

StreetMatrix

CALIFORNIA

MARCH 2026

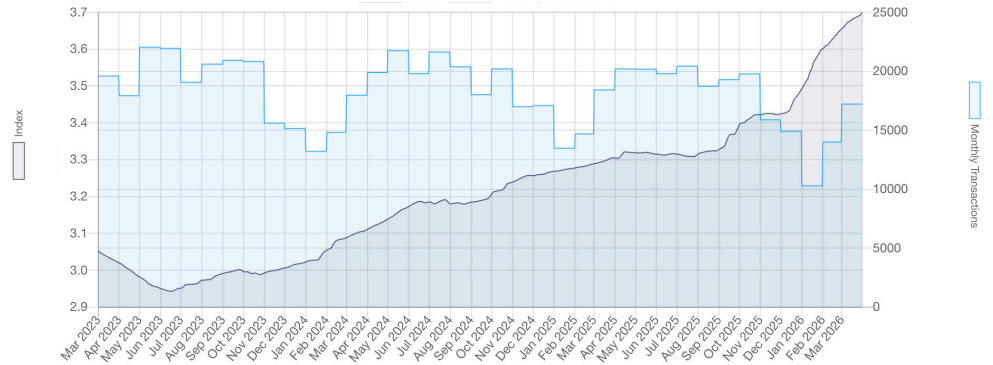
KEY MARKET TRENDS

- Half of the top ten decline in price annually, as half posted gains
- Fresno was the only top ten city that saw annual sales gains
- The top ten saw a seasonal uptick with a faster pace than the prior month

EXTERNAL INFLUENCES

- Mortgage rates jumped, raising the odds of weaker sales volume in the coming months
- The top ten cities have a significantly lower annual growth rate than the overall state
- Listing inventory dipped slightly statewide during the month as a reaction to rising rates

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	11.95%	-6.48%
2 YEAR	18.94%	-4.18%
3 YEAR	22.45%	-12.12%

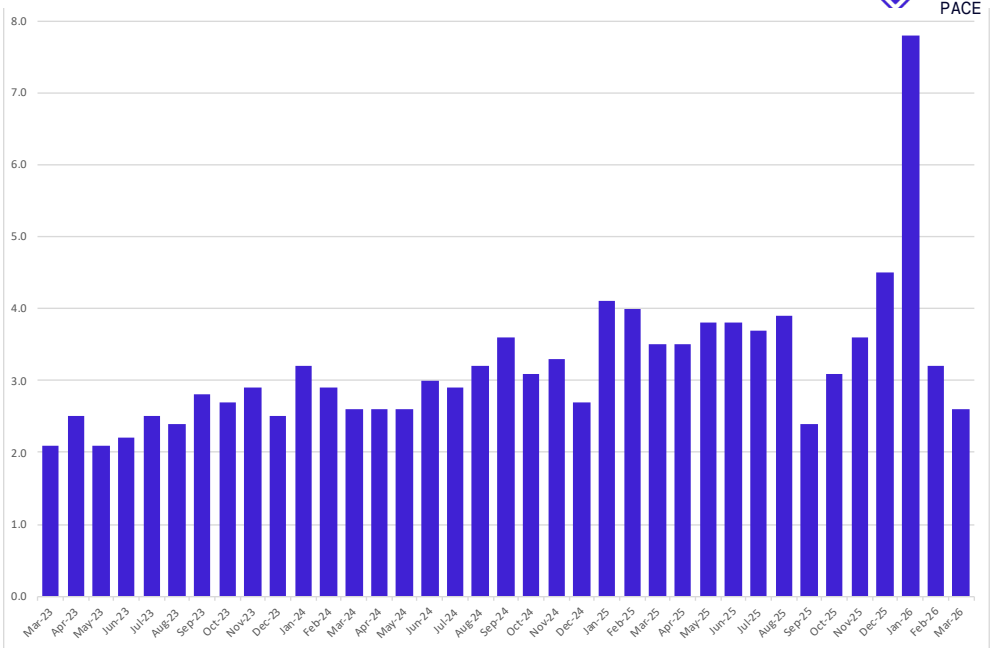


Top Cities by Population Size

City	Months of Supply
Los Angeles	5.0
San Diego	2.2
San Jose	1.6
San Francisco	1.5
Fresno	3.0
Sacramento	0.4
Long Beach	2.6
Oakland	2.5
Bakersfield	3.9
Anaheim	2.5

Months of Supply

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

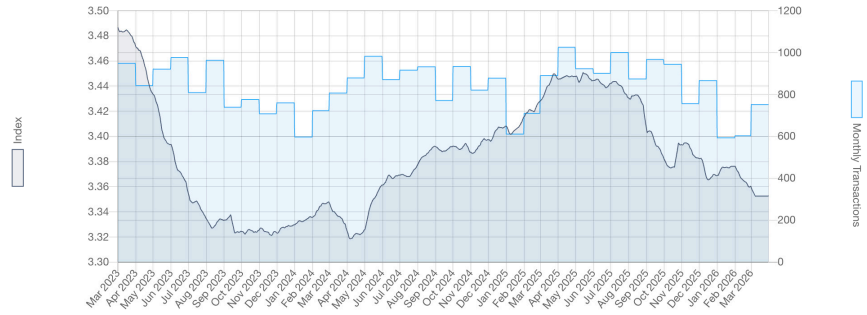


About the StreetMatrix Index - StreetMatrix applies a hedonic methodology to standardized sales, MLS, and public record data, producing a single benchmark number that reflects true market movement while minimizing outliers. Powered by StreetWire's real-time Financial Standard Data Set, it delivers reliable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

