

Home Guide

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Final Sales Phase | The Shipyard SF Modern Homes Under \$1 Million

Recognized as one of the most expensive cities in the world, buying a new home in San Francisco is not for the faint of heart. The median sale price for homes in San Francisco in June 2025 was approximately \$1.5 million, a 2.7% increase over last year, according to Redfin. With the City's limited inventory often attracting multiple offers from eager buyers, homes can sell for prices nearing double their list price, the few homes that do become available are seldom with-in an affordable price range. How can buyers stretch their dollar while enjoying world-class water views and the best weather in the City?

There is an option for buyers seeking to purchase a new home in San Francisco starting at \$399,000, up to \$1 million. Buyers can stretch their dollar while enjoying world-class water views, parks, and the best weather in the city.

Real estate expert Chris Lim of Christie's International Real Estate highlights the appeal of San Francisco's dynamic Hunters Point — Bayview neighborhood, noting, "New construction housing, the new India Basin Waterfront Park, great weather, San Francisco



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This aerial photograph showcases the Shipyard SF community at twilight.

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Details

Address: 52 Kirkwood Ave., San Francisco.

Price: Starting at \$399,000

Features:

- Thoughtfully designed to optimize light and efficiency.
- Modern aesthetic with high-ceilings, and a full appliance package.
- Master Plan with parks, public art, walking paths, and Bay water views.

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Bay water views — what's not to love? The San Francisco Shipyard is a very attractive option for buyers." These homes offer a rare combination of contemporary design, affordability, and sustainability in a location that's quickly becoming one of San Francisco's most desirable new neighborhoods.

Here are three options, well beneath the city's median price. \$399,000

Studio • 1 bath • 552 square feet

52 Kirkwood Ave. #406, San Francisco.

This single-story studio condominium home offers a modern open floor plan where the living room, kitchen, and dining room flow seamlessly. The owner's suite provides a peaceful retreat with a spacious bedroom, walk-in closet, and direct access to a semi-en-suite bathroom. Perfect for individuals or couples seeking a compact yet stylish living space.

\$ 578,800

1 bed • 1 bath • 746 square feet

52 Kirkwood Ave. #322, San Francisco.

Step into this beautifully appointed one-bedroom condominium that effortlessly blends comfort and sophistication. The spacious owner's suite includes



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Above: Single-Family Townhomes featuring 10-foot ceilings, high-end finishes and appliances with an open-concept floorplan for function and pleasure. Below left: Parks, pocket parks, water views, walks, sun – perfect city living. Below right: Relaxing outdoor courtyard at Madison for remote work, outdoor entertaining and relaxation.



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a private en-suite bath with convenient access to the main living area. An open-concept layout highlights the sleek modern kitchen, inviting dining space, and a light-filled living room that overlooks the beautifully designed central courtyard with community Pavilion.

\$998,800

3 bed • 2½ bath • 1,522

square feet

83 Kirkwood Avenue, San Francisco.

Modern luxury meets waterfront living. Step into elevated urban living with a new construction tri-level residence -- where modern design and comfort converge. Featuring ~10-foot ceilings and high-end finishes throughout, this home offers an open-concept layout designed for function and pleasure.

Enjoy a bright and spacious living room with private balcony and sweeping southwest-facing water views. This open floor plan includes a chef's kitchen adorned with quartz countertops, sleek cabinetry, and premium Bosch stainless appliances. Generous Owner's suite with its own balcony, walk-in closet, and spa-inspired bath boasting a quartz vanity, tiled shower, and soaking tub. The private rooftop deck crowns the home with panoramic vistas — ideal for entertaining or unwinding.

Discover the Art of Living by the Bay.

The Shipyard offers more than just modern homes — it's a gateway to a vibrant, connected lifestyle. Just steps from the newly opened India Basin Waterfront Park, residents enjoy 1.7 miles of scenic waterfront trails, public piers, and a lively food pavilion that brings the community together. Adding to the neighborhood's unique character is the renowned Hunters Point Shipyard Artists community -- <https://www.shipyardartists.com>, proudly celebrating



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Above: Shipyard SF provides an option for buyers seeking to purchase a new home in San Francisco starting in the low \$400,000s, up to \$1 million. Below: Public Art on the paths always makes for a fun run at The Shipyard, "Frame" by Mildred Howard.

over 40 years of creative contribution to the city's cultural fabric.

Many homes boast sweeping views of the East Bay, the San Mateo and Bay Bridges, and the iconic San Francisco skyline. Residents also enjoy exclusive access to thoughtfully designed amenities, including landscaped parks, charming pocket parks, engaging public art, and a dedicated children's playground.

This historically rich neighborhood blends an eclectic arts scene with exceptional convenience — offering easy access to

downtown San Francisco, Silicon Valley, and just a 13-minute drive to SFO. With a perfect mix of beauty, culture, and connectivity, The Shipyard is a place you'll love to call home.

These homes offer a rare combination of contemporary design, affordability, and sustainability in a location that's quickly becoming one of San Francisco's most desirable new neighborhoods.

Learn more at www.shipyardsf.com.

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