

StreetMatrix

CALIFORNIA

DECEMBER 2025

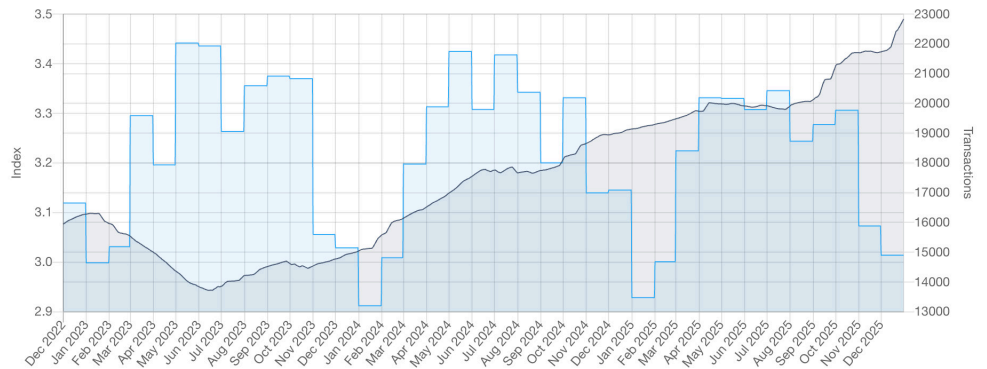
KEY MARKET TRENDS

- Oakland continues to see the largest year over year decline in the index
- Year over year transaction declines are being seen in half of the ten largest cities, up from three
- Only Anaheim, on the top ten largest cities list, saw a larger rise in its index than statewide

EXTERNAL INFLUENCES

- Despite limited inventory, the pace for seven of the top ten markets incrementally slowed
- Even with an expected pause by the Fed in January, mortgage rate declines are expected to continue
- Robust financial markets are expected to drive more high-end transactions

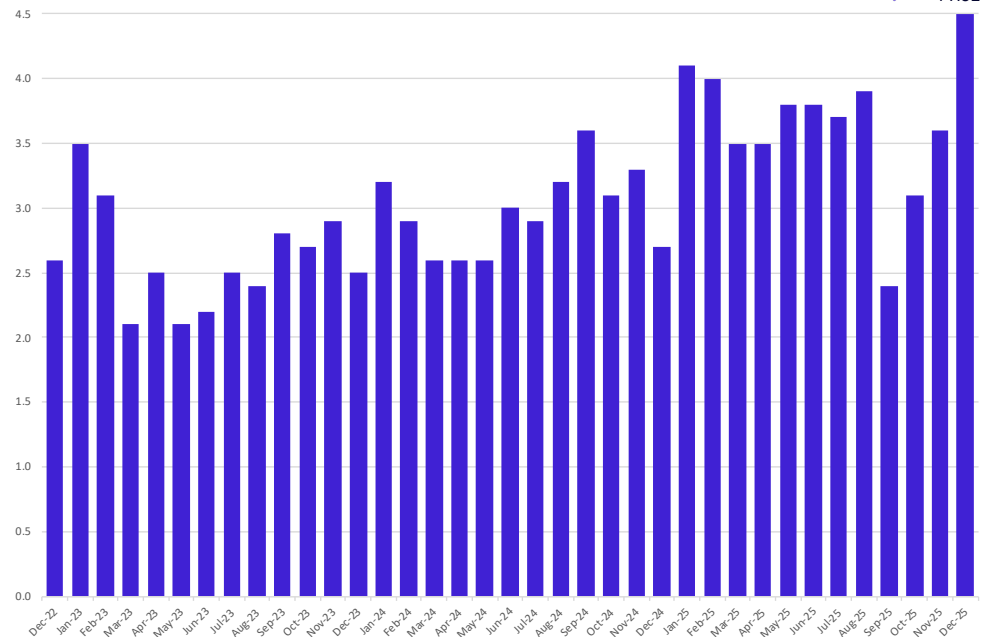
	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	6.79%	-12.81%
2 YEAR	15.49%	-1.66%
3 YEAR	12.70%	-10.54%



