

StreetMatrix

CALIFORNIA

MAY 2026

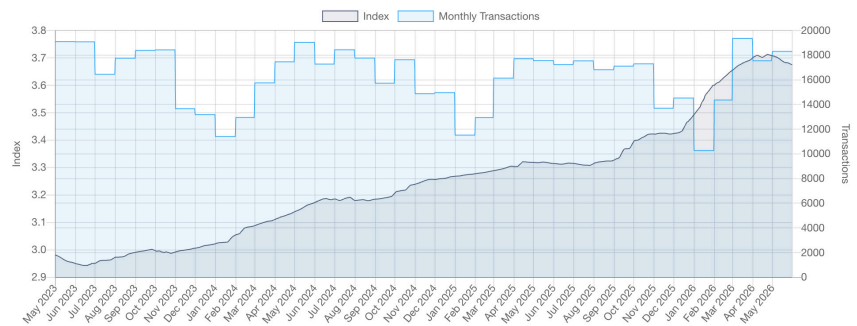
KEY MARKET TRENDS

- Statewide annual index growth has far exceeded that of the top ten cities
- Eight of the top ten cities saw a year-over-year decline in transactions as the state expanded
- The market pace for nine of the top ten cities and the state was faster than the prior month

EXTERNAL INFLUENCES

- Mortgage rates have continued to rise, reaching eight-month highs
- Continued economic uncertainty has made the seasonal spring market boost underwhelming
- Outbound migration to adjacent lower-cost states continues to cool

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	10.85%	4.26%
2 YEAR	15.84%	-3.86%
3 YEAR	24.52%	-4.18%

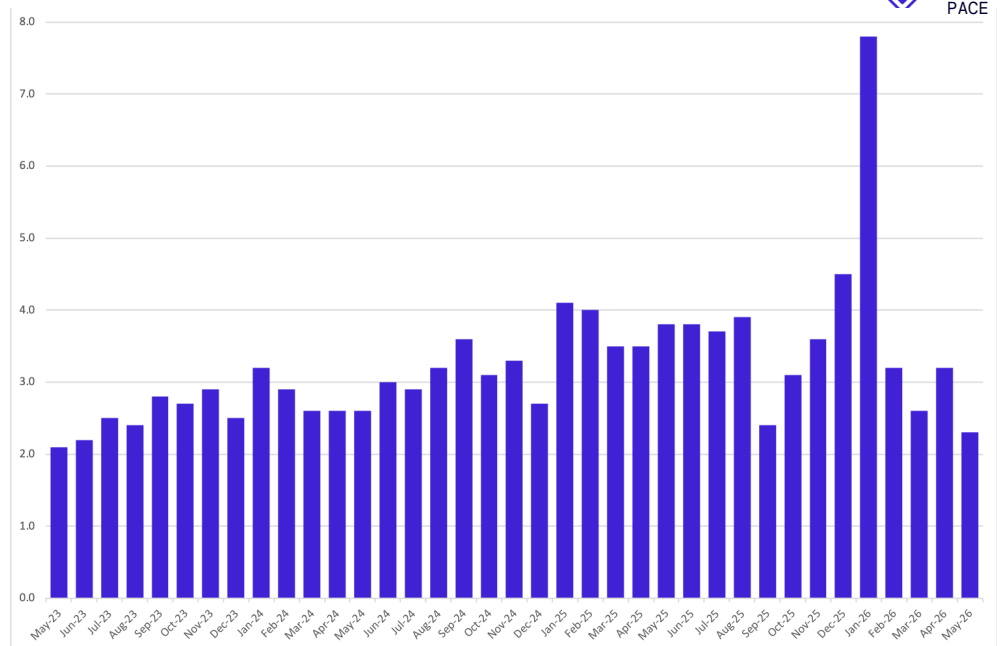


Top Cities by Population Size

City	Months of Supply
Los Angeles	5.5
San Diego	2.0
San Jose	1.7
San Francisco	1.0
Fresno	0.8
Sacramento	0.2
Long Beach	2.5
Oakland	3.8
Bakersfield	3.2
Anaheim	2.1

Months of Supply

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

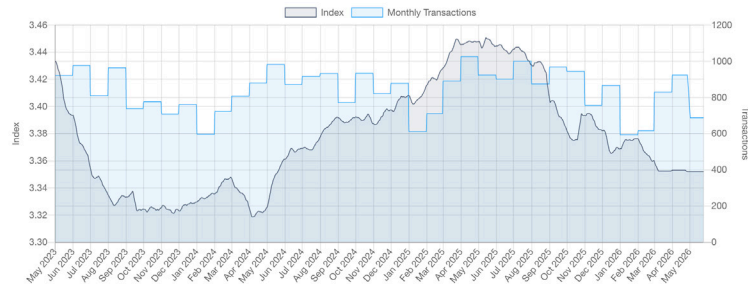


About the StreetMatrix Index - StreetMatrix applies a hedonic methodology to standardized sales, MLS, and public record data, producing a single benchmark number that reflects true market movement while minimizing outliers. Powered by StreetWire's real-time Financial Standard Data Set, it delivers reliable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

CALIFORNIA Top Cities by population size

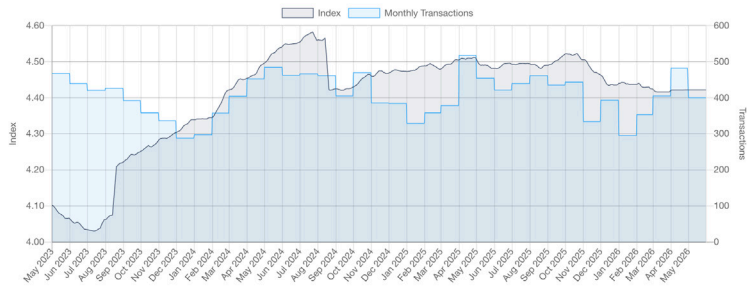
LOS ANGELES

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-2.72%	-25.46%
2 YEAR	-0.15%	-29.94%
3 YEAR	-1.26%	-25.30%



