

616 BRODERICK STREET SAN FRANCISCO CA 94117

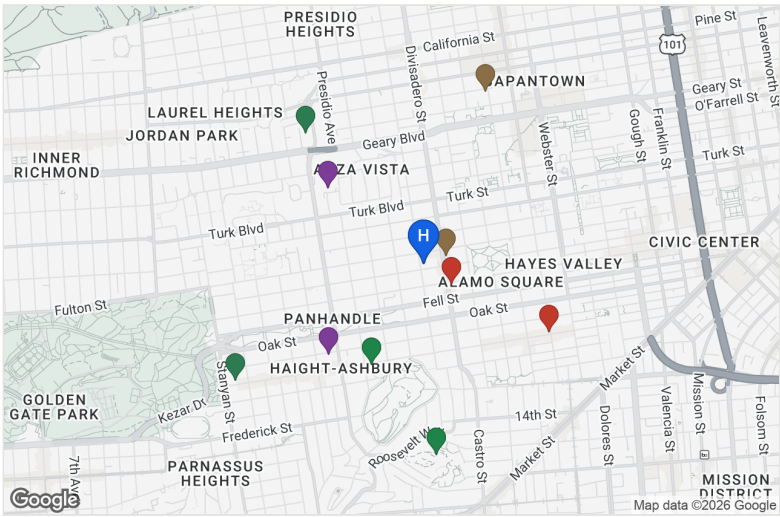
San Francisco

THE HOME

616 Broderick Street occupies a tree-lined block in the Western Addition, where rows of Victorian and Edwardian homes define the streetscape. The address sits within a quarter-mile of Creative Arts Charter School and half a mile from the Chinese Immersion School at DeAvila, both highly rated. Buena Vista Park and the Panhandle green corridors are short walks. Broderick Street itself runs north-south through a district that has retained much of its early-twentieth-century residential fabric while accommodating a dense mix of cafés, grocers, and independent shops along Divisadero and Haight.



THE NEIGHBORHOOD MAP



- This home
- Cafés
- Dining
- Grocery
- Parks
- Schools

MARKET & HOME VALUES

\$2,050,000

MEDIAN SALE PRICE

\$2,090,000

AVERAGE SALE PRICE

\$917

AVG \$/SQ FT

6

AVG DAYS ON MARKET

Five comparable properties in the Western Addition and NoPa corridor sold between November 2025 and August 2026 with a median sale price of \$2,050,000 and an average of \$2,090,000. Price per square foot averaged \$917 across the set, and the average days on market was six. The most recent transaction on Broderick Street—536 Broderick—closed in August 2026 at \$2,250,000. Several of the comparables sold above their list price, reflecting buyer competition in this transit-rich, amenity-dense corridor.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
536 Broderick Street CLOSED	\$2,250,000	3/1.5	1,978	\$1,138	Aug 10, 2026
634 Broderick Street SOLD OFF MLS	\$2,050,000	3/1.5	1,579	\$1,298	Apr 28, 2026
1454 Hayes Street CLOSED	\$2,000,000	3/2	1,674	\$1,195	Mar 25, 2026
1445 Fulton Street CLOSED	\$2,100,000	3/2	1,727	\$1,216	Nov 24, 2025
618 Broderick Street	\$2,050,000	–/6	4,440	\$462	Apr 17, 2026

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

GETTING AROUND

Downtown San Francisco
13 min drive · 1.7 mi 16 min transit

Stanford University
53 min drive · 38.2 mi 2 hr 12 min transit

Downtown San Jose
1 hr 21 min drive · 57.5 mi 2 hr 8 min transit

San Francisco International Airport
30 min drive · 13.3 mi 55 min transit

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

WORTH KNOWING

- Recent comparable sales on Broderick Street and nearby blocks closed in six days on average, with several properties trading above asking.
- The immediate area is served by both highly rated charter schools and traditional public options within half a mile.
- Proximity to the Panhandle and Buena Vista Park means access to mature canopy, off-leash dog areas, and uninterrupted sightlines west toward the Presidio.

NEARBY

CAFÉS	The Mill, Sweet Maple, Blue Bottle Coffee
DINING	Nopa, YH - Beijing Duck House 􀀀􀀀􀀀􀀀, State Bird Provisions
GROCERY	Trader Joe's, Whole Foods Market, Safeway
PARKS	Buena Vista Park, Corona Heights Park, Raymond Kimbell Playground Park

97 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

- 10 /10

Chinese Immersion School At Deavila
Public · Grades K-5 · 0.5 mi · Above average
- 8 /10

Creative Arts Charter School
Charter · Grades K-8 · 0.3 mi · Above average
- 8 /10

Gateway High School
Charter · Grades 9-12 · 0.5 mi · Above average

- 1 /10

S.F. County Civic Center Secondary
Public · Grades 6-12 · 1.0 mi · Below average
- 2 /10

Wells (Ida B.) High School
Public · Grades 9-12 · 0.3 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 NILOU



Nilou Ebeid

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As a longtime resident of Los Altos Hills, I have had the privilege of raising my children and watching them grow through Palo Alto public schools, and later at Woodside Priorya private school in Portola Valley. Our family has loved the peaceful and calmness of the hills, the hiking trails, and its close proximity to Silicon Valley and San Francisco.

Through the years, I've navigated our community extensively, driving my kids to activities across neighboring towns for various activities which has given me extensive knowledge and familiarity in Atherton, Menlo Park, Palo Alto, Portola Valley and Los Altos and beyond. This experience has given me an intimate knowledge of the area and a deep appreciation for the vibrant lifestyle it offers.

Some of my favorite local spots include Los Altos Grill or Evvia for a night out, Satura or Mademoiselle Colette for a morning coffee and croissant, and Terun for a lunch meet up. For fitness, I love the small, intense classes at barre3 or MPX Pilates, and for outdoor relaxation, I enjoy a quick hike at Arastradero Preserve. When it comes to self-care, No Filter Brazilian MedSpa in San Mateo is a personal favorite.

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.



EQUAL HOUSING OPPORTUNITY

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