

# StreetMatrix

CALIFORNIA

JUNE 2026

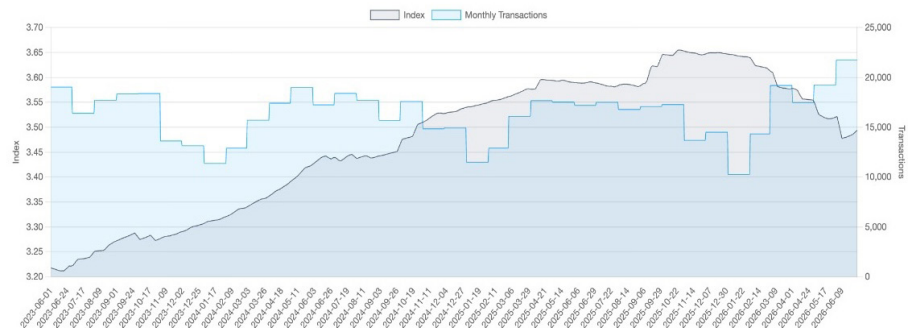
## KEY MARKET TRENDS

- San Francisco price surge is escalating
- Seven of the top ten cities saw robust annual sales growth
- Statewide annual sales gains were higher than in each of the top ten cities

## EXTERNAL INFLUENCES

- Interest rate pressure from the Iran War continues to push mortgage rates higher
- Relatively strong job creation has kept sales elevated
- Migration continues as the dominant driver of housing demand

|        | INDEX CHANGE | TRANSACTIONS CHANGE |
|--------|--------------|---------------------|
| 1 YEAR | -2.66%       | 26.51%              |
| 2 YEAR | 1.58%        | 26.16%              |
| 3 YEAR | 8.43%        | 14.32%              |

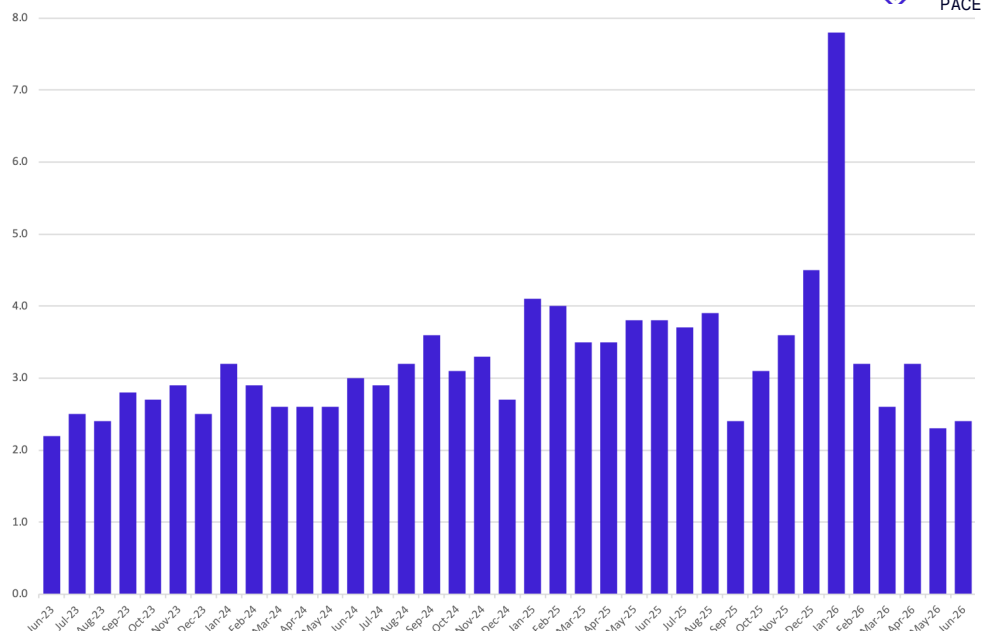


## Top Cities by Population Size

| City          | Months of Supply |
|---------------|------------------|
| Los Angeles   | 4.4              |
| San Diego     | 2.5              |
| San Jose      | 2.1              |
| San Francisco | 0.8              |
| Fresno        | 5.1              |
| Sacramento    | 1.3              |
| Long Beach    | 2.5              |
| Oakland       | 3.2              |
| Bakersfield   | 2.4              |
| Anaheim       | 2.4              |

