

401 HARRISON STREET, #31G, SAN FRANCISCO 94105

San Francisco

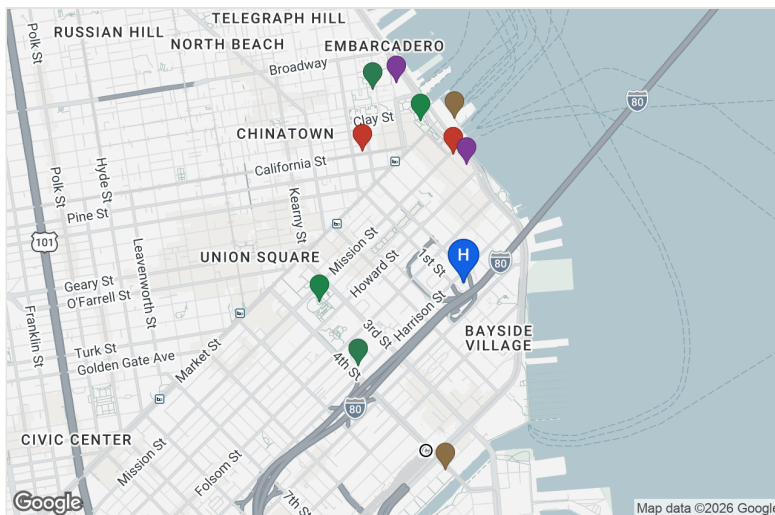
THE HOME

401 Harrison Street #31G is a one-bedroom, one-bath condominium spanning 758 square feet in San Francisco's Rincon Hill corridor. The residence occupies the thirty-first floor of a high-rise tower at the corner of Harrison and Fremont, a location that places it steps from the Embarcadero waterfront and the mixed-use blocks radiating south from the Financial District. The building serves a primarily residential population, and this unit reflects the efficient, vertical living that has come to define this portion of South Beach and the eastern edge of SoMa.

THE NEIGHBORHOOD

The blocks surrounding 401 Harrison sit at the confluence of SoMa, Rincon Hill, and the waterfront, where office towers give way to residential high-rises and ground-floor retail. A Walk Score of 93 reflects the density of services: Whole Foods Market and Safeway anchor the grocery options, while Boulevard, Perbacco, and Marlowe represent the dining corridor along the Embarcadero and into SoMa. Yerba Buena Gardens and Embarcadero Plaza provide green space within a few blocks. Downtown San Francisco is a twelve-minute drive or seventeen minutes by transit; San Francisco International Airport is nineteen minutes by car.

THE NEIGHBORHOOD MAP



● This home ● Cafés ● Dining ● Grocery ● Parks ● Schools

GETTING AROUND

Downtown San Francisco
12 min drive · 1.2 mi 17 min transit

Stanford University
41 min drive · 36.0 mi 1 hr 55 min transit

Downtown San Jose
58 min drive · 49.0 mi 1 hr 55 min transit

San Francisco International Airport
19 min drive · 12.7 mi 50 min transit

Drive times reflect typical traffic at generation; transit via public schedules. Source: Google Maps.

MARKET & HOME VALUES

\$1,095,000 MEDIAN SALE PRICE	\$1,112,500 AVG SALE PRICE	\$1,549.38 AVG \$/SQ FT	10 AVG DAYS ON MARKET
\$1,108,000 MEDIAN LIST PRICE	\$1,185,000 MAX SALE PRICE	\$1,040,000 MIN SALE PRICE	

Based on two recent sales, the median sale price for comparable one-bedroom condominiums stands at \$1,095,000, with an average of \$1,549.38 per square foot. Properties in this segment sold in an average of ten days on market. The range of recent transactions spans \$1,040,000 to \$1,185,000, reflecting variations in floor level, finishes, and views. Buyers considering this unit may find context in those figures, particularly the per-square-foot spread, which ranged from \$1,372.03 to \$1,726.73 across the comparables.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
181 Fremont Street #54J, San Francisco 94105	\$1,185,000	1/1	666	\$1,726.73	7/10/26
401 Harrison Street #18G, San Francisco 94105	\$1,040,000	1/1	758	\$1,372.03	7/14/26
401 Harrison Street #31G, San Francisco 94105 ACTIVE	—	1/1	758	\$1,449.87	—

Source: agent-prepared CMA · sale data only · not an appraisal or guarantee of value.

