

StreetMatrix

CALIFORNIA | AUGUST 2026

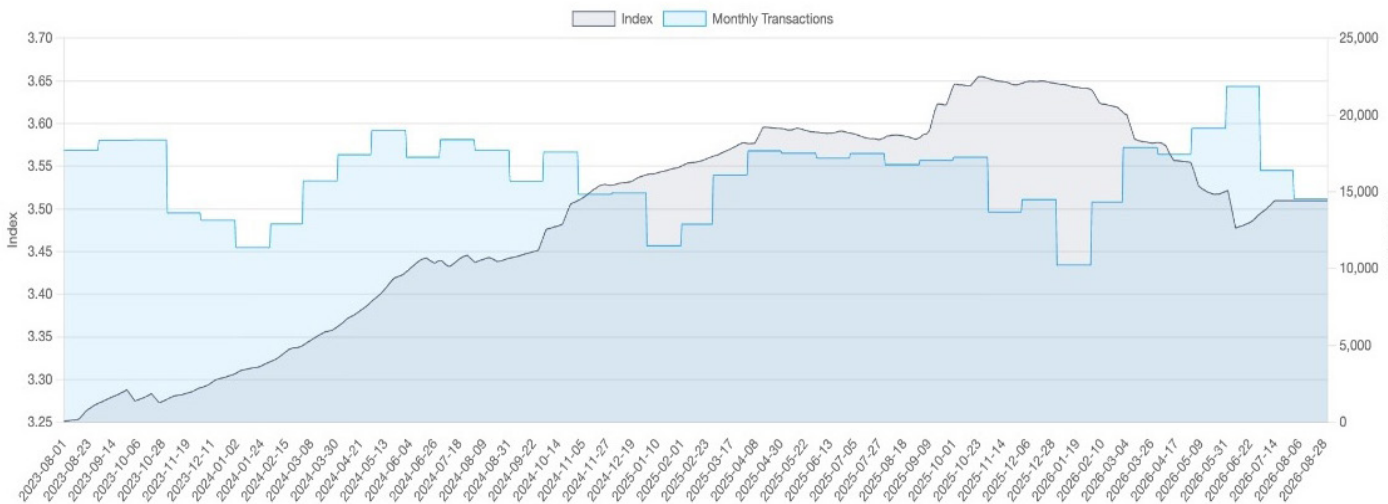
KEY MARKET TRENDS

- The AI tech boom is keeping San Francisco's annual price growth at the top of the ten cities
- Four of the top ten cities are seeing annual price growth as the state declines
- All top ten cities and transactions are experiencing annual declines

EXTERNAL INFLUENCES

- Mortgage rates continue to push higher, driven by the AI boom, tariffs, and the Iran War
- Fed policy uncertainty and bond market volatility slowed demand
- Rising insurance premiums and property taxes added to affordability pressures

CALIFORNIA STATEWIDE



1 YEAR CHANGE

INDEX	TRANSACTIONS
-2.05%	-13.20%

2 YEAR CHANGE

INDEX	TRANSACTIONS
1.96%	-17.79%

3 YEAR CHANGE

INDEX	TRANSACTIONS
7.27%	-17.82%

METROPOLITAN STATISTICAL AREA

Metropolitan Statistical Area is a Census/OMB-defined region consisting of a population center and surrounding counties that are economically integrated with it, primarily through commuting ties. An MSA must include at least one urban area with 50,000 or more residents. The largest MSA that exists in the state has been presented below.



	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.93%	-2.90%
2 YEAR	7.91%	-11.36%
3 YEAR	4.97%	-13.47%

CALIFORNIA

Top Cities
by population size

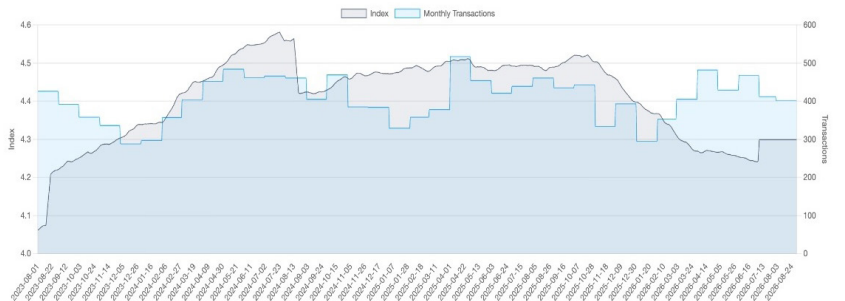
LOS ANGELES

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-5.76%	-6.86%
2 YEAR	-5.30%	-12.66%
3 YEAR	-3.63%	-15.47%



SAN DIEGO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-4.24%	-13.02%
2 YEAR	-2.82%	-13.02%
3 YEAR	1.86%	-5.87%



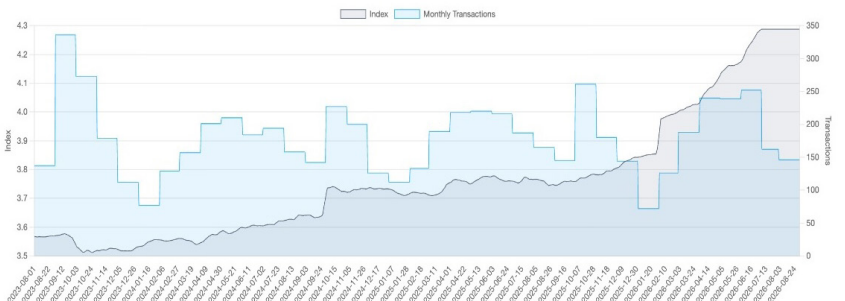
SAN JOSE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.46%	-16.81%
2 YEAR	2.08%	-21.64%
3 YEAR	12.35%	-14.16%



