

# Local Market Update for February 2024

Report provided by the San Francisco Association of REALTORS® MLS  
For questions or more information, contact communications@sfbayarea.com.



SAN FRANCISCO  
ASSOCIATION of REALTORS®

## 5C Noe Valley

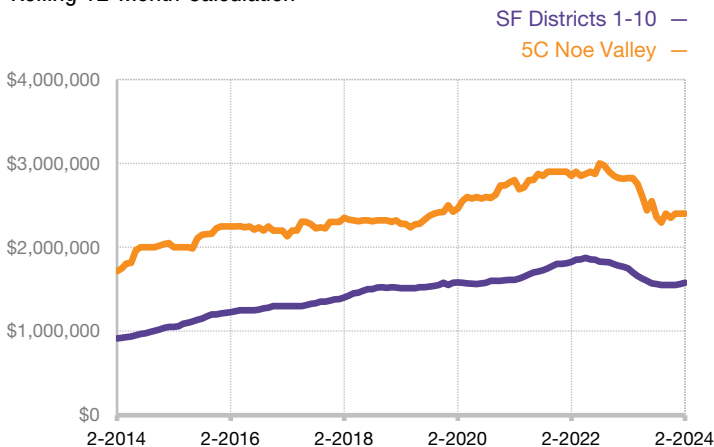
Single Family	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
<b>Key Metrics</b>						
New Listings	7	12	+ 71.4%	19	23	+ 21.1%
Pending Sales	9	7	- 22.2%	13	10	- 23.1%
Sold Listings	7	8	+ 14.3%	12	12	0.0%
Median Sales Price*	\$2,954,750	<b>\$2,473,000</b>	- 16.3%	\$2,352,500	<b>\$2,473,000</b>	+ 5.1%
Average Sales Price*	\$2,686,393	<b>\$3,260,750</b>	+ 21.4%	\$2,503,521	<b>\$3,178,000</b>	+ 26.9%
Days on Market	27	22	- 18.5%	46	36	- 21.7%
Active Listings	11	15	+ 36.4%	--	--	--
% of Properties Sold Over List Price	42.9%	<b>50.0%</b>	+ 16.6%	58.3%	<b>58.3%</b>	0.0%
Percent of List Price Received*	110.7%	<b>110.3%</b>	- 0.4%	108.1%	<b>108.7%</b>	+ 0.6%
Months Supply	1.1	2.2	+ 100.0%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Condo/TIC/Coop	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
<b>Key Metrics</b>						
New Listings	11	13	+ 18.2%	21	23	+ 9.5%
Pending Sales	9	9	0.0%	12	15	+ 25.0%
Sold Listings	5	7	+ 40.0%	6	12	+ 100.0%
Median Sales Price*	\$1,325,000	<b>\$1,625,000</b>	+ 22.6%	\$1,285,000	<b>\$1,460,000</b>	+ 13.6%
Average Sales Price*	\$1,442,300	<b>\$1,447,857</b>	+ 0.4%	\$1,335,250	<b>\$1,426,417</b>	+ 6.8%
Days on Market	30	35	+ 16.7%	46	46	0.0%
Active Listings	16	14	- 12.5%	--	--	--
% of Properties Sold Over List Price	40.0%	<b>57.1%</b>	+ 42.8%	50.0%	<b>33.3%</b>	- 33.4%
Percent of List Price Received*	100.2%	<b>105.1%</b>	+ 4.9%	100.2%	<b>101.4%</b>	+ 1.2%
Months Supply	1.4	1.8	+ 28.6%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Condo/TIC/Coop**  
Rolling 12-Month Calculation

