

● SAN FRANCISCO

San Francisco

Building Permit Report

December 2025

Monthly analysis of permit volume, project types, neighborhood activity, and construction trends sourced from San Francisco public records.

Total Permits Filed

New Construction

Estimated Value

ADU Permits

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Permit Volume Overview

San Francisco issued **1,986 building permits** this month. The bulk of activity — **1,812 permits (91.2%)** — consisted of over-the-counter alteration permits, which cover interior remodels, tenant improvements, and routine property upgrades. Structural additions and alterations accounted for another **67 permits (3.4%)**, while ground-up new construction represented **3 projects (0.2%)** of total volume. Demolition activity stood at **7 permits** this period.

Permit Type	Count	Share
OTC Alterations	1,812	91.2%
Additions / Alterations	67	3.4%
New Construction	3	0.2%
Signs	37	1.9%
Demolitions	7	0.4%

Project Valuation

The combined declared value of all permitted projects this month totaled **\$168.13 million**, with an average project valuation of **\$85,869**. San Francisco consistently ranks among the highest-cost construction markets in the country, reflecting both elevated material and labor costs. High declared valuations signal opportunity for contractors and trade specialists operating in premium markets.

\$168.13M

Total Declared Value

\$85,869

Avg. Project Value

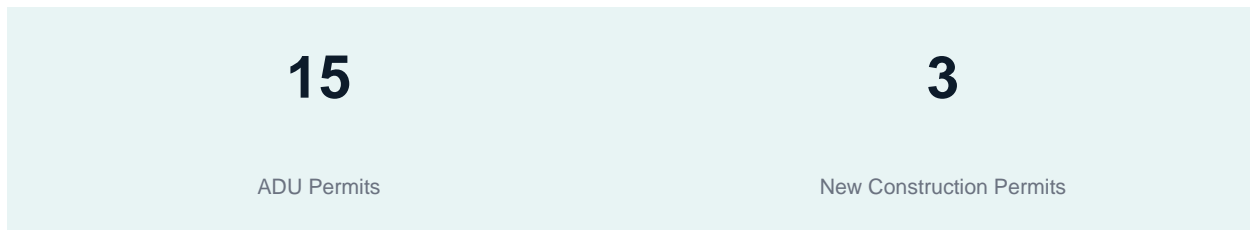
Neighborhood Activity

Permit activity was spread across San Francisco's diverse neighborhoods. **Financial District/South Beach** led all areas with **226 permits** (11.4% of city total). The table below highlights the six most active neighborhoods this month — a useful guide for targeting canvassing, outreach, and job sourcing.

Neighborhood	Permits	Share
Financial District/South Beach	226	11.4%
Sunset/Parkside	157	7.9%
Mission	130	6.5%
West of Twin Peaks	126	6.3%
Noe Valley	88	4.4%
Outer Richmond	80	4.0%

ADU & New Construction Activity

Accessory Dwelling Units (ADUs) and new construction permits represent two of the most opportunity-rich segments for contractors. This month, **15 ADU permits** were issued (0.8% of total), alongside **3 new construction permits** (0.2% of total). San Francisco's housing policies have made ADUs a particularly active category — the city has streamlined its ADU approval process, creating a steady pipeline of garage conversions, basement units, and backyard cottages across virtually every neighborhood.



Existing Property Use Breakdown

Understanding what types of properties are receiving permits helps contractors identify which market segments are most active. The table below shows the top property use categories being permitted this month.

Existing Use	Permits	Share
1 Family Dwelling	618	31.1%
Apartments	432	21.8%
2 Family Dwelling	419	21.1%
Office	244	12.3%
Retail Sales	60	3.0%
Food/Beverage Hndng	48	2.4%

Get the Full List

This report summarizes the permit landscape for San Francisco in December 2025. BCAR DATA's monthly lead lists give you the actual permit records — property address, permit type, project description, and valuation — delivered straight to your inbox every month.

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