

Rental Market Overview Report



San Francisco

The San Francisco rental market remains highly competitive. Finding a home requires an open mind, preparedness, and quick decision-making. Dwellworks services are critical in this market. Consultants maintain area expertise and are skillful guides in navigating this competitive region.

Your consultant will manage your home search and may work with trusted real estate professionals to tailor home options according to your specific needs and budget. Property availability can change swiftly due to fast demand and turnover. Those interested in a property must be prepared to make quick decisions and have funds, references, and proof of employment readily available.

Market at a Glance

Considerations	Findings	Comments
Housing Availability	Low	Availability changes daily. Lowest vacancy during summer
Tenant Paid Real Estate Fees	Seldom	If there is an agent fee, it is usually one to two months' rent
Typical Lease Length	12 Months	
Typical Security Deposit	1 to 2 Months	Cannot legally be more than three months' rent
Early Termination Clauses	Limited	Due to tight rental market
Negotiation of Lease Terms	Low	Extremely rare due to the tight rental market

Types of Housing – San Francisco, CA

Apartments

These are multi-residential units in low or high rise buildings. They range in size from a studio apartment to units with three bedrooms and 2.5 baths. Styles include flats and townhouses. Apartment complexes can be as small as five units and as large as 500 units. The apartment building may have private entrances into each unit or have a common entrance shared by all residents.

Advantages

Disadvantages

No maintenance responsibilities.

Lack of privacy.

Major appliances and/or hook-up provided.

Limited covered/enclosed parking.

Recreational amenities may be available.

Limited storage.

Some utilities may be included.

Pet restrictions.

Multiplexes

These are usually 2, 3, or 4 connected units, which can be of townhouse, condominium or flat design.

Advantages

Disadvantages

Yard (garden) space.

Yard maintenance may be your responsibility.

Garage/covered parking.

Tenant responsible for several utilities.

Some privacy.

Tenant may have to provide major appliances.

Single-Family Homes

These are free standing residential properties. Styles include ranch (single story), split-level, tri or multi-level, and mid-entry.

Advantages

Disadvantages

Privacy.

Yard maintenance is your responsibility.

Garages.

Tenant responsible for all utilities.

Yard (gardens).

Snow removal, as applicable.

Neighborhoods

Neighborhoods		1BD	2BD	3BD	4BD	5BD
East Cut (Rincon Hill)	Apartment	\$2700-5500	\$4200-10000	\$3600-18500	N/A	N/A
Foster City	Apartment	\$2150-3200	\$2500-3800	\$4000-4600	N/A	N/A
	House	N/A	N/A	\$4,000+	\$4800+	\$5800+
Hayes Valley	Apartment	\$2800-4200	\$3500-5500	\$4100-8000	N/A	N/A
Marina/Cow Hollow	Apartment	\$2600-4500	\$3400-\$10000	\$4400-\$9,000	N/A	N/A
	House	N/A	N/A	\$5800-\$10,000	\$10500-12,200	\$12500-25000
Mission Dolores	Apartment	\$2400-5000	\$2600-6000	\$4000-9000	N/A	N/A
	House	N/A	N/A	\$6800+	\$6300-10000	N/A
Noe Valley	Apartment	\$2500-3800	\$3000-9000	\$4800-8000	N/A	N/A
	House	N/A	N/A	\$4000-8500	\$10000-12000	\$15000+
North Beach	Apartment	\$2200-4000	\$3100-7500	\$4500-11500	N/A	N/A
	House	N/A	N/A	\$5,000	\$8000-15,000	N/A
Pacific Heights	Apartment	\$2500-5000	\$3000-9000	\$4300-16000	N/A	N/A
	House	N/A	N/A	\$5700-11000	\$13,000	\$20000+
Potrero Hill	Apartment	\$2200-5300	\$3400-5500	\$3500-7800	N/A	N/A
	House	N/A	N/A	\$9000-12000	\$12,000 - \$15,000	N/A
Richmond District	Apartment	\$2100-3400	\$2500-4000	\$3500-6000	N/A	N/A
	House	N/A	N/A	\$4500+	\$5000-10000	\$15000+
San Mateo	Apartment	\$2000-4000	\$2500-4800	\$3300-5500	N/A	N/A
	House	N/A	N/A	\$3500-7000	\$4500-8000	\$6700+
Sunset District	Apartment	\$2000-3500	\$2600-4300	\$3900-4500	N/A	N/A
	House	N/A	N/A	\$3500-4000	\$4300-7000	N/A