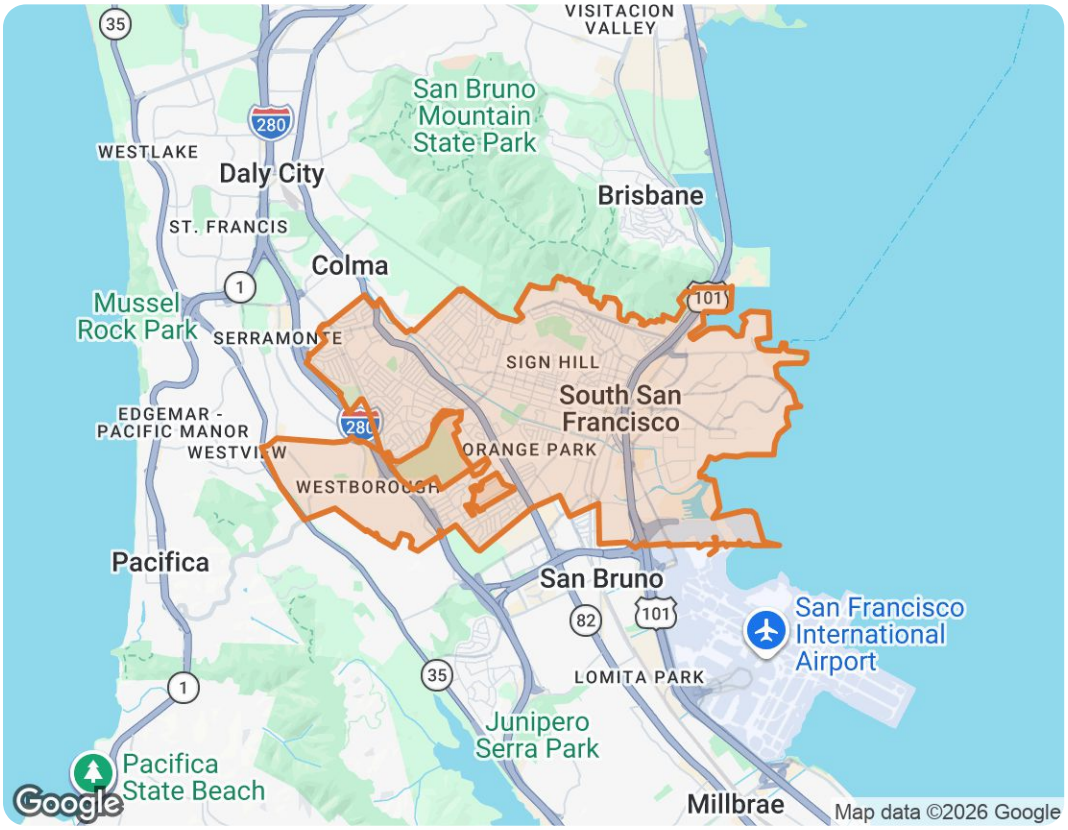
South San Francisco, California



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South San Francisco, California

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Market Trends

Market Trends for South San Francisco, California

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.46	107.8%	13	$1,270,000
↓ 13.1% MoM	↓ 0.98% MoM		↑ 4.1% MoM

October 2026 Median Estimated Property Value

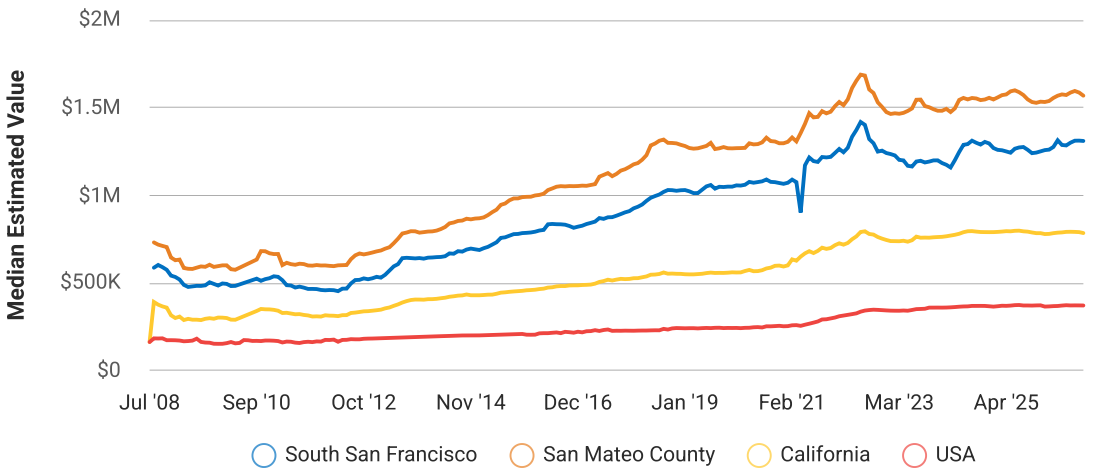
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$1,309,860	-0.1%	+5.6%



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South San Francisco, California

October 2026 Active Listings

South San Francisco, California

Single Family + Condo/Townhouse/Apt.

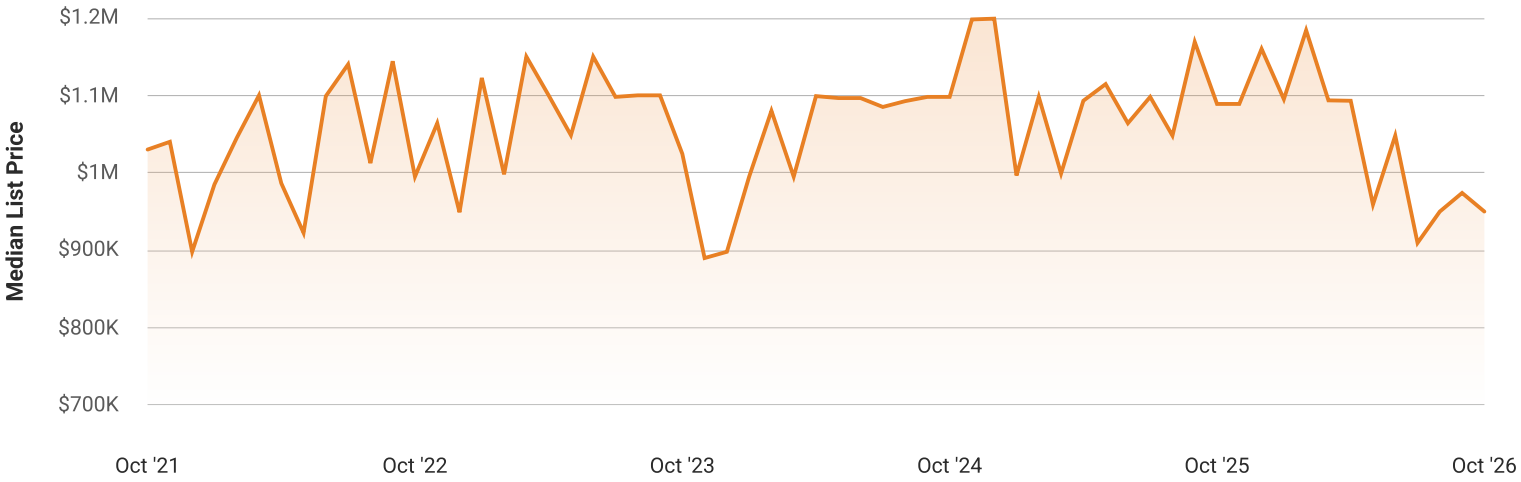
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $949,950

2.5% Month over Month



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South San Francisco, California

October 2026 Sold Listings

South San Francisco, California

Single Family + Condo/Townhouse/Apt.

