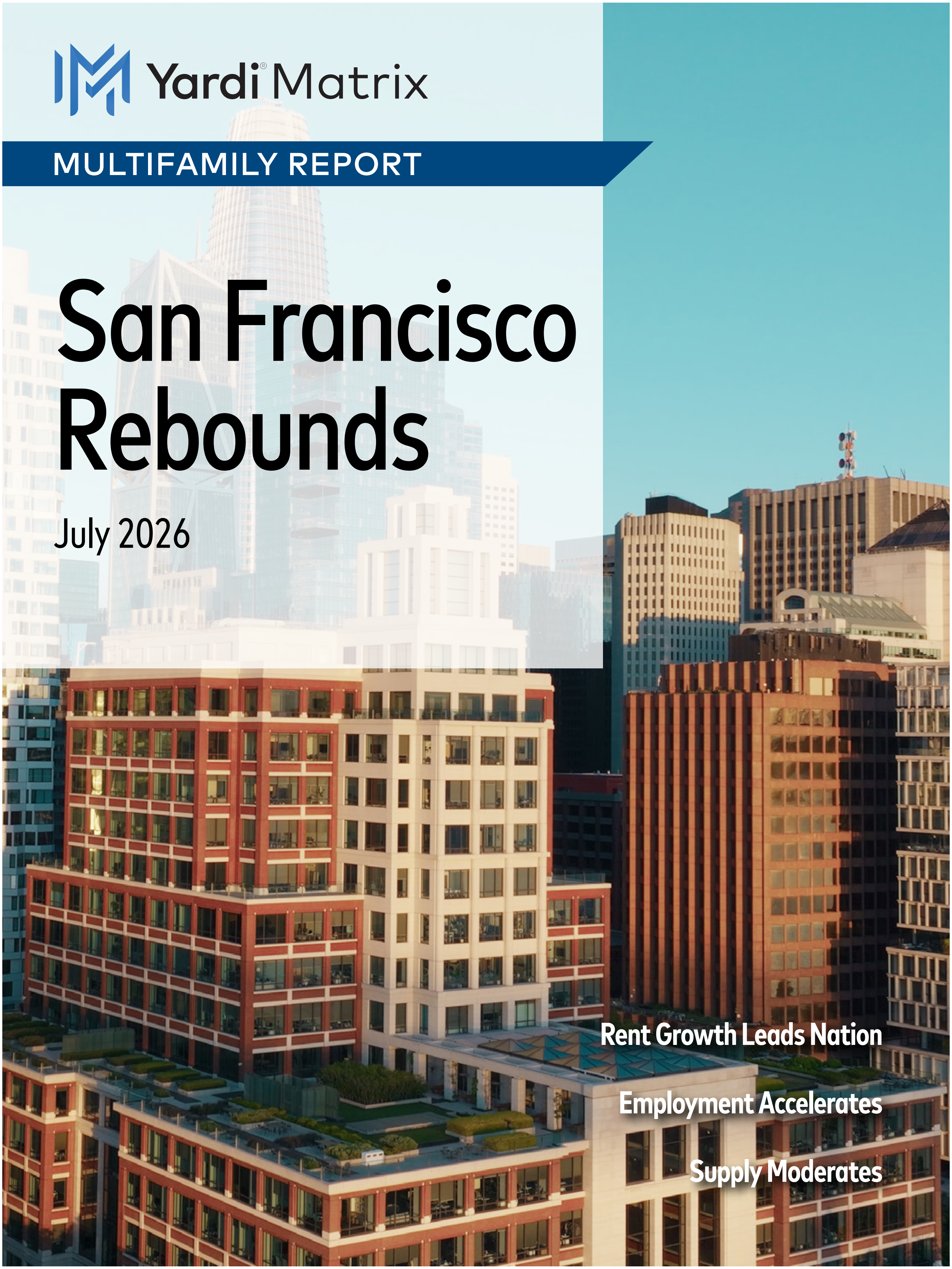
Yardi Matrix

MULTIFAMILY REPORT

San Francisco Rebounds

July 2026



Rent Growth Leads Nation

Employment Accelerates

Supply Moderates

SAN FRANCISCO MULTIFAMILY

Yardi Matrix

Rents Accelerate, Supply Winds Down

San Francisco's multifamily market entered full recovery mode in the spring leasing season, with most fundamentals improving. Average advertised asking rents were up 0.8%, on a trailing three-month basis through May, to an average of $3,019, 50 basis points ahead of the U.S. figure. Year-over-year rents increased 4.5%, placing San Francisco at the top of the ranking among the 30 major metros tracked by Yardi Matrix and 430 basis points higher than the national average. Overall occupancy ticked up 20 basis points, to 95.9% as of April, while the national figure clocked in at 94.1%.

Year-over-year employment growth in San Francisco was 0.2% through February, 30 basis points ahead of the U.S. rate. This marked the beginning of a recovery after more than 17 months of contractions. Unemployment improved as well, at 3.9% in April, 40 basis points below the U.S. and up 20 basis points year-over-year, according to preliminary data from the Bureau of Labor Statistics. Several transit and infrastructure mega projects are ongoing in the Bay Area and will likely boost transit-oriented residential development in the coming decade. Among recent projects, the SFMTA board approved $612 million for the Mission District busyard modernization.

Supply expansion returned to a more moderate pace. Year-to-date through May, developers added 832 units, with another 11,639 units under construction.

Market Analysis | July 2026

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Recent San Francisco Transactions

Finch at Larkspur

City: Larkspur, Calif.
Buyer: Pacific Urban Investors
Purchase Price: $170 MM
Price per Unit: $497,515

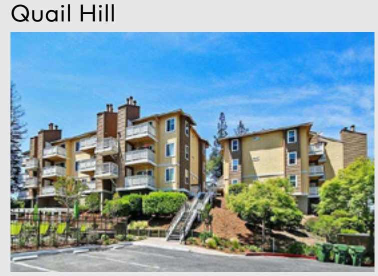
Sunset Towers

City: San Francisco
Buyer: Friedkin Property Group
Purchase Price: $105 MM
Price per Unit: $432,099

923 Folsom

City: San Francisco
Buyer: Stockbridge Capital Group
Purchase Price: $64 MM
Price per Unit: $558,696

Quail Hill



City: Castro Valley, Calif.
Buyer: MLG Capital
Purchase Price: $36 MM
Price per Unit: $370,833