

# 1947 35TH AVE SAN FRANCISCO

## San Francisco

### THE HOME

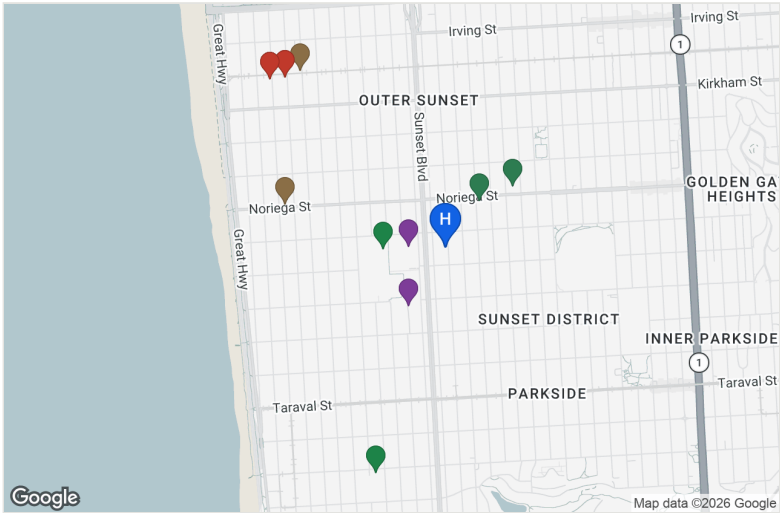
1947 35th Avenue sits in the Parkside/Sunset District, part of San Francisco's western residential fabric where gridded streets meet the coastal fog. The neighborhood is defined by single-family homes on modest lots, built largely in the mid-twentieth century to house the city's postwar expansion. This address falls within a walkable corridor served by local schools, markets, and cafés, with Ocean Beach and Golden Gate Park forming the district's geographic bookends. The home is positioned a short walk from South Sunset Playground Park and West Sunset Playground Park, both neighborhood gathering points.

### THE NEIGHBORHOOD

The Outer Sunset is defined by proximity to the Pacific and a network of daily-use amenities concentrated along commercial spines like Noriega and Taraval. Devil's Teeth Baking Company, Outerlands, and Thanh Long anchor a dining scene that draws from beyond the district. The walk score of 81 reflects access to Safeway, Boss Supermarket, and Western Sunset Market, along with cafés like Andytown Roastery. Commute times are straightforward: 30 minutes by car to Downtown San Francisco, 21 minutes to San Francisco International Airport, and 28 minutes to Mission Bay. Public schools within a half-mile include Robert Louis Stevenson Elementary and A.P. Giannini Middle School.



THE NEIGHBORHOOD MAP



This home  
Cafés Dining Grocery Parks Schools

GETTING AROUND

**Downtown San Francisco**  
30 min drive · 5.5 mi    37 min transit

**Mission Bay San Francisco**  
28 min drive · 11.3 mi    1 hr 8 min transit

**San Rafael**  
50 min drive · 19.0 mi    1 hr 10 min transit

**San Francisco International Airport**  
21 min drive · 13.2 mi    58 min transit

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

MARKET & HOME VALUES

|                                  |                                   |                             |                             |
|----------------------------------|-----------------------------------|-----------------------------|-----------------------------|
| \$1,600,000<br>MEDIAN SALE PRICE | \$1,747,943<br>AVERAGE SALE PRICE | \$1,253<br>AVERAGE \$/SQ FT | 8<br>AVERAGE DAYS ON MARKET |
| \$1,440,000<br>LOWEST SALE PRICE | \$2,380,000<br>HIGHEST SALE PRICE |                             |                             |

The Parkside/Sunset District recorded a median sale price of \$1,600,000 and an average of \$1,747,943 across recent comparables. Price per square foot averaged \$1,253, with the range spanning \$1,095 to \$1,560. Properties are moving quickly—average days on market stood at 8—and the spread from \$1,440,000 to \$2,380,000 reflects variation in size, condition, and finish. The data suggests steady demand and limited inventory, consistent with the broader San Francisco residential market west of Twin Peaks.

| COMPARABLE SALE                                                 | PRICE       | BD/BA | SQ FT | \$/SQ FT | DATE         |
|-----------------------------------------------------------------|-------------|-------|-------|----------|--------------|
| 2058 34th Avenue, San Francisco, CA 94116 <span>CLOSED</span>   | \$1,500,000 | 3/1   | 1,324 | \$1,133  | Jun 11, 2026 |
| 2050 33rd Avenue, San Francisco, CA 94116                       | \$2,380,000 | 3/3   | 2,108 | \$1,129  | Jun 15, 2026 |
| 2521 Quintara Street, San Francisco, CA 94116                   | \$1,760,600 | 2/2   | 1,212 | \$1,453  | Jun 03, 2026 |
| 3018 Ortega Street, San Francisco, CA 94122 <span>CLOSED</span> | \$1,600,000 | 3/1.5 | 1,461 | \$1,095  | May 07, 2026 |
| 2091 35th Avenue, San Francisco, CA 94116 <span>CLOSED</span>   | \$2,105,000 | 3/1   | 1,349 | \$1,560  | May 05, 2026 |
| 1935 33rd Avenue, San Francisco, CA 94116 <span>CLOSED</span>   | \$1,450,000 | 3/2   | 1,235 | \$1,174  | May 11, 2026 |

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

WORTH KNOWING

- Robert Louis Stevenson Elementary, 0.1 miles from the home, holds a GreatSchools rating of 10 out of 10; A.P. Giannini Middle School, 0.2 miles away, is rated 8 out of 10.
- Recent comparable sales in the Parkside/Sunset District range from \$1,440,000 to \$2,380,000, with properties averaging 8 days on market.
- The western edge of the Sunset District places Ocean Beach, the Coastal Trail, and Fort Funston within a ten-minute drive, offering open space that balances the density of the inner city.

SCHOOLS

10/10

**Stevenson (Robert Louis) Elementary School**  
Public · Grades K-5 · 0.1 mi · Above average

10/10

**Yu (Alice Fong) Elementary School**  
Public · Grades K-8 · 1.4 mi · Above average

10/10

**Asawa (Ruth) San Francisco School Of The Arts, A Public School.**  
Public · Grades 9-12 · 2.4 mi · Above average

NEARBY

|         |                                                                                 |
|---------|---------------------------------------------------------------------------------|
| CAFÉS   | Devil's Teeth Baking Company, Judahlicious, TJ Cups Boba Milk Tea               |
| DINING  | Thanh Long Restaurant, Outerlands, Devil's Teeth Baking Company                 |
| GROCERY | Safeway, Boss Supermarket, Western Sunset Market                                |
| PARKS   | South Sunset Playground Park, West Sunset Playground Park, McCoppin Square Park |

81 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.

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 MARIA



### Maria DeSalvo

REALTOR® | MARIN COUNTY · DRE #02163763

I'm Maria DeSalvo, a fifth-generation Marin County native and real estate advisor. I've built my business on integrity, personalized strategy, and genuine connection. Getting to play a role in a transitional chapter in someone's life – whether they're buying their first home, selling their family home, or growing their investment portfolio – is the part of this work I never take for granted.

Some clients call me their house therapist. Others call me an expert in my field. What I know for certain is that no two journeys are alike, and I treat them that way.

My approach is calm and grounded. I believe the best thing I can do for a client is make something complicated feel manageable and be two steps ahead before the pressure sets in. For sellers, that means acting as a full project manager: home improvement guidance, staging, vendors, pricing, timing – the whole process. For buyers, it means being a steady guide through a market that rarely feels steady.

## 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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