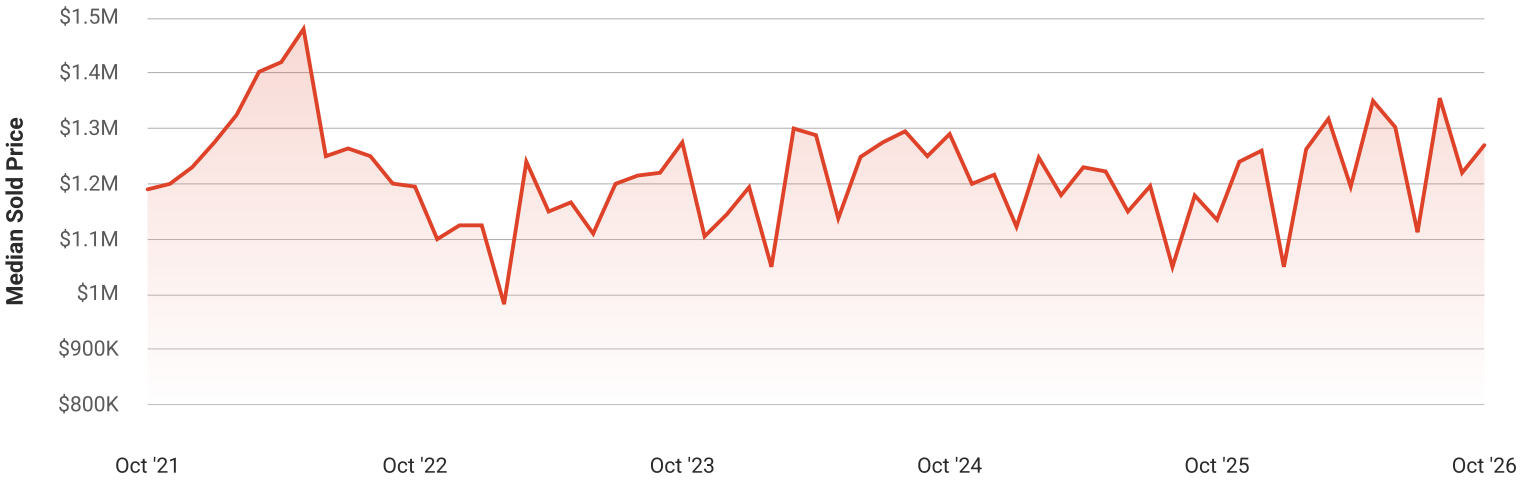
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $1,270,000

↑ **4.1%** Month over Month



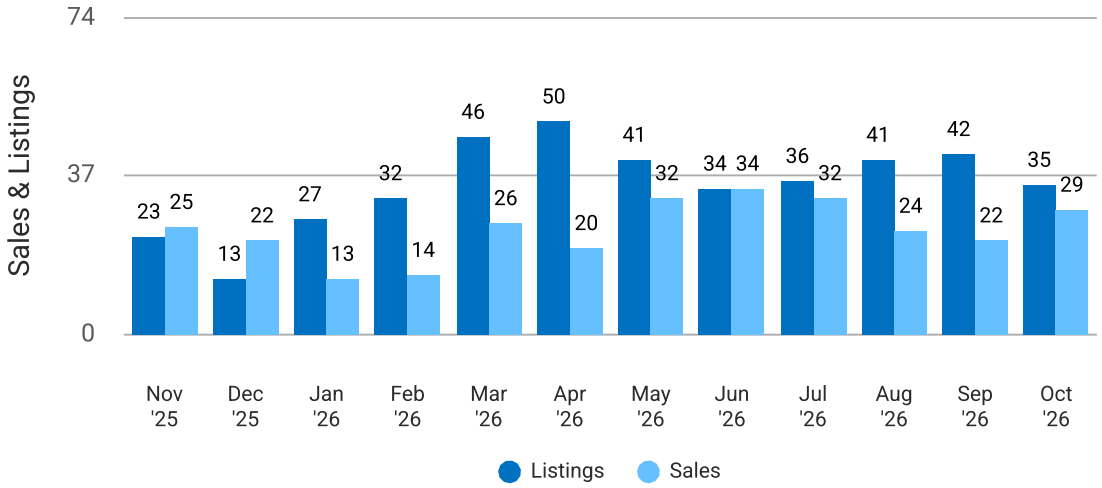
Total Sales and Active Listings in South San Francisco, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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South San Francisco, California

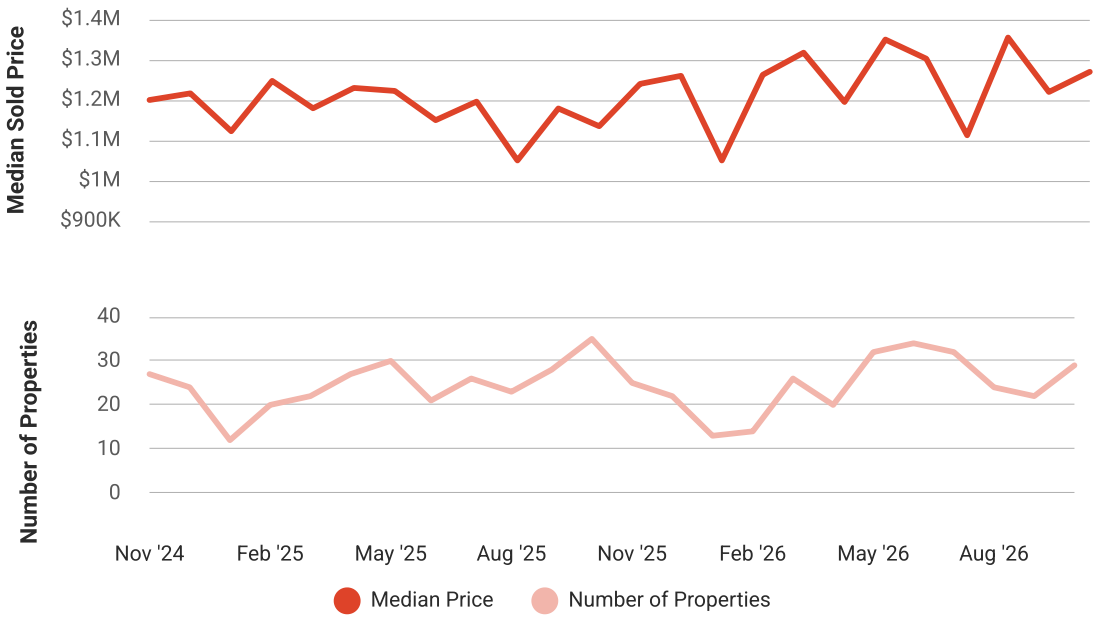
Median Sold Price vs Sold Listings in South San Francisco, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