TOP 10 Cities <i>Sorted by fastest pace</i>	
City	Months of Supply
San Jose	1.5
San Francisco	1.6
Anaheim	2.4
Oakland	3.0
San Diego	3.1
Sacramento	3.1
Los Angeles	3.9
Long Beach	4.0
Fresno	5.7
Bakersfield	6.7

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 Ten Cities by population size

LOS ANGELES

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.16%	-1.37%
2 YEAR	1.17%	13.95%
3 YEAR	-0.07%	17.50%

SAN DIEGO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.76%	2.34%
2 YEAR	2.28%	36.46%
3 YEAR	5.11%	14.24%

SAN JOSE

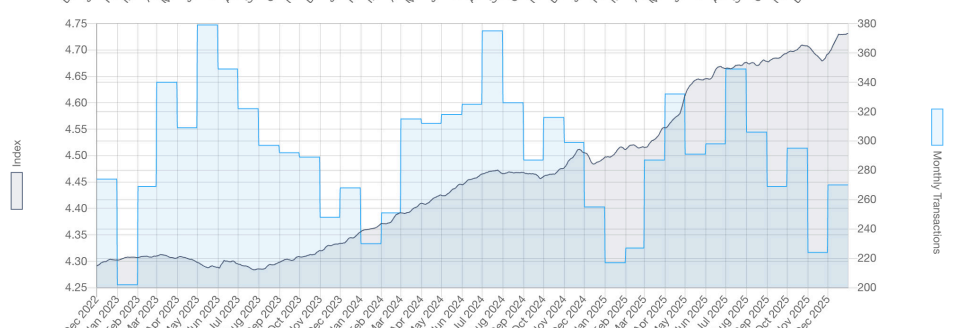
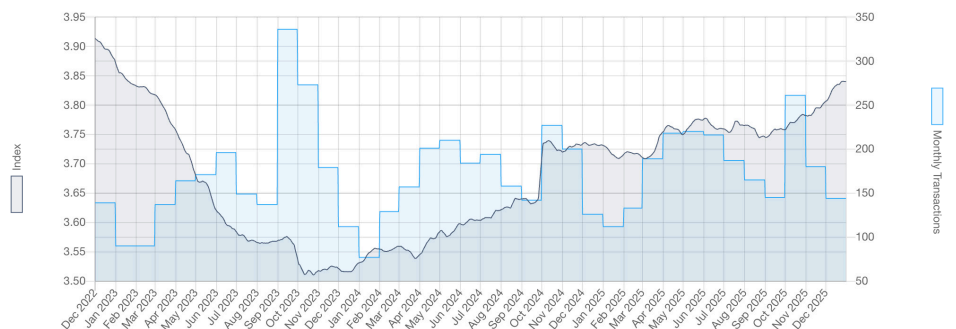
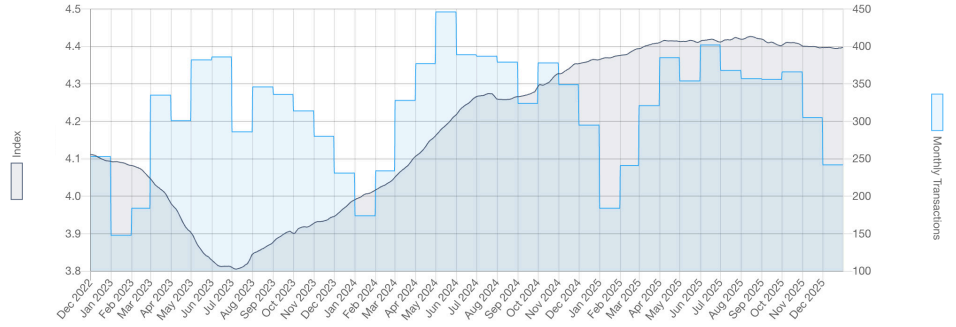
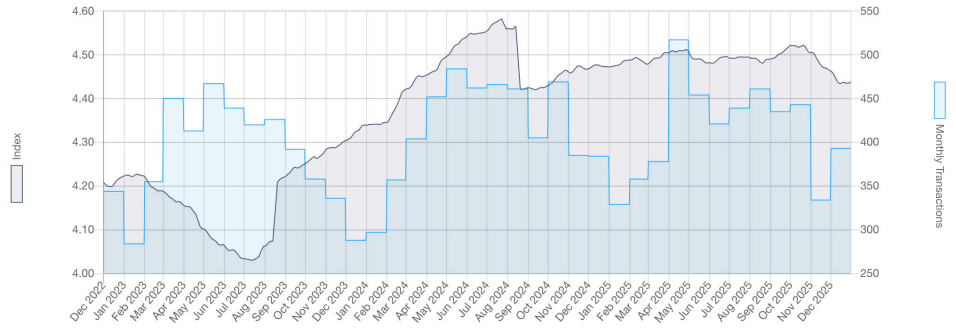
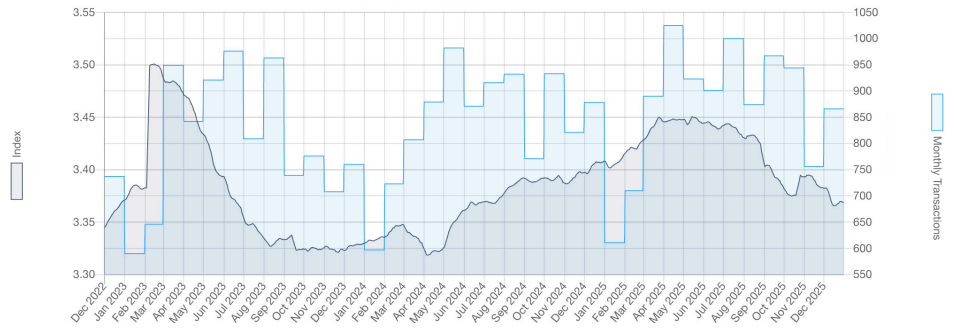
	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.75%	-17.97%
2 YEAR	10.20%	4.76%
3 YEAR	7.42%	-4.35%