CALIFORNIA ✿ Top Cities by population size

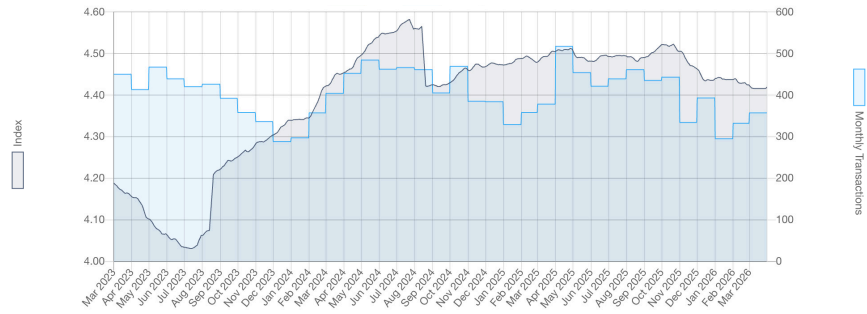
LOS ANGELES

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-2.70%	-15.51%
2 YEAR	0.81%	-6.82%
3 YEAR	-3.46%	-20.76%



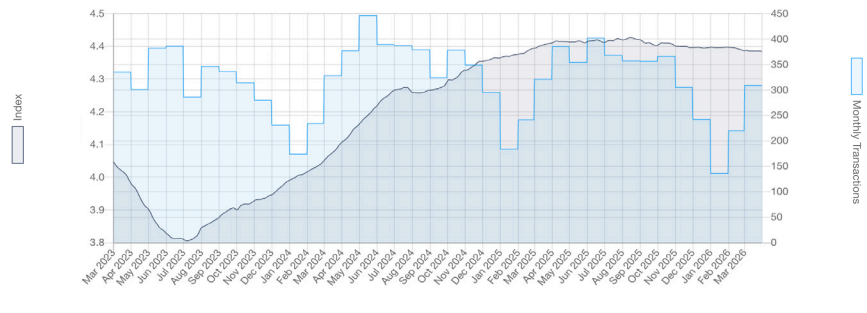
SAN DIEGO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.89%	-5.56%
2 YEAR	-0.76%	-11.63%
3 YEAR	6.31%	-20.67%



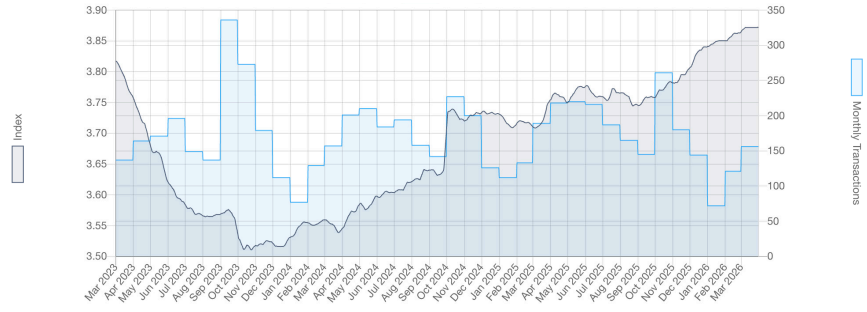
SAN JOSE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.58%	-3.74%
2 YEAR	6.78%	-5.79%
3 YEAR	10.07%	-7.76%



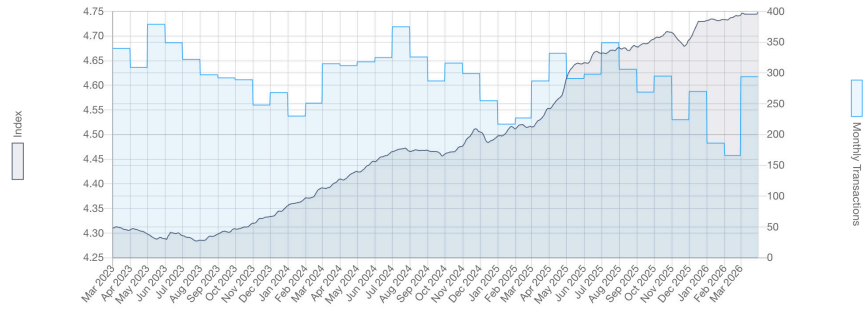
SAN FRANCISCO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.14%	-17.46%
2 YEAR	9.24%	-0.64%
3 YEAR	3.00%	13.87%



FRESNO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	4.31%	2.44%
2 YEAR	7.69%	-6.67%
3 YEAR	10.28%	-13.53%



Questions or comments?