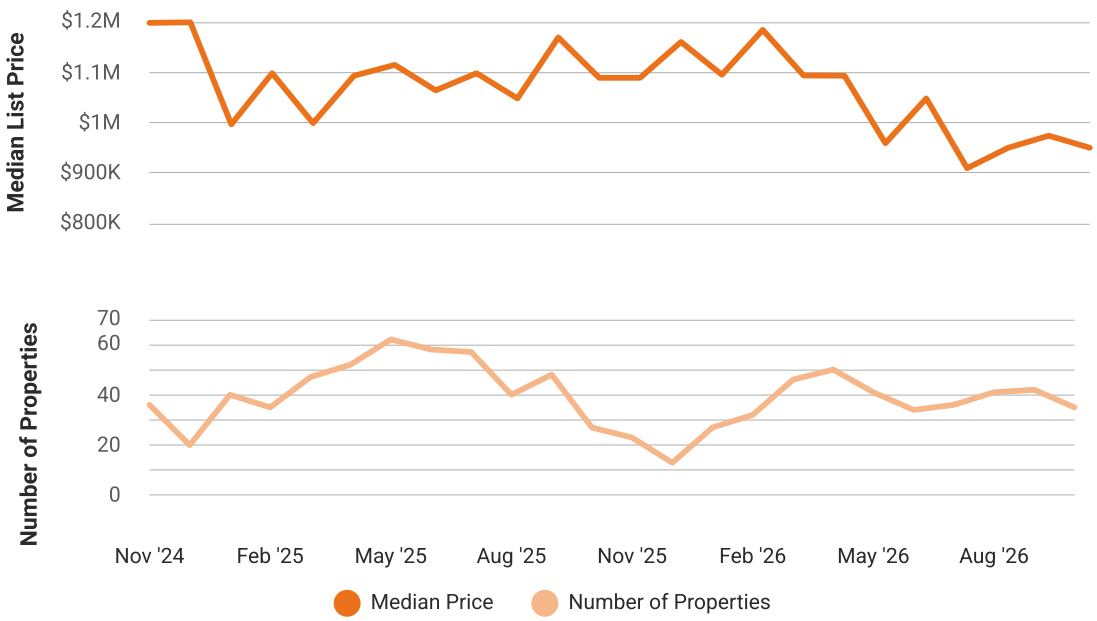
Median List Price vs Active Listings in South San Francisco, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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South San Francisco, California

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Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$1,309,860	$1,311,730 -0.14%	$1,300,140 +0.75%	$1,240,250 +5.61%	$1,289,380 +1.59%	$1,192,260 +9.86%
Median Sold Price Last Updated: 10/31/2026	$1,270,000	$1,220,000 +4.1%	$1,112,500 +14.16%	$1,135,000 +11.89%	$1,290,144 -1.56%	$1,275,000 -0.39%
Median List Price Last Updated: 10/31/2026	$949,950	$973,975 -2.47%	$909,450 +4.45%	$1,088,888 -12.76%	$1,098,000 -13.48%	$1,024,500 -7.28%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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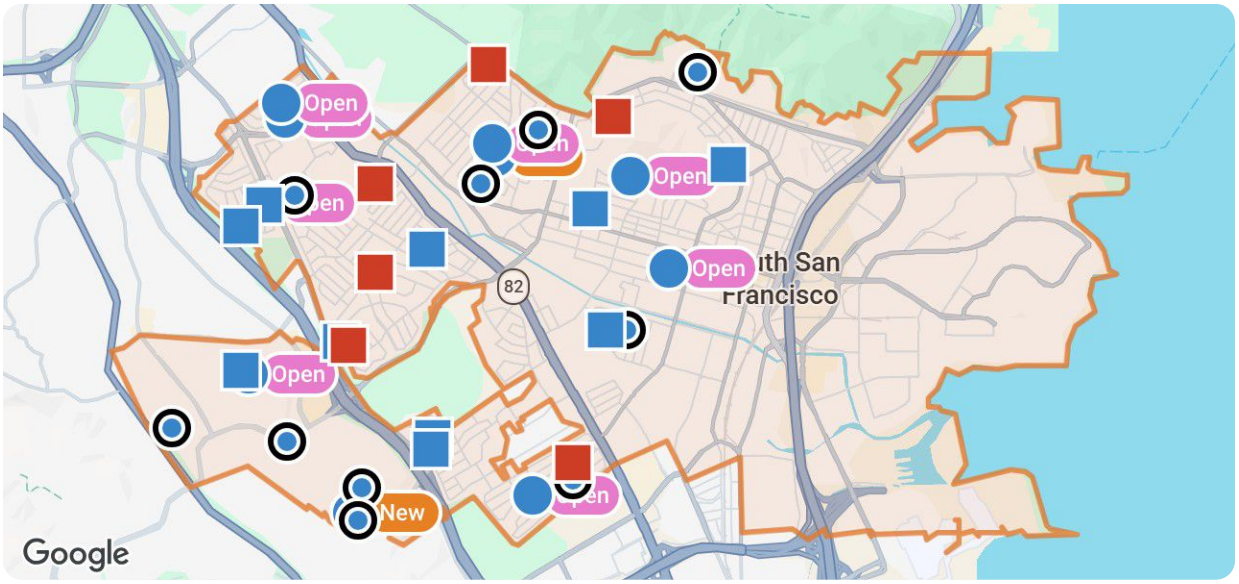
South San Francisco, California