SAN FRANCISCO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.92%	14.29%
2 YEAR	8.77%	28.57%
3 YEAR	-0.88%	3.60%

FRESNO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	5.23%	5.88%
2 YEAR	8.64%	0.75%
3 YEAR	9.97%	-1.46%



Questions or comments?

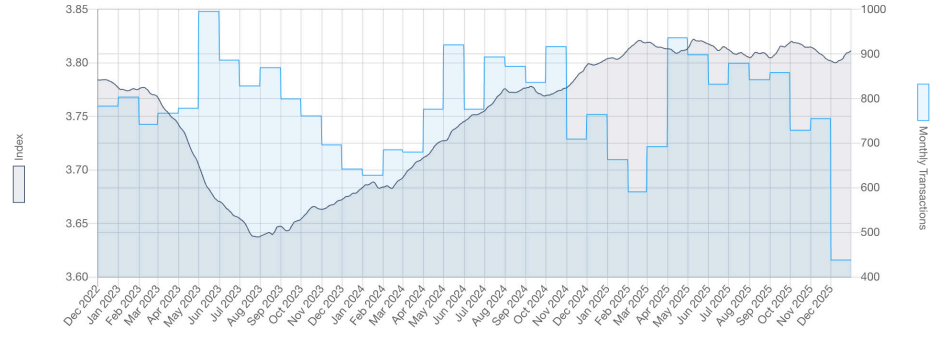
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CALIFORNIA ✿ Top Ten Cities by population size

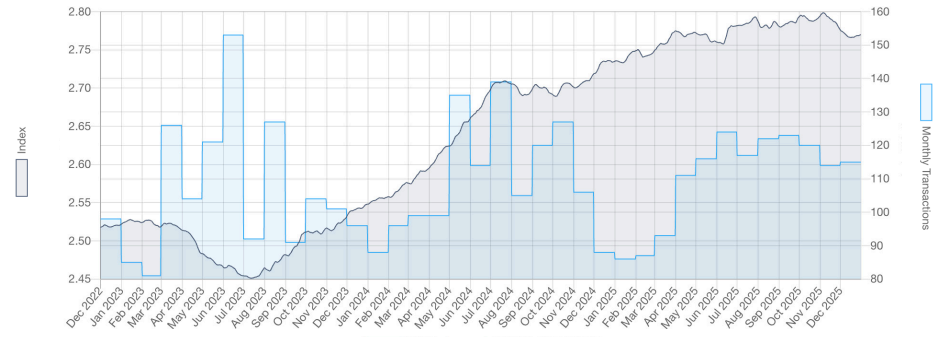
SACRAMENTO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.20%	-42.67%
2 YEAR	3.48%	-31.78%
3 YEAR	0.90%	-44.06%



