

1226 48TH AVENUE, SAN FRANCISCO 94122

San Francisco

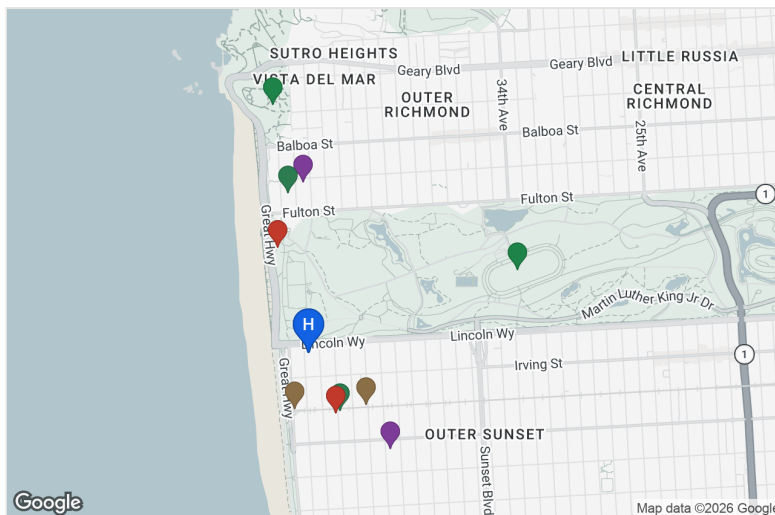
THE HOME

1226 48th Avenue is a residential income property in San Francisco's Outer Sunset, occupying a 2,563-square-foot footprint. The address sits within a grid of mid-century homes that extends westward toward Ocean Beach, where fog and proximity to Golden Gate Park define the rhythm of the neighborhood. The property is currently listed and reflects the enduring appeal of duplex living in this part of the city—a format that has long appealed to both owner-occupants and investors. The street is quiet, tree-lined, and walkable, with cafés and markets within a few blocks.

THE NEIGHBORHOOD

The Outer Sunset unfolds in orderly blocks between Golden Gate Park and the Pacific, a landscape of stucco houses, corner markets, and salt air. With a Walk Score of 77, the area supports daily errands on foot: Java Beach Cafe and Devil's Teeth Baking Company anchor morning routines, while Safeway and Western Sunset Market handle provisioning. Beach Chalet Brewery, Outerlands, and Thanh Long offer neighborhood dining. Downtown San Francisco is a 24-minute drive or 45 minutes by transit; San Francisco International Airport is 24 minutes by car. Sutro Heights and the Polo Field lie within Golden Gate Park's western edge.

THE NEIGHBORHOOD MAP



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

GETTING AROUND

Downtown San Francisco

24 min drive · 5.4 mi 45 min transit

Golden Gate Bridge

15 min drive · 5.3 mi 1 hr 8 min transit

Union Square

43 hr 11 min drive · 2,922 mi 79 hr 46 min transit

San Francisco International Airport

24 min drive · 14.8 mi 1 hr 6 min transit

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

MARKET & HOME VALUES

\$1,840,000

MEDIAN SALE PRICE

\$1,273,500

AVG SALE PRICE

\$773.05

AVG \$/SQ FT (SOLD)

85

AVG DAYS ON MARKET

2,381

AVG SOLD SQ FT

\$1,905,000

MAX SALE PRICE

\$1,775,000

MIN SALE PRICE

The Outer Sunset residential income market has shown consistent activity, with recent duplex sales ranging from \$1,775,000 to \$1,905,000. The median sale price stands at \$1,840,000, and the average price per square foot is \$773.05. Properties in this segment have averaged 85 days on market, with sold homes averaging 2,381 square feet. The data reflects a market where scale, condition, and location within the neighborhood all influence final sale price.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
4632 Irving Street, San Francisco 94122	\$1,905,000	—	2,362	\$806.52	07/01/26
1325-1327 42nd Avenue, San Francisco 94122	\$1,775,000	4/2	2,400	\$739.58	07/16/26
1226 48th Avenue, San Francisco 94122 ACTIVE	—	—	2,563	\$506.83	—

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

WORTH KNOWING

- Francis Scott Key Elementary (GreatSchools rating: 9) is half a mile away; Robert Louis Stevenson Elementary (rating: 10) and George Washington High School (rating: 8) serve the broader area.
- Recent duplex sales in the Outer Sunset have closed between \$1,775,000 and \$1,905,000, with properties averaging 85 days on market.
- The western avenues remain among San Francisco's more temperate microclimates in summer, when fog moderates heat and keeps the rhythm steady.

NEARBY

CAFÉS	Java Beach Cafe, Judahlicious, Devil's Teeth Baking Company
DINING	Beach Chalet Brewery and Restaurant, Thanh Long Restaurant, Outerlands
GROCERY	Safeway, Western Sunset Market, Europa Express
PARKS	Golden Gate Park Polo Field, Sutro Heights, Bison Paddock

77 WALK SCORE®
Very Walkable

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

9/10

Key (Francis Scott) Elementary School

Public · Grades K-5 · 0.5 mi · Above average

8/10

Giannini (A.P.) Middle School

Public · Grades 6-8 · 1.1 mi · Above average

8/10

Washington (George) High School

Public · Grades 9-12 · 1.4 mi · Above average

10/10

Stevenson (Robert Louis) Elementary School

Public · Grades K-5 · 1.3 mi · Above average

10/10

Yu (Alice Fong) Elementary School

Public · Grades K-8 · 2.1 mi · Above average

10/10

Asawa (Ruth) San Francisco School Of The Arts, A Public School.

Public · Grades 9-12 · 3.4 mi · Above 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

The Oldham Group is one of the Bay Area's top-ranked real estate teams, with 50+ agents and over \$403 million in annual sales across San Francisco, Silicon Valley, the Peninsula, Marin, Monterey, and beyond. As part of Compass, the team combines deep local expertise with the resources of one of the nation's leading brokerages — powerful technology, innovative marketing, and a nationwide network — so every client benefits from the collective knowledge and support of an entire team working toward one goal: your success.

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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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