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Distressed For Sale or Lease
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	5	10	5
Lowest Listing Price / Est.Value	$468,888	$735,000	$631,754	$890,410
Median Listing Price / Est.Value	$1,198,950	$995,000	$1,250,444	$1,149,000
Highest Listing Price / Est.Value	$1,688,000	$1,598,000	$1,532,000	$1,491,900
Average Price / sqft	$767	$834	$857	$995
Median Price / sqft	$745	$799	$748	$1,029
Average Days in RPR	19	42	41	18
Median Days in RPR	19	50	40	18
Total Volume	$11,093,768	$5,415,000	$12,277,442	$5,792,120
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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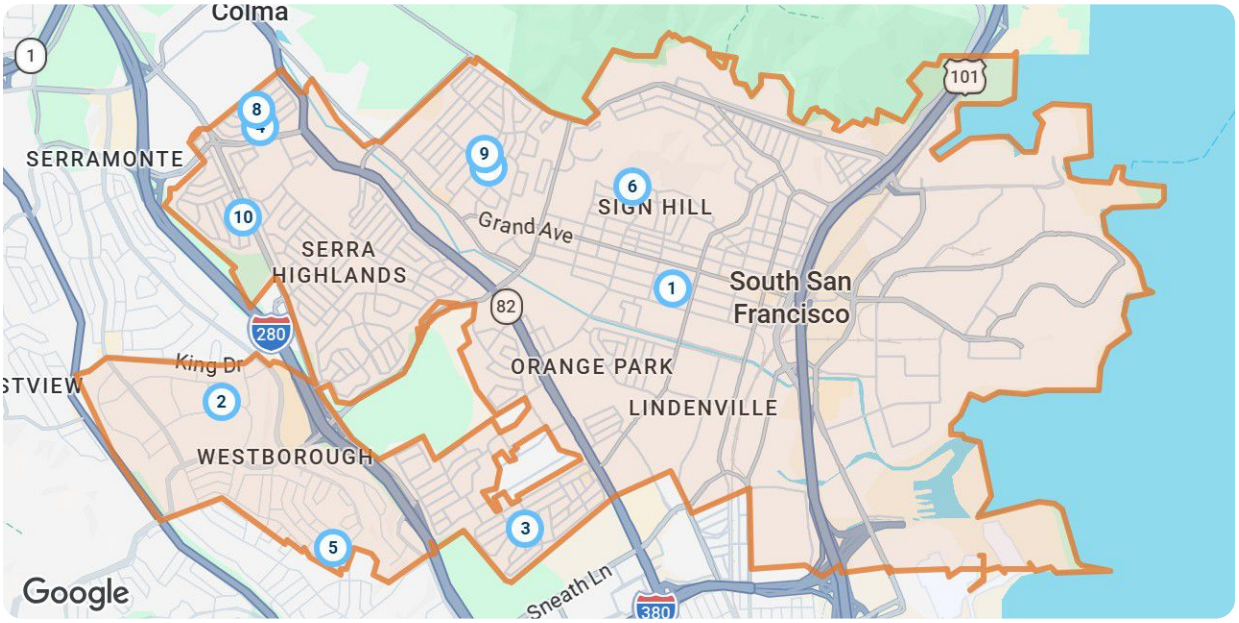
South San Francisco, California

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active Under Contract

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **455 El Camino Real, Apt 405, South San Francisco, CA 94080** MLS ID: 82066838 Active / For Sale *Listing Courtesy of Vision Real Estate*	Condo/Townhouse/Apt.	1/1	730	771 sqft	1981	11/17/2026 6 days	$468,888 $642/sq ft
2  **318 El Cortez Ave, South San Francisco, CA 94080** MLS ID: 82067207 Active / For Sale *Listing Courtesy of Intero Real Estate Services*	Single Family	3/3	1,560	3,710 sqft	1950	11/15/2026 8 days	$1,198,000 $768/sq ft
3  **2421 Shannon Dr, South San Francisco, CA 94080** MLS ID: 82065531 Active Under Contract / For Sale *Listing Courtesy of KW Advisors*	Single Family	4/3	1,950	7,145 sqft	1963	10/23/2026 31 days	$1,628,000 $835/sq ft
4  **13 Viewcrest Cir, South San Francisco, CA 94080** MLS ID: 426174187 Active / For Sale *Listing Courtesy of Portfolio Real Estate*	Single Family	3/2	1,660	2,308 sqft	1997	11/13/2026 10 days	$1,199,900 $723/sq ft
5  **3550 Carter Dr, Apt 85, South San Francisco, CA 94080** MLS ID: 82066237 Active Under Contract / For Sale *Listing Courtesy of Altas Realty*	Condo/Townhouse/Apt.	2/2	877	865 sqft	1979	10/30/2026 24 days	$499,980 $570/sq ft

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South San Francisco, California

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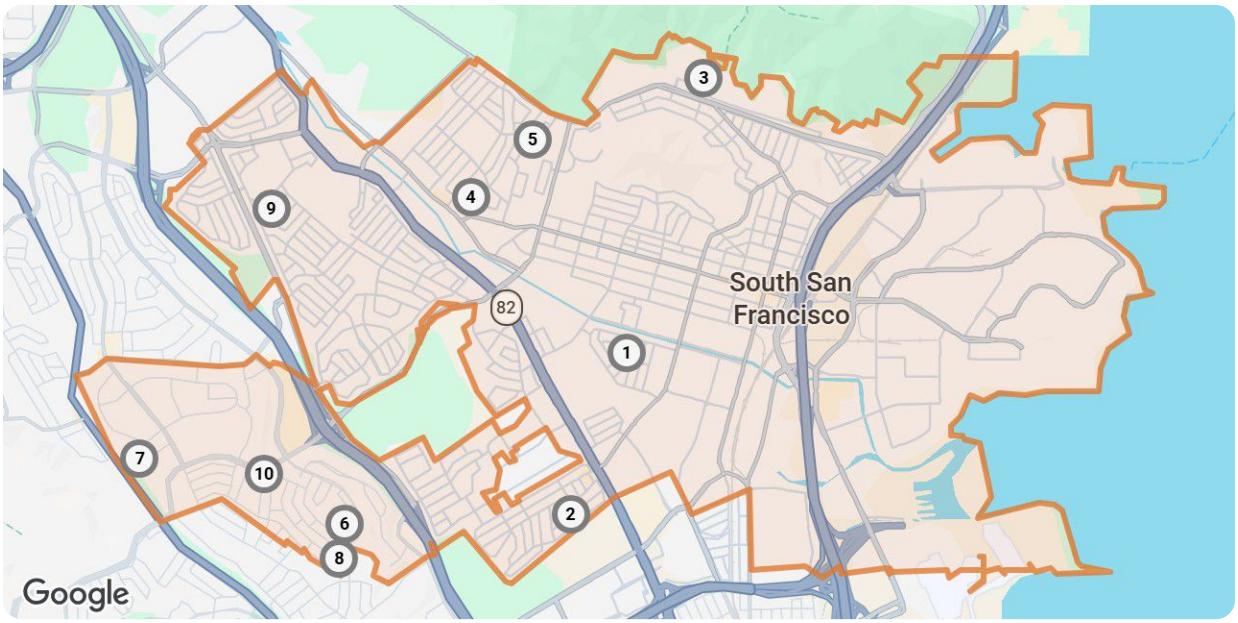
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6	 **417 Dianne Ct, South San Francisco, CA 94080** MLS ID: 82065350 Active Under Contract / For Sale *Listing Courtesy of Serhant California Inc*	Single Family	4/3	2,050	7,281 sqft	1967	10/22/2026 32 days	$1,688,000 $823/sq ft
7	 **234 Alta Mesa Dr, South San Francisco, CA 94080** MLS ID: 82066728 Active / For Sale *Listing Courtesy of Amo Realty*	Single Family	3/1	980	5,278 sqft	1951	11/5/2026 18 days	$1,029,000 $1,050/sq ft
8	 **2425 Bantry Ln, South San Francisco, CA 94080** MLS ID: 426175998 Active / For Sale *Listing Courtesy of Sequoia Real Estate*	Single Family	4/3	2,661	5,092 sqft	1962	11/5/2026 18 days	$1,499,000 $563/sq ft
9	 **246 Willow Ave, #538, South San Francisco, CA 94080** MLS ID: 82066563 Active / For Sale *Listing Courtesy of Compass*	Condo/Townhouse/Apt.	2/1	888	920 sqft	1980	11/4/2026 19 days	$588,000 $662/sq ft
10	 **217 Pinehurst Way, South San Francisco, CA 94080** MLS ID: 41152809 Active / For Sale *Listing Courtesy of Anne Miranda, Broker*	Single Family	3/1	1,250	4,770 sqft	1947	11/2/2026 21 days	$1,295,000 $1,036/sq ft

