

StreetMatrix

CALIFORNIA

APRIL 2026

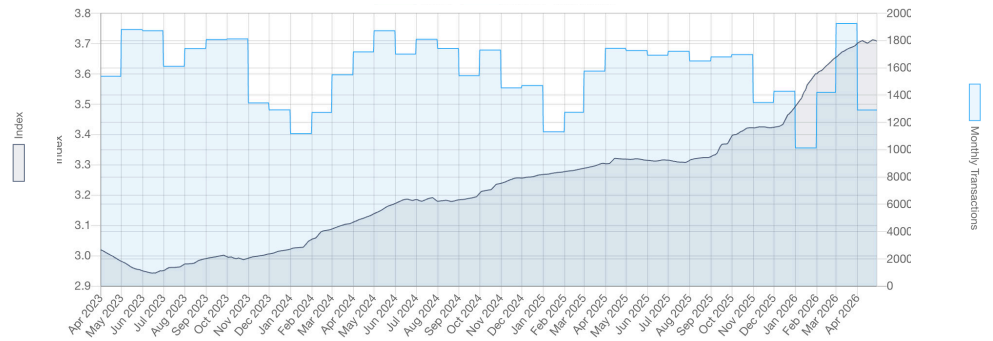
KEY MARKET TRENDS

- Los Angeles and Anaheim tied, posting significant annual gains in the index
- Statewide year-over-year index growth was far greater than the average of the top ten cities
- Bakersfield saw the fastest monthly acceleration in market pace of the top ten cities

EXTERNAL INFLUENCES

- Mortgage rates slid, but remained above February pre-Iran War levels, remaining a headwind against sales growth
- Broader cost-of-living pressures and economic uncertainty are competing with home sale purchases
- Outbound migration to lower-cost states have slowed, keeping the average statewide index rising

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	11.72%	-25.92%
2 YEAR	18.21%	-24.79%
3 YEAR	24.25%	-16.05%

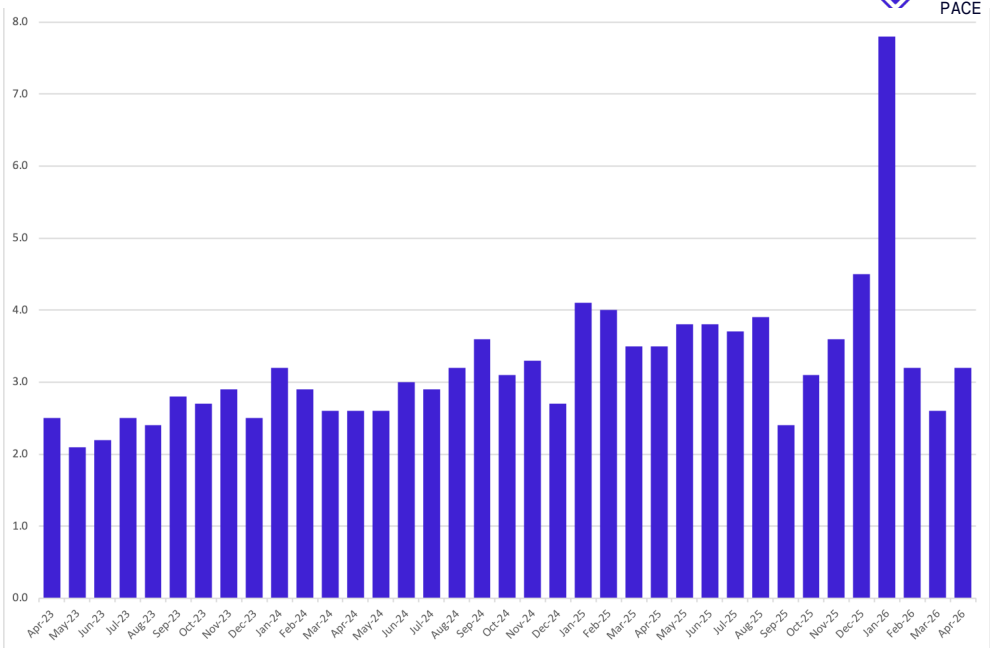


Top Cities by Population Size

City	Months of Supply
Los Angeles	5.4
San Diego	2.2
San Jose	1.8
San Francisco	1.4
Fresno	3.5
Sacramento	0.3
Long Beach	2.6
Oakland	0.6
Bakersfield	4.9
Anaheim	2.9

Months of Supply

Number of months to sell all inventory at the current sales rate. (A.K.A. the market pace.)

