

StreetMatrix

CALIFORNIA | JULY 2026

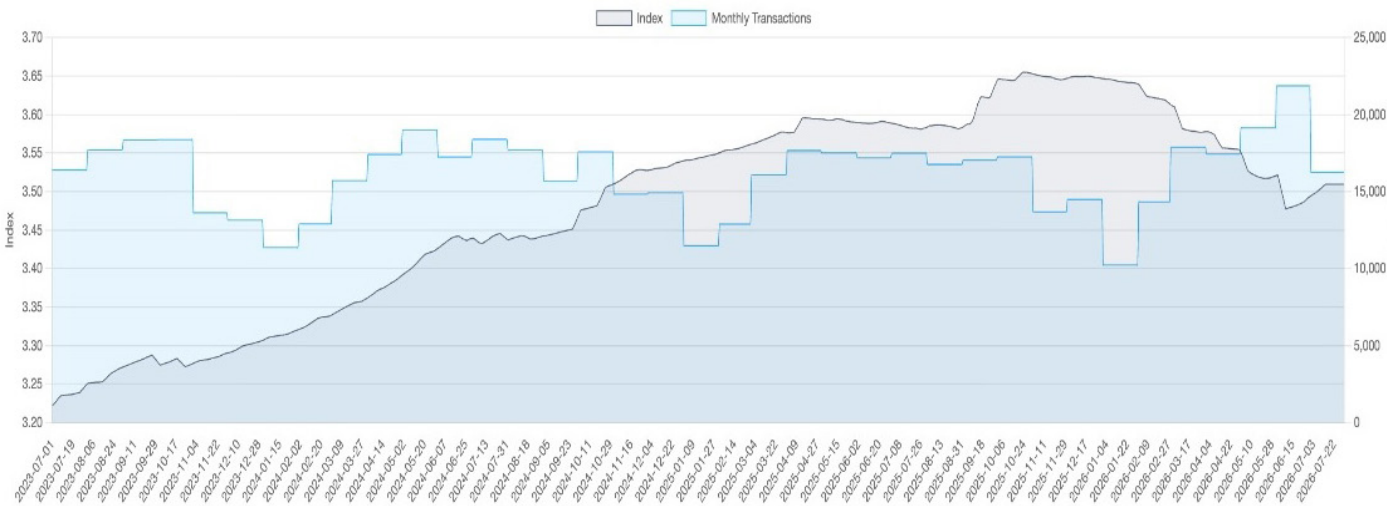
KEY MARKET TRENDS

- Four of the top ten cities saw robust year over year sales gains
- The AI tech boom is causing prices in San Francisco to surge, now pushing Oakland upwards
- The top ten cities and statewide transactions declined annually

EXTERNAL INFLUENCES

- Interest rate pressure from the energy sector intensified, pushing mortgage rates to an 11-month high
- Job creation stayed weak, as unemployment claims exceeded the national average
- Migration continued to cool, removing some housing demand

CALIFORNIA STATEWIDE



1 YEAR CHANGE

INDEX	TRANSACTIONS
-2.05%	-7.07%

2 YEAR CHANGE

INDEX	TRANSACTIONS
2.07%	-11.62%

3 YEAR CHANGE

INDEX	TRANSACTIONS
8.01%	-0.88%

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.

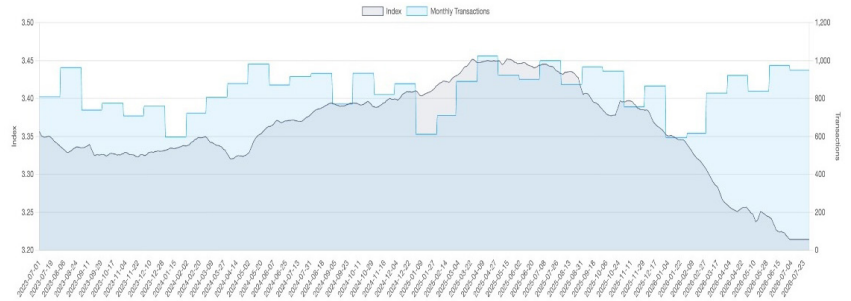


	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.14%	-2.79%
2 YEAR	7.86%	-2.05%
3 YEAR	4.81%	9.35%