Pending

Source: Listings



Legend

Pending

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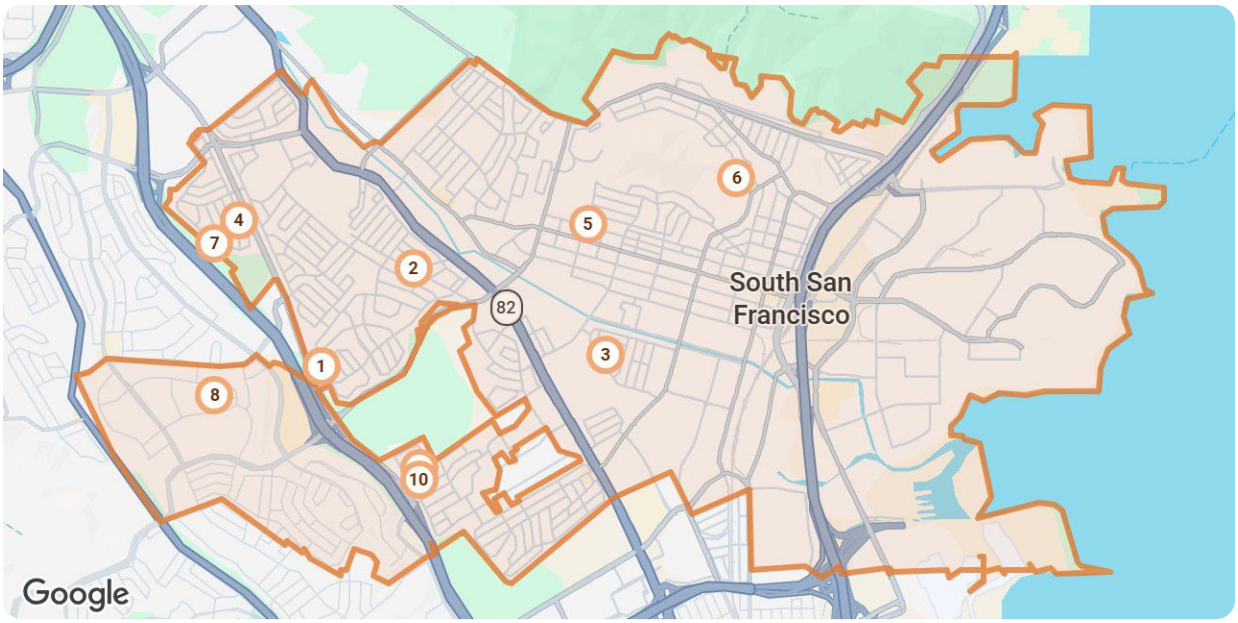
South San Francisco, California

	Pending: 5 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **2752 Kilconway Ln, South San Francisco, CA 94080** MLS ID: 426172074 Pending / For Sale *Listing Courtesy of Century 21 Masters*	Condo/Townhouse/Apt.	2/2	1,040	566 sqft 1973	9/22/2026	$735,000 $707/sq ft	11/11/2026 50 days
2	 **120 Mountain Rd, South San Francisco, CA 94080** MLS ID: 426171706 Pending / For Sale *Listing Courtesy of NEXTGEN Properties*	Single Family	3/3	1,580	3,262 sqft 1989	10/29/2026	$1,198,000 $758/sq ft	11/10/2026 12 days
3	 **2231 Delvin Way, South San Francisco, CA 94080** MLS ID: 82060781 Pending / For Sale *Listing Courtesy of KW Advisors*	Single Family	5/3	2,000	5,216 sqft 1965	9/10/2026	$1,598,000 $799/sq ft	11/9/2026 60 days
4	 **352 Holly Ave, South San Francisco, CA 94080** MLS ID: 426171676 Pending / For Sale *Listing Courtesy of BarbCo*	Single Family	3/2	1,140	4,525 sqft 1954	10/21/2026	$995,000 $873/sq ft	11/4/2026 14 days
5	 **157 A St, South San Francisco, CA 94080** MLS ID: 82058178 Pending / For Sale *Listing Courtesy of Berkshire Hathaway HomeServices Drysdale Propertie*	Single Family	2/1	860	2,500 sqft 1941	8/20/2026	$889,000 $1,034/sq ft	11/3/2026 75 days

Closed

Source: Public Records and Listings



Legend

Closed

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South San Francisco, California