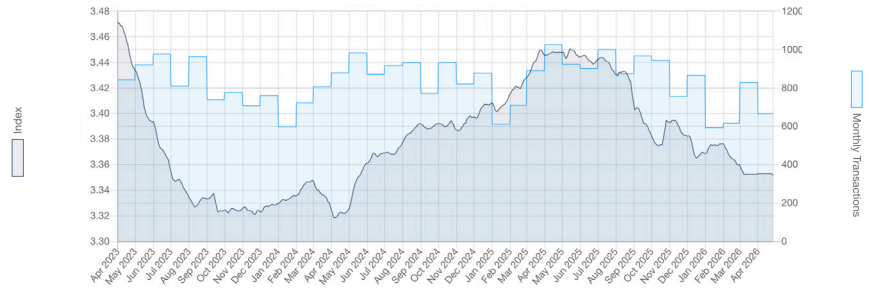


About the StreetMatrix Index - StreetMatrix applies a hedonic methodology to standardized sales, MLS, and public record data, producing a single benchmark number that reflects true market movement while minimizing outliers. Powered by StreetWire's real-time Financial Standard Data Set, it delivers reliable insights into PRICE CHANGE trends and volatility.

CALIFORNIA Top Cities by population size

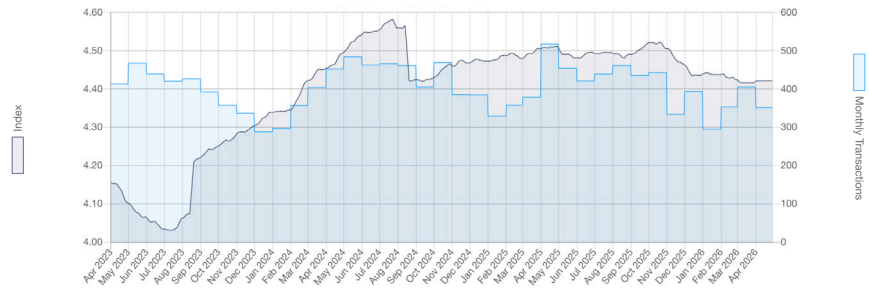
LOS ANGELES

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-2.77%	-35.22%
2 YEAR	0.87%	-24.46%
3 YEAR	-2.46%	-21.14%



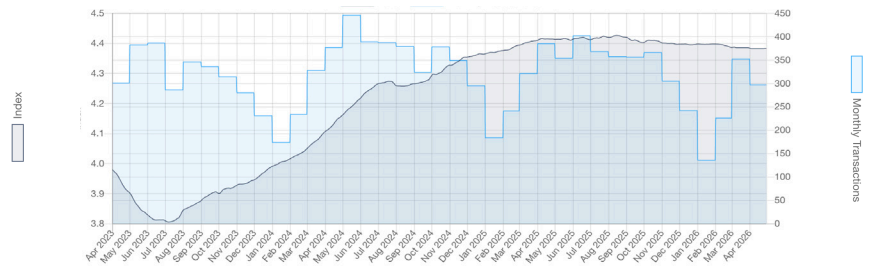
SAN DIEGO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.96%	-32.11%
2 YEAR	-1.60%	-22.35%
3 YEAR	7.77%	-15.01%



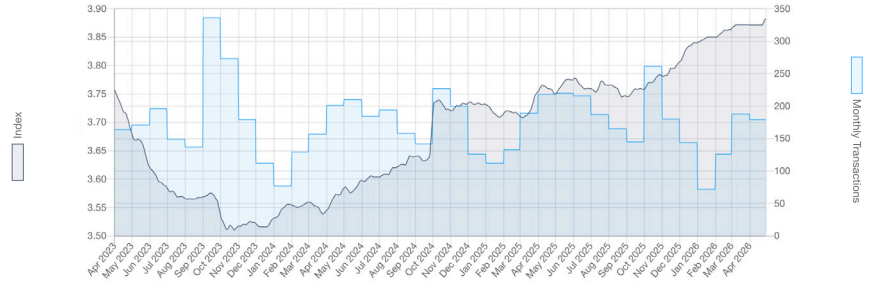
SAN JOSE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.70%	-22.86%
2 YEAR	5.39%	-21.22%
3 YEAR	12.20%	-1.33%



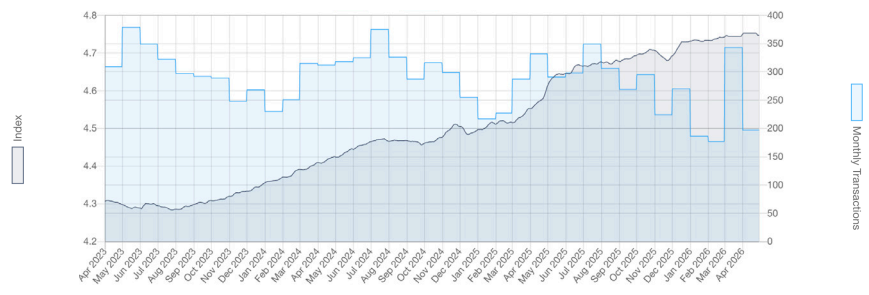
SAN FRANCISCO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.50%	-17.89%
2 YEAR	8.34%	-10.95%
3 YEAR	5.28%	9.15%



FRESNO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.06%	-40.66%
2 YEAR	7.26%	-36.86%
3 YEAR	10.42%	-36.25%



Questions or comments?

