	Q3 2024	%Δ
MEDIAN SALES PRICE	\$745,000	\$685,000	+8.8%
MEDIAN \$/SQ. FT.	\$997	\$848	+17.6%
MEDIAN DAYS ON MARKET	55	91	-39.6%
NUMBER OF SALES	30*	27*	+11.1%

\$1M TO LESS THAN \$2M	Q3 2025	Q3 2024	%Δ
MEDIAN SALES PRICE	\$1,550,500	\$1,465,000	+5.8%
MEDIAN \$/SQ. FT.	\$1,185	\$1,197	-1.0%
MEDIAN DAYS ON MARKET	22	33	-33.3%
NUMBER OF SALES	34*	32*	+6.3%

\$2M TO LESS THAN \$3M	Q3 2025	Q3 2024	%Δ
MEDIAN SALES PRICE	\$2,500,000	\$2,295,000	+8.9%
MEDIAN \$/SQ. FT.	\$1,513	\$1,608	-5.9%
MEDIAN DAYS ON MARKET	49	64	-23.4%
NUMBER OF SALES	7*	4*	+75.0%

\$3M+	Q3 2025	Q3 2024	%Δ
MEDIAN SALES PRICE	\$4,100,000	\$3,427,500	+19.6%
MEDIAN \$/SQ. FT.	\$2,227	\$1,815	+22.7%
MEDIAN DAYS ON MARKET	2	-	-
NUMBER OF SALES	9*	3*	+200.0%

* Denotes small sample size; Use caution when interpreting statistics.

VANGUARD PROPERTIES

FORWARD THINKING REAL ESTATE

SAN FRANCISCO

2501 MISSION STREET (FLAGSHIP)
199 NEW MONTGOMERY STREET, SOMA
555 CASTRO STREET, CASTRO
1801 FILLMORE STREET, PACIFIC HEIGHTS

MARIN

352 MILLER AVENUE, MILL VALLEY
1118 MAGNOLIA AVENUE, LARKSPUR
1690 TIBURON BLVD, TIBURON

SONOMA & NAPA

THE BARLOW - 6790 MCKINLEY STREET, SEBASTOPOL
421 HEALDSBURG AVENUE, HEALDSBURG
424 CENTER STREET, HEALDSBURG
14045 ARMSTRONG WOODS ROAD, GUERNEVILLE
900 COLLEGE AVENUE, SANTA ROSA
151 PETALUMA BLVD SOUTH, SUITE 137, PETALUMA
1345 RAILROAD AVENUE, SAINT HELENA

EAST BAY

971 DEWING AVENUE, LAFAYETTE

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