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	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1	 **33 Northcrest Dr, South San Francisco, CA 94080** MLS ID: 82064179 Closed / For Sale *Courtesy of Redfin*	Single Family	3/3	2,050	2,844 sqft 1997	11/19/2026 34 days	$1,250,888 $610/sq ft	↑ 0.07%
2	 **843 Larch Ave, South San Francisco, CA 94080** MLS ID: 82062626 Closed / For Sale *Courtesy of BPO Homes Inc*	Single Family	3/1	970	7,266 sqft 1951	11/18/2026 55 days	$1,133,000 $1,168/sq ft	↓ 4.63%
3	 **2405 Shannon Dr, South San Francisco, CA 94080** MLS ID: 82062529 Closed / For Sale *Courtesy of KW Advisors*	Single Family	4/3	2,159	5,831 sqft 1963	11/17/2026 54 days	$1,531,000 $709/sq ft	–
4	 **643 Grand Ave, South San Francisco, CA 94080** MLS ID: 82059314 Closed / For Sale *Courtesy of Christie's International Real Estate Sereno*	Single Family	3/4	1,630	3,500 sqft 1895	11/16/2026 81 days	$1,250,000 $767/sq ft	↑ 25.14%
5	 **467 Avalon Dr, South San Francisco, CA 94080** MLS ID: 82058710 Closed / For Sale *Courtesy of Compass*	Single Family	3/3	1,450	5,200 sqft 1954	11/12/2026 46 days	$1,532,000 $1,057/sq ft	↓ 1.03%
6	 **728 Commercial Ave, South San Francisco, CA 94080** MLS ID: 82065071 Closed / For Sale *Courtesy of Edward Duke Wall*	Single Family	2/1	770	7,000 sqft 1918	11/12/2026 19 days	$1,050,000 $1,364/sq ft	–
7	 **138 Rockwood Dr, South San Francisco, CA 94080** MLS ID: 82064886 Closed / For Sale *Courtesy of Casas Real Estate*	Single Family	3/2	1,480	4,500 sqft 1946	11/10/2026 5 days	$1,305,000 $882/sq ft	↑ 8.93%
8	 **542 Commercial Ave, South San Francisco, CA 94080** MLS ID: 82064176 Closed / For Sale *Courtesy of Christie's International Real Estate Sereno*	Single Family	4/2	1,920	5,600 sqft 1924	11/9/2026 31 days	$1,400,000 $729/sq ft	↑ 27.5%
9	 **329 Holly Ave, South San Francisco, CA 94080** MLS ID: 82062904 Closed / For Sale *Courtesy of Compass*	Single Family	4/2	1,810	4,500 sqft 1954	11/9/2026 21 days	$1,193,800 $660/sq ft	↓ 8.03%
10	 **889 Mc Lellan Dr, Apt 202, South San Francisco, CA 94080** MLS ID: 82053018 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,011	0.4 acres 2025	11/9/2026 60 days	$631,754 $625/sq ft	–

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South San Francisco, California

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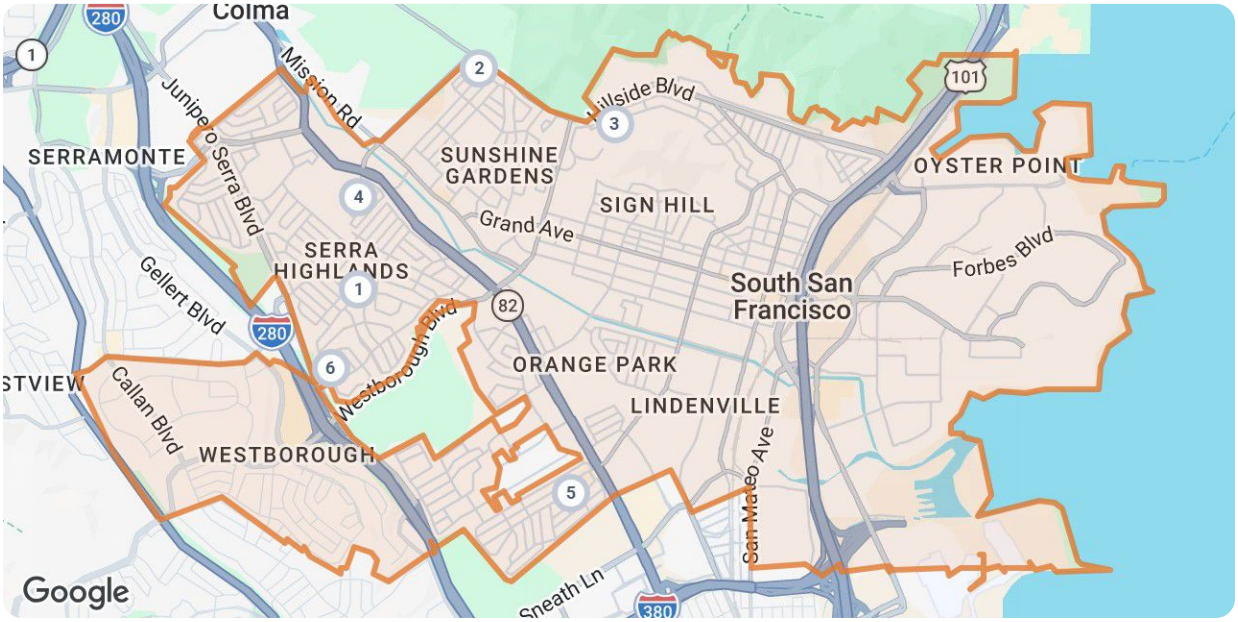
Distressed

Source: Public Records and Listings



Legend

- Active For Sale
- Off Market, Hold, Withdrawn, Expired, or Canceled

	Distressed: 5 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **234 Alta Mesa Dr, South San Francisco, CA 94080** MLS ID: 82066728 Active / For Sale *Listing Courtesy of Amo Realty*	Single Family	3/1	980	5,278 sqft 1951	11/5/2026 18 days	$1,029,000 $1,050/sq ft	9/14/2026 Notice of Foreclosure Sale
2	 **1308 Morningside Ave, South San Francisco, CA 94080** Off Market / Public Record	Single Family	2/2	1,240	4,500 sqft 1955	– – days	– $927/sq ft	8/27/2026 Notice of Default
3	 **632 Newman Dr, South San Francisco, CA 94080** Off Market / Public Record	Single Family	3/2	1,450	4,687 sqft 1956	– – days	– $1,029/sq ft	9/28/2026 Notice of Default
4	 **238 Westview Dr, South San Francisco, CA 94080** Off Market / Public Record	Single Family	3/1	1,050	6,588 sqft 1953	– – days	– $1,173/sq ft	9/29/2026 Notice of Default
5	 **3789 Fairfax Way, South San Francisco, CA 94080** Off Market / Public Record	Condo/Townhouse/Apt.	3/2	1,115	1,085 sqft 1971	– – days	– $799/sq ft	10/20/2026 Notice of Default