## 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

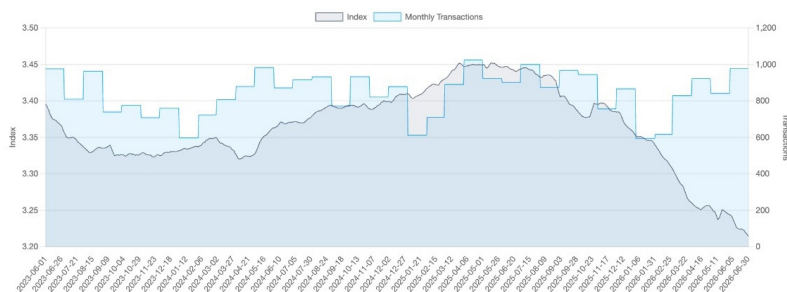


## Top Cities

by population size

### LOS ANGELES

|        | INDEX CHANGE | TRANSACTIONS CHANGE |
|--------|--------------|---------------------|
| 1 YEAR | -6.66%       | 8.55%               |
| 2 YEAR | -4.64%       | 12.28%              |
| 3 YEAR | -4.27%       | 0.20%               |



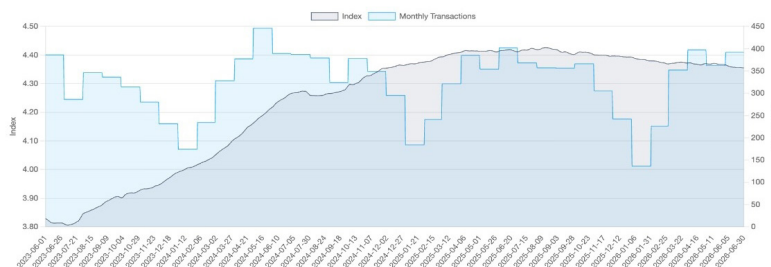
### SAN DIEGO

|        | INDEX CHANGE | TRANSACTIONS CHANGE |
|--------|--------------|---------------------|
| 1 YEAR | -4.95%       | 11.16%              |
| 2 YEAR | -6.22%       | 1.30%               |
| 3 YEAR | 5.86%        | 6.61%               |



### SAN JOSE

|        | INDEX CHANGE | TRANSACTIONS CHANGE |
|--------|--------------|---------------------|
| 1 YEAR | -1.27%       | -2.49%              |
| 2 YEAR | 2.11%        | 0.77%               |
| 3 YEAR | 14.28%       | 1.55%               |



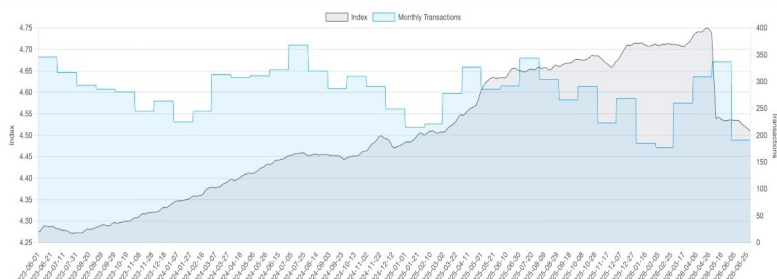
### SAN FRANCISCO

|        | INDEX CHANGE | TRANSACTIONS CHANGE |
|--------|--------------|---------------------|
| 1 YEAR | 14.01%       | 16.20%              |
| 2 YEAR | 18.92%       | 36.41%              |
| 3 YEAR | 19.53%       | 28.06%              |



### FRESNO

|        | INDEX CHANGE | TRANSACTIONS CHANGE |
|--------|--------------|---------------------|
| 1 YEAR | -3.03%       | -34.59%             |
| 2 YEAR | 1.29%        | -40.68%             |
| 3 YEAR | 5.29%        | -44.80%             |



#### Questions or comments?

Contact report author, Jonathan Miller, at [atjmill@streetmatrix.net](mailto:atjmill@streetmatrix.net).