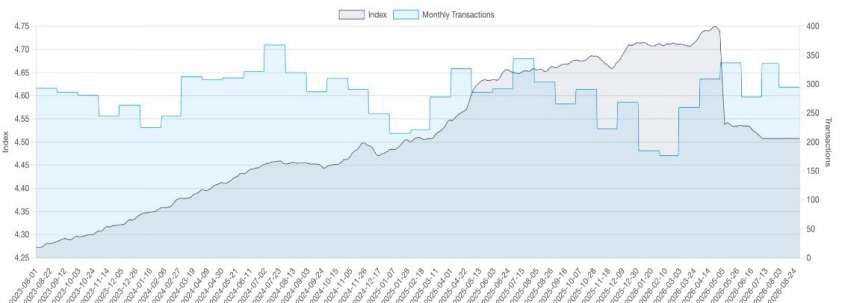
SAN FRANCISCO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	14.44%	-11.52%
2 YEAR	17.75%	-7.59%
3 YEAR	20.21%	6.57%



FRESNO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-3.29%	-2.96%
2 YEAR	1.19%	-7.81%
3 YEAR	5.19%	0.68%



Questions or comments?

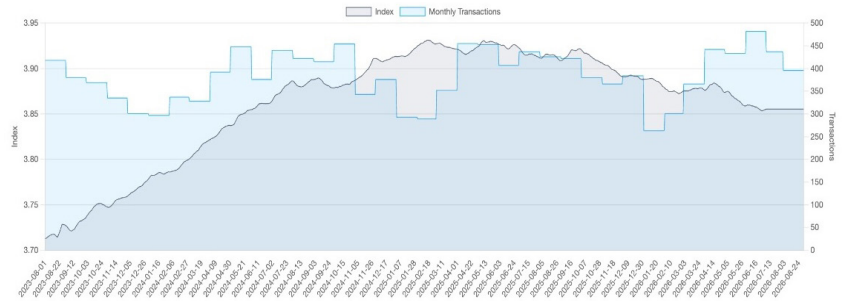
Contact report author, Jonathan Miller, at atjmill@streetmatrix.net.
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CALIFORNIA

Top Cities
by population size

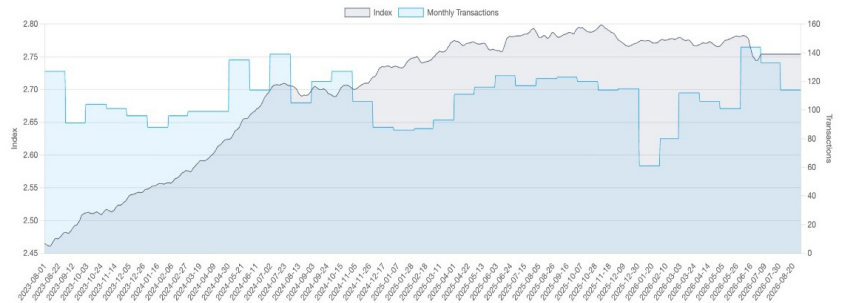
SACRAMENTO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.36%	-7.04%
2 YEAR	-0.38%	-6.16%
3 YEAR	3.44%	-5.26%



LONG BEACH

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.99%	-6.56%
2 YEAR	2.09%	8.57%
3 YEAR	10.98%	-10.24%



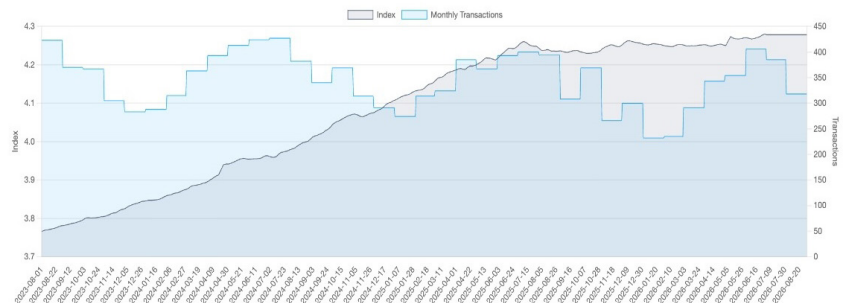
OAKLAND

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.45%	-87.28%
2 YEAR	-2.54%	-87.78%
3 YEAR	-6.41%	-86.90%



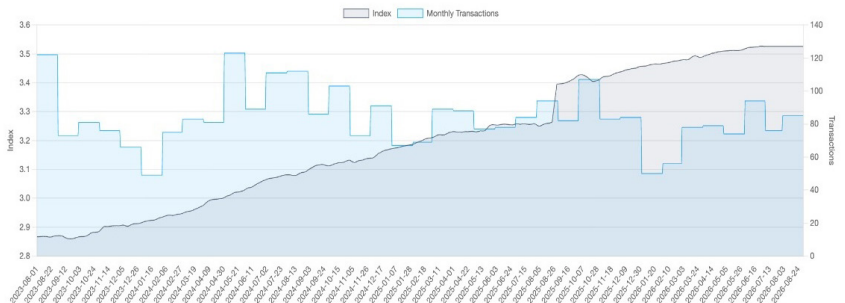
BAKERSFIELD

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.00%	-19.29%
2 YEAR	6.74%	-16.75%
3 YEAR	13.16%	-24.82%



ANAHEIM

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.84%	-9.57%
2 YEAR	13.84%	-24.11%
3 YEAR	22.86%	-30.33%



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