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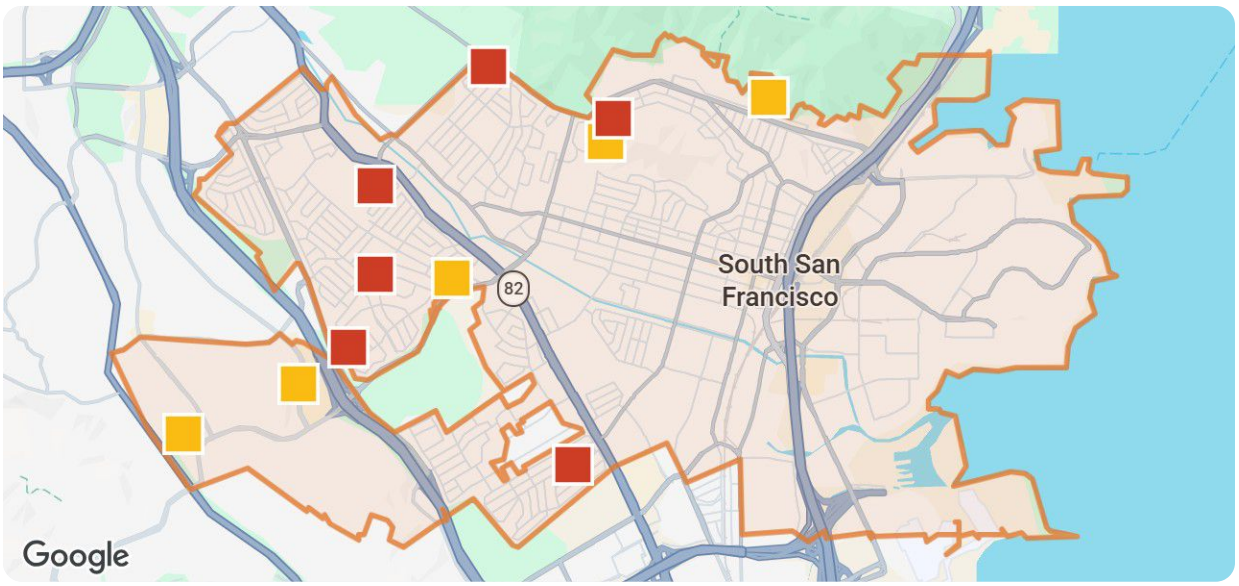
South San Francisco, California

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- Recently Closed
- Distressed
- Recently Leased

	New	Closed	Distressed
Number of Properties	1	5	5
Lowest Listing Price / Est.Value	$5,000	$3,450	$890,410
Median Listing Price / Est.Value	$5,000	$5,800	$1,152,380
Highest Listing Price / Est.Value	$5,000	$650,000	$1,491,900
Average Price / sqft	$4	$128	$1,021
Median Price / sqft	$4	$4	$1,029
Average Days in RPR	17	47	–
Median Days in RPR	17	18	–
Total Volume	$5,000	$670,450	$5,915,500
Source	Listings	Public Records & Listings	Public Records & Listings

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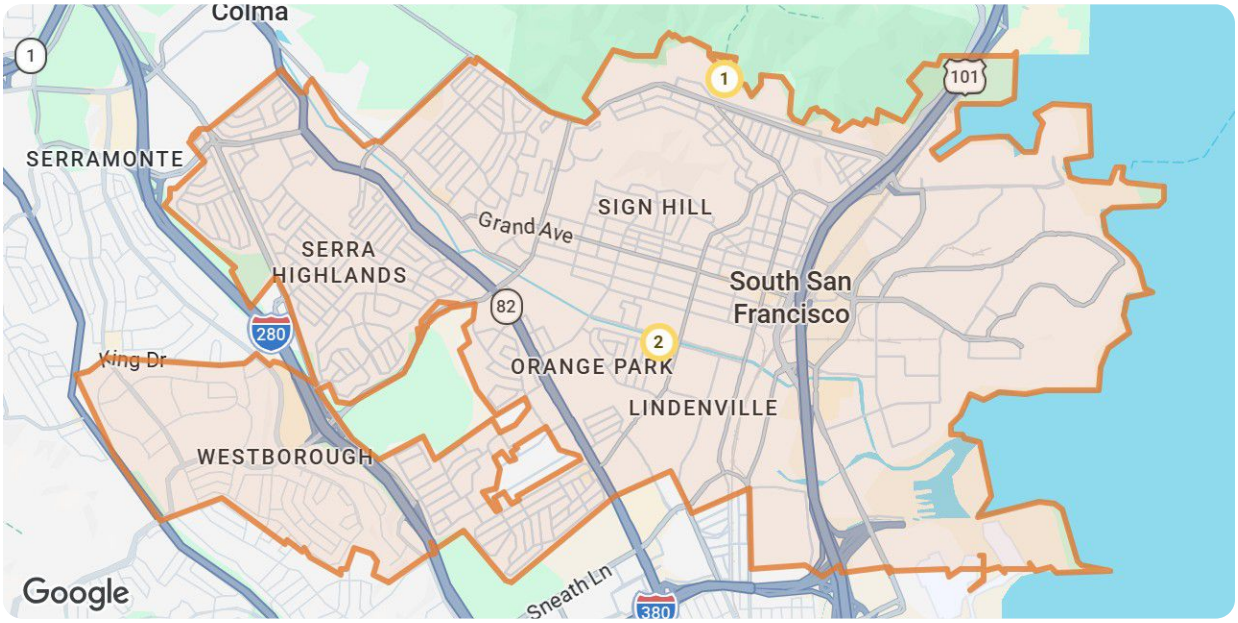
South San Francisco, California

Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

New: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **836 Grand Ave, South San Francisco, CA 94080** MLS ID: 41153203 Active / For Lease	Single Family	3/2	1,380	7,000 sqft	1933	11/6/2026 17 days	$5,000 mo. $4/sq ft