For details on how this report was created, please see our report methodology.

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# CALIFORNIA \* Top Cities by population size

## SACRAMENTO

|        | INDEX<br>CHANGE | TRANSACTIONS<br>CHANGE |
|--------|-----------------|------------------------|
| 1 YEAR | -1.73%          | 16.46%                 |
| 2 YEAR | -0.22%          | 26.06%                 |
| 3 YEAR | 3.33%           | 13.13%                 |



## LONG BEACH

|        | INDEX<br>CHANGE | TRANSACTIONS<br>CHANGE |
|--------|-----------------|------------------------|
| 1 YEAR | -1.04%          | 15.32%                 |
| 2 YEAR | 2.06%           | 24.44%                 |
| 3 YEAR | 12.15%          | -6.54%                 |



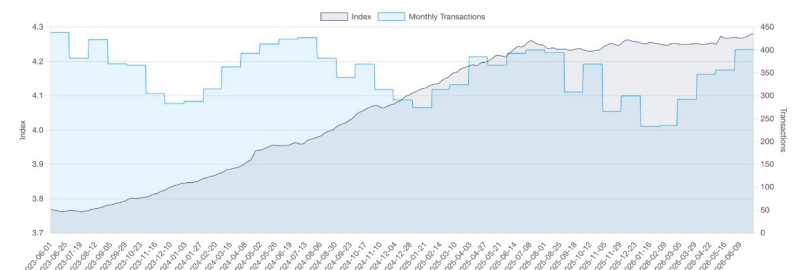
## OAKLAND

|        | INDEX<br>CHANGE | TRANSACTIONS<br>CHANGE |
|--------|-----------------|------------------------|
| 1 YEAR | 2.24%           | -55.42%                |
| 2 YEAR | -3.80%          | -51.32%                |
| 3 YEAR | -7.66%          | -56.47%                |



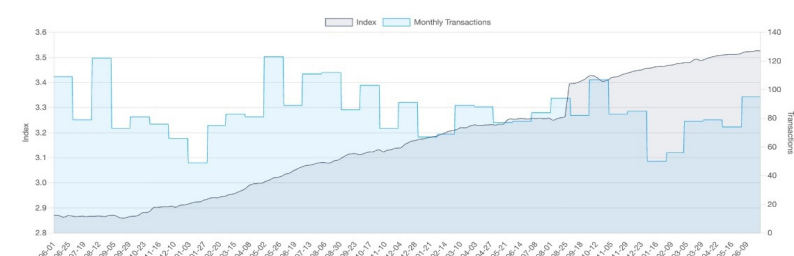
## BAKERSFIELD

|        | INDEX<br>CHANGE | TRANSACTIONS<br>CHANGE |
|--------|-----------------|------------------------|
| 1 YEAR | 0.72%           | 2.04%                  |
| 2 YEAR | 8.02%           | -5.42%                 |
| 3 YEAR | 13.65%          | -8.45%                 |



## ANAHEIM

|        | INDEX<br>CHANGE | TRANSACTIONS<br>CHANGE |
|--------|-----------------|------------------------|
| 1 YEAR | 8.26%           | 21.79%                 |
| 2 YEAR | 15.09%          | 6.74%                  |
| 3 YEAR | 22.94%          | -12.84%                |



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Contact report author Jonathan Miller at [jmiller@streetmatrix.net](mailto:jmiller@streetmatrix.net).

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