WORTH KNOWING

- Public school options within walking distance include Lau Elementary (GreatSchools rating 9/10, grades K–5, 1.1 miles) and The New School of San Francisco (10/10, charter, grades K–7, 1.6 miles).
- Philz Coffee, Imperial Tea Court, and Café Madeleine serve the immediate blocks; China Basin Park and Transamerica Redwood Park offer additional open space within a quarter-mile radius.
- The address falls within the 94105 ZIP code, a submarket that has absorbed significant condominium inventory over the past two decades as Rincon Hill and South Beach evolved from light industrial to residential use.

NEARBY

CAFÉS	Imperial Tea Court, Philz Coffee, The Grove Restaurant & Bar
DINING	Boulevard, Perbacco, Marlowe
GROCERY	Whole Foods Market, Safeway, Safeway
PARKS	Yerba Buena Gardens, Embarcadero Plaza, China Basin Park

93 WALK SCORE®
Walker's Paradise

Walk Score® rates an address from 0–100 by how easily everyday errands — groceries, coffee, dining, school pickup — can be done on foot. 50+ means some errands can be walked, 70+ means most can, and 90+ is a rare walker's paradise. Transit and Bike scores read the same way for public transportation and cycling.

SCHOOLS



Bessie Carmichael School PreK-8 Filipino Education Center

Public · Grades K-8 · 1.0 mi · Below average



The New School of San Francisco

Charter · Grades K-7 · 1.6 mi · Above average



Gateway High School

Charter · Grades 9-12 · 2.4 mi · Above average



Lau (Gordon J.) Elementary School

Public · Grades K-5 · 1.1 mi · Above average



S.F. County Civic Center Secondary

Public · Grades 6-12 · 1.7 mi · Below average

Ratings are GreatSchools Summary Ratings on a 1-10 scale, based on test scores, student progress, and college readiness — 8-10 is above average, 5-7 average, 1-4 below average. Schools shown are the closest rated options within five miles. Attendance boundaries change; always verify enrollment eligibility directly with the school district.

ABOUT HERNANDO



Hernando Lovings

REALTOR® SF PENINSULA, EAST BAY · DRE #02038374

Hernando Lovings is a rising star in Silicon Valley real estate. His background in project management and superior organizational expertise allows Hernando to work with his residential real estate clients in a way that ensures a seamless transaction that is as stress-free as possible.

In addition to his organized approach, Hernando is a 20-year resident in California which gives him the unique ability to help each client find the perfect property with a location close to the schools, offices, entertainment, and amenities that fit their lifestyle. He works with buyers and sellers who are looking for a new home or investment property and prides himself on building the confidence and trust that makes each client a long term customer.

You can catch Hernando in his spare time hiking the trails of Mission Peak, or biking the trails in Folsom Ca. He also has a thing for food and fashion, whether it be exploring a new restaurant in San Francisco or attending a fashion show in LA you'll find him there.

THE OLDHAM GROUP AT COMPASS

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**Hernando Lovings**

REALTOR® SF Peninsula, East Bay
(650) 897-0294 · hernando.loving@compass.com

DRE #02038374**Jennifer Siem-Oldham**

Co-Founder & Team Principal
(415) 707-5498 · jennifer@oldhamgroup.com

DRE #01325650**The Oldham Group at Compass · Compass DRE #01527235**

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Not an appraisal or opinion of value. Neighborhood data from Google Places. Walkability from Walk Score. Narratives by AI; reviewed for accuracy. © 2026 The Oldham Group at Compass. All rights reserved.

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Generated August 01, 2026