CALIFORNIA Top Cities by population size

LOS ANGELES

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-6.38%	-5.10%
2 YEAR	-4.87%	3.60%
3 YEAR	-3.69%	17.31%



SAN DIEGO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-4.33%	-8.43%
2 YEAR	-5.70%	-13.73%
3 YEAR	5.83%	-4.29%



SAN JOSE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.46%	-14.95%
2 YEAR	2.24%	-19.12%
3 YEAR	13.27%	9.44%



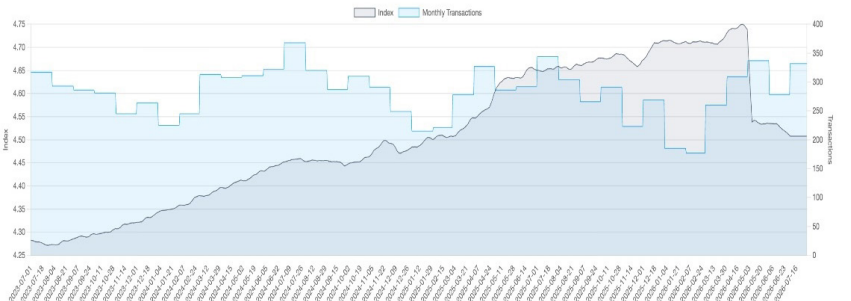
SAN FRANCISCO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	13.86%	-13.37%
2 YEAR	18.36%	-16.49%
3 YEAR	20.18%	8.72%



FRESNO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-3.24%	-3.49%
2 YEAR	1.24%	-9.78%
3 YEAR	5.49%	4.73%



Questions or comments?

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

✱ **Top Cities**
by population size

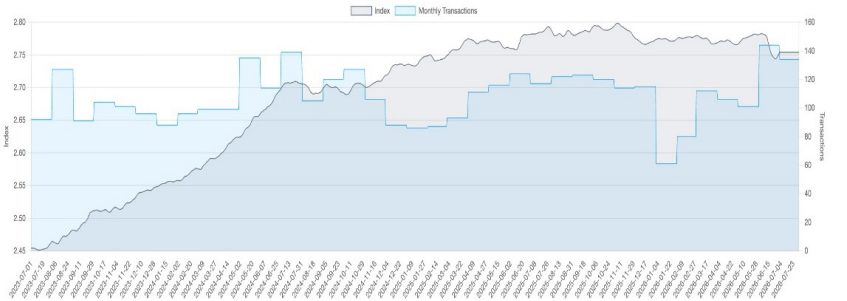
SACRAMENTO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.45%	-0.92%
2 YEAR	-0.80%	-1.59%
3 YEAR	3.87%	8.52%



LONG BEACH

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.24%	14.53%
2 YEAR	1.80%	-3.60%
3 YEAR	11.78%	45.65%



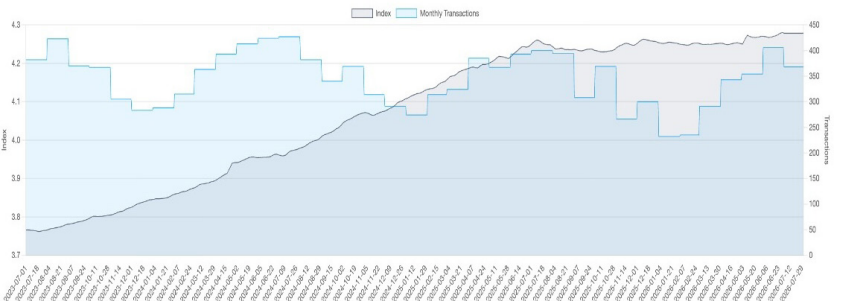
OAKLAND

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.15%	-88.05%
2 YEAR	-3.17%	-89.62%
3 YEAR	-7.12%	-86.81%



BAKERSFIELD

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.81%	-8.00%
2 YEAR	7.53%	-13.82%
3 YEAR	13.63%	-3.66%



ANAHEIM

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	8.33%	-9.52%
2 YEAR	14.45%	-31.53%
3 YEAR	23.00%	-3.80%



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