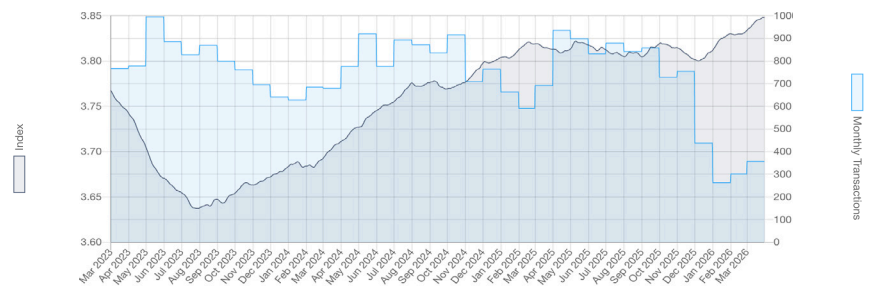
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CALIFORNIA * Top Cities by population size

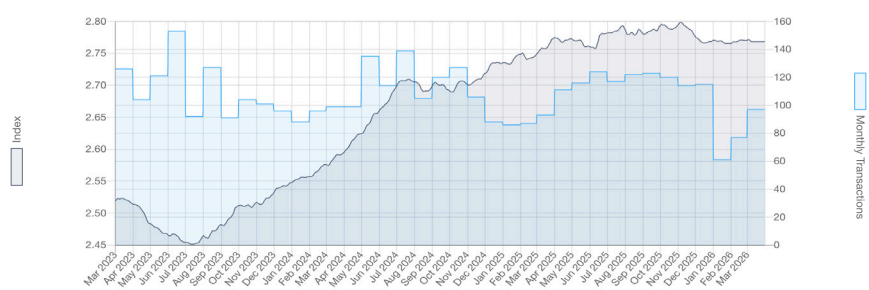
SACRAMENTO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.91%	-48.41%
2 YEAR	3.68%	-47.50%
3 YEAR	2.79%	-53.46%



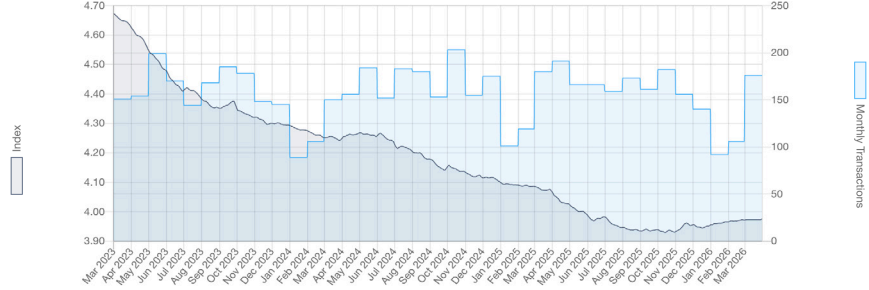
LONG BEACH

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.21%	4.30%
2 YEAR	6.72%	-2.02%
3 YEAR	10.12%	-23.02%



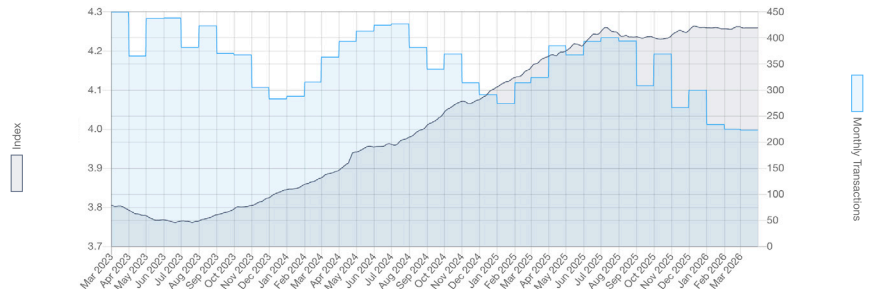
OAKLAND

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-2.28%	-2.22%
2 YEAR	-6.41%	17.33%
3 YEAR	-14.09%	16.56%



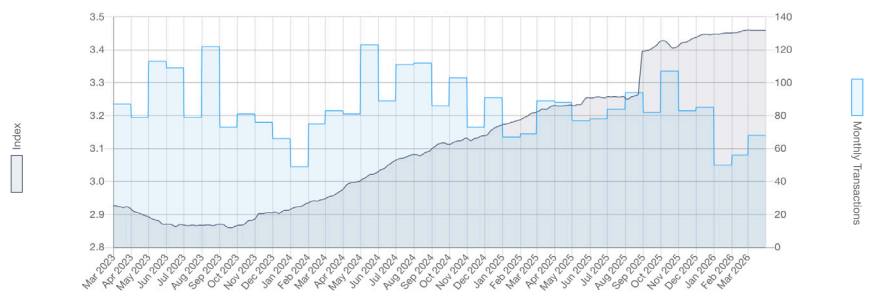
BAKERSFIELD

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.74%	-31.17%
2 YEAR	9.35%	-38.57%
3 YEAR	12.27%	-50.33%



ANAHEIM

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	7.04%	-23.60%
2 YEAR	16.22%	-18.07%
3 YEAR	18.56%	-21.84%



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