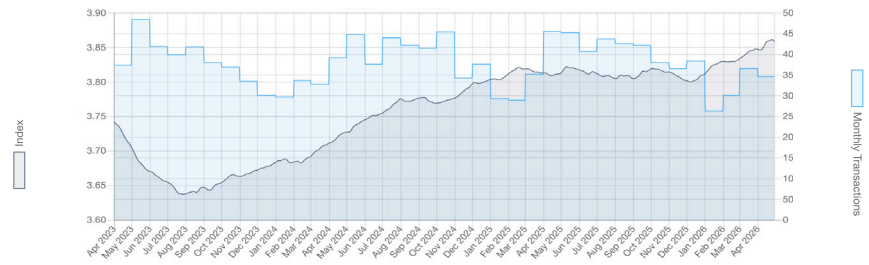
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CALIFORNIA * Top Cities by population size

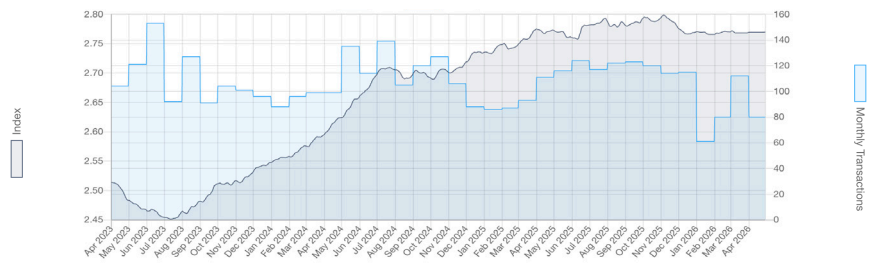
SACRAMENTO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.20%	-23.96%
2 YEAR	3.51%	-11.73%
3 YEAR	4.06%	-7.49%



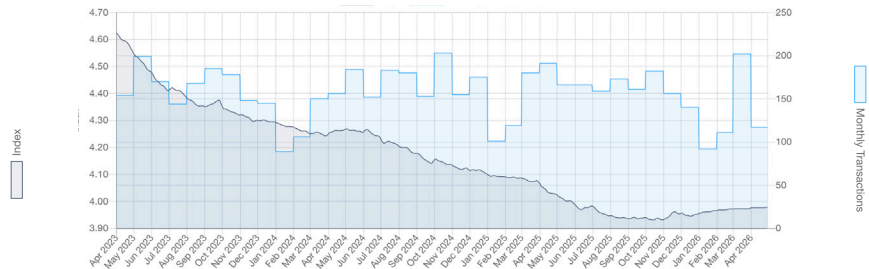
LONG BEACH

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.13%	-27.93%
2 YEAR	5.55%	-19.19%
3 YEAR	11.51%	-23.08%



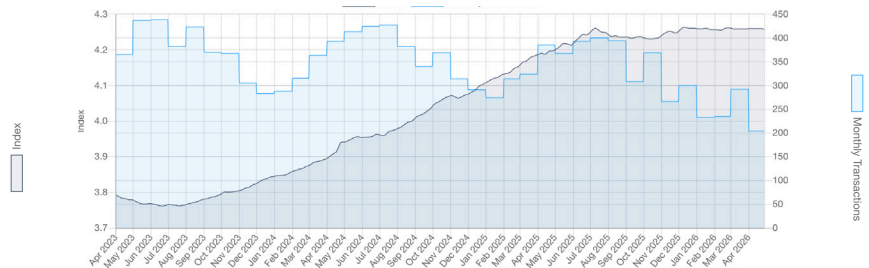
OAKLAND

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.23%	-38.74%
2 YEAR	-6.76%	-25.00%
3 YEAR	-12.76%	-24.03%



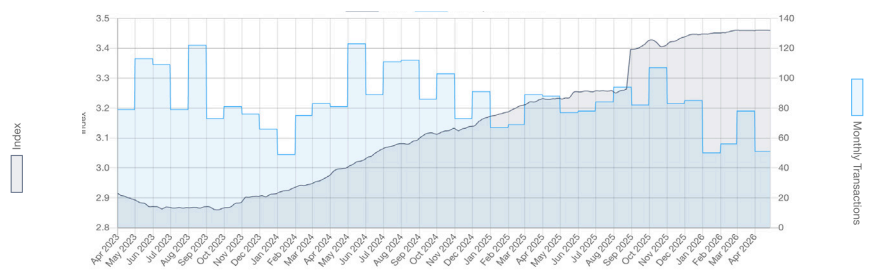
BAKERSFIELD

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.42%	-47.01%
2 YEAR	8.04%	-48.09%
3 YEAR	12.66%	-44.11%



ANAHEIM

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	7.03%	-42.05%
2 YEAR	15.35%	-37.04%
3 YEAR	19.47%	-35.44%



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