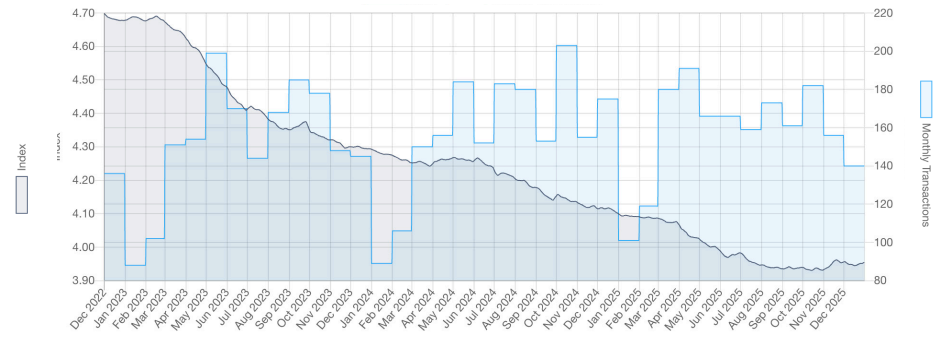
LONG BEACH

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.29%	30.68%
2 YEAR	8.72%	19.79%
3 YEAR	9.86%	17.35%



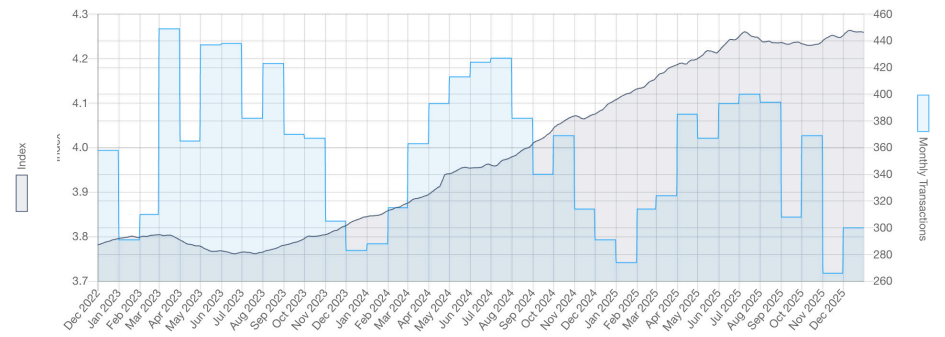
OAKLAND

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-3.57%	-20.00%
2 YEAR	-7.89%	-3.45%
3 YEAR	-15.85%	2.94%



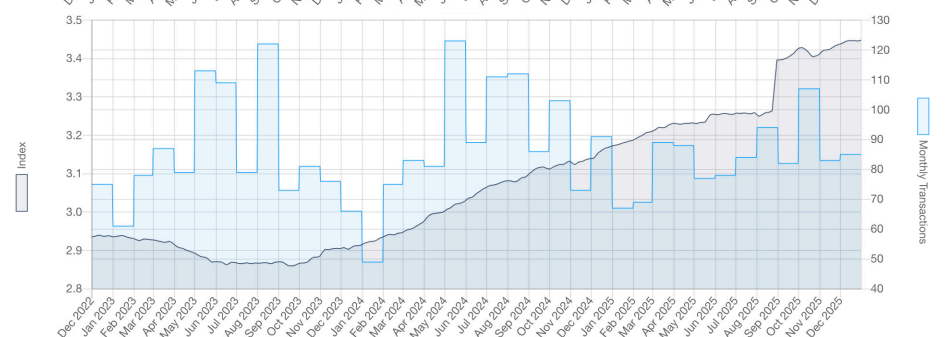
BAKERSFIELD

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.69%	3.09%
2 YEAR	10.77%	6.01%
3 YEAR	12.20%	-16.20%



ANAHEIM

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	8.68%	-6.59%
2 YEAR	18.26%	28.79%
3 YEAR	17.41%	13.33%



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