Courtesy of Winco Realty, Inc

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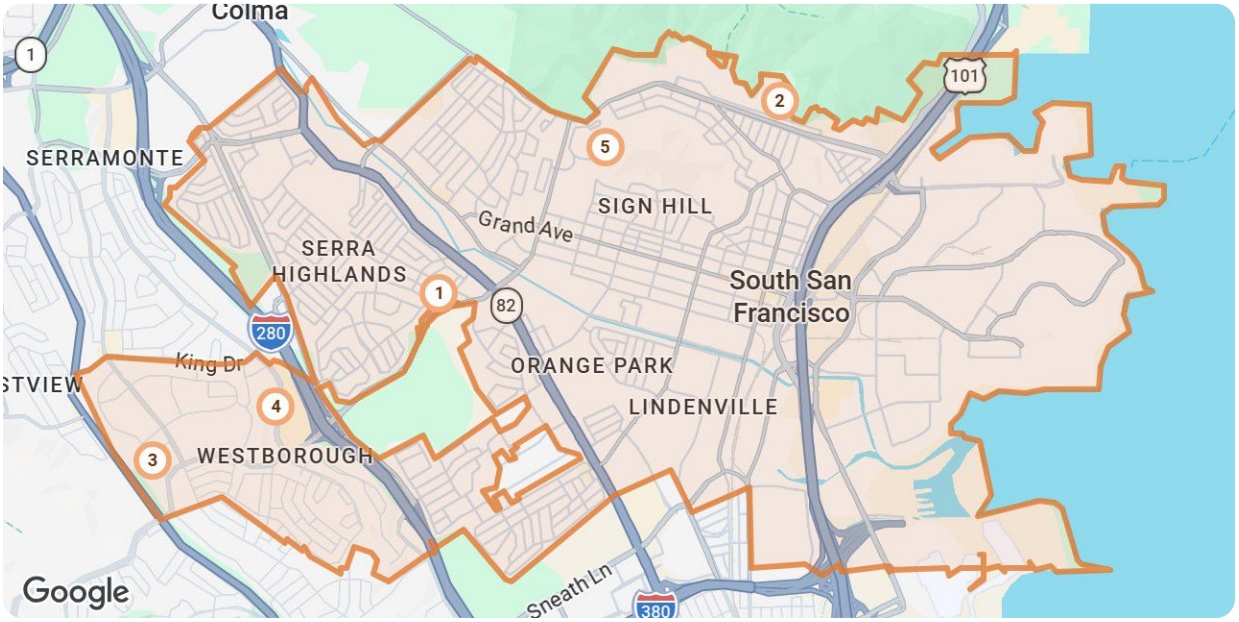
South San Francisco, California

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 5 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **112 Crown Cir, South San Francisco, CA 94080** MLS ID: 82065812 Closed / For Lease *Courtesy of BQ Realty*	Single Family	2/3	1,970	2,464 sqft 1984	10/27/2026 – days	– $2/sq ft	–
2  **3885 Carter Dr, Apt 202, South San Francisco, CA 94080** MLS ID: 426115785 Closed / For Sale and For Lease *Courtesy of CORE Vision Realty, Inc*	Condo/Townhouse/Apt.	2/2	1,033	1,062 sqft 1996	9/22/2026 150 days	$650,000 $629/sq ft	–
3  **112 Arroyo Dr, South San Francisco, CA 94080** MLS ID: 82059153 Closed / For Lease *Courtesy of KW Advisors*	Single Family	3/2	1,260	– 1947	9/18/2026 2 days	– $5/sq ft	–
4  **9 West Way, South San Francisco, CA 94080** MLS ID: 82058335 Closed / For Lease *Courtesy of Compass*	Single Family	4/4	2,780	– 2003	9/15/2026 10 days	– $2/sq ft	–
5  **3550 Carter Dr, Apt 41, South San Francisco, CA 94080** MLS ID: 82057239 Closed / For Lease *Courtesy of Intero Real Estate Services*	Condo/Townhouse/Apt.	2/2	877	859 sqft 1979	9/6/2026 26 days	– $4/sq ft	–

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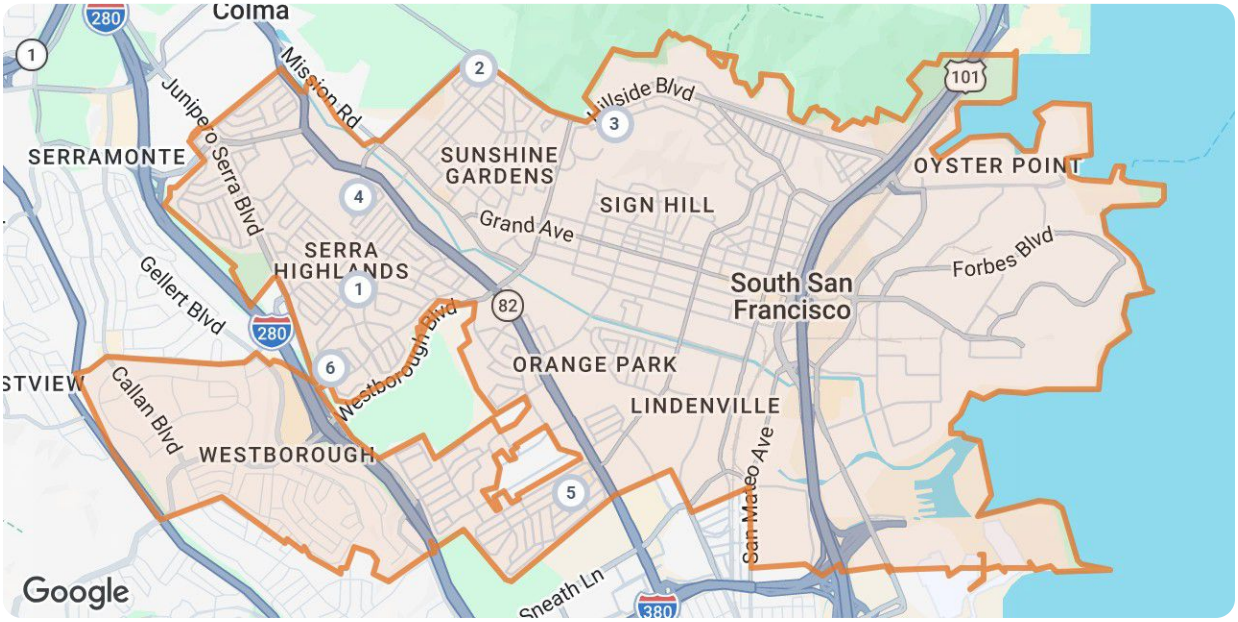
Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 5 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  **1308 Morningside Ave, South San Francisco, CA 94080** Off Market / Public Record	Single Family	2/2	1,240	4,500 sqft 1955	– – days	– $927/sq ft	8/27/2026 Notice of Default
2  **632 Newman Dr, South San Francisco, CA 94080** Off Market / Public Record	Single Family	3/2	1,450	4,687 sqft 1956	– – days	– $1,029/sq ft	9/28/2026 Notice of Default
3  **234 Alta Mesa Dr, South San Francisco, CA 94080** Off Market / Public Record	Single Family	3/1	980	5,278 sqft 1951	– – days	– $1,176/sq ft	9/14/2026 Notice of Foreclosure Sale
4  **238 Westview Dr, South San Francisco, CA 94080** Off Market / Public Record	Single Family	3/1	1,050	6,588 sqft 1953	– – days	– $1,173/sq ft	9/29/2026 Notice of Default
5  **3789 Fairfax Way, South San Francisco, CA 94080** Off Market / Public Record	Condo/Townhouse/Apt.	3/2	1,115	1,085 sqft 1971	– – days	– $799/sq ft	10/20/2026 Notice of Default

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South San Francisco, California

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