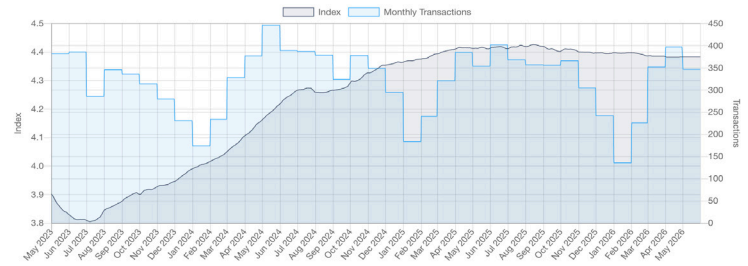
SAN DIEGO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.33%	-11.89%
2 YEAR	-2.62%	-17.36%
3 YEAR	8.77%	-14.35%



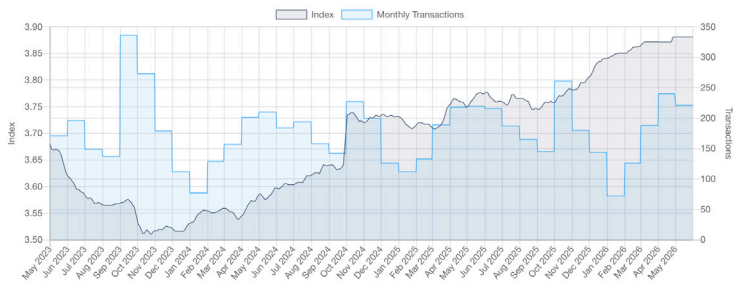
SAN JOSE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.69%	-1.98%
2 YEAR	3.93%	-22.00%
3 YEAR	14.41%	-9.16%



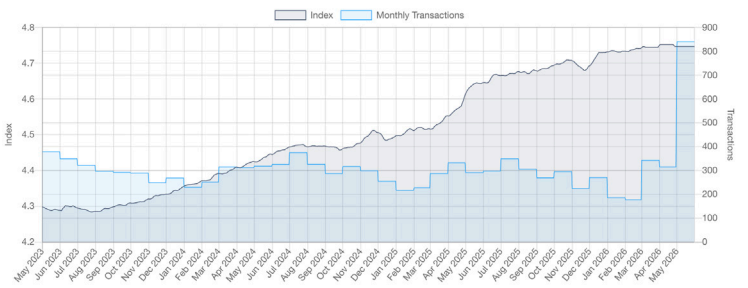
SAN FRANCISCO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.80%	0.45%
2 YEAR	7.87%	5.24%
3 YEAR	7.16%	29.24%



FRESNO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.19%	188.66%
2 YEAR	6.79%	164.15%
3 YEAR	10.69%	121.64%



Questions or comments?

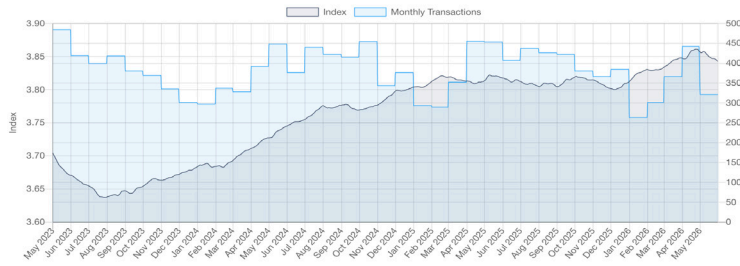
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CALIFORNIA * Top Cities by population size

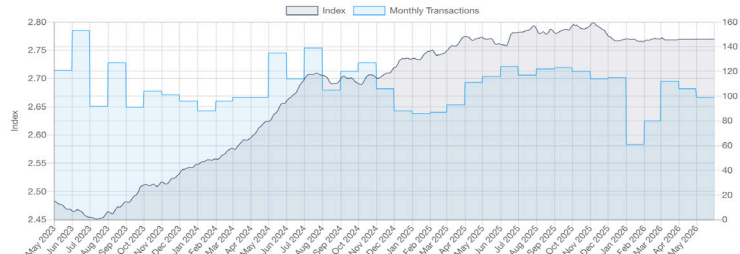
SACRAMENTO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.65%	-29.14%
2 YEAR	2.61%	-28.35%
3 YEAR	4.69%	-33.68%



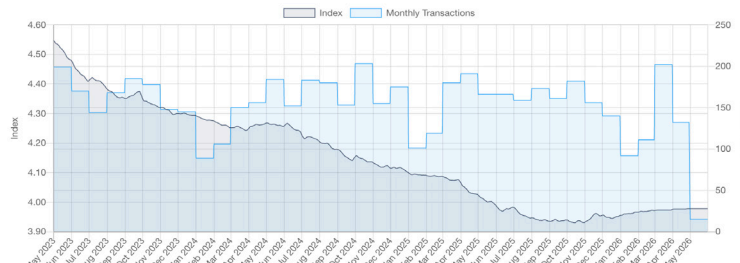
LONG BEACH

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.33%	-14.66%
2 YEAR	4.15%	-26.67%
3 YEAR	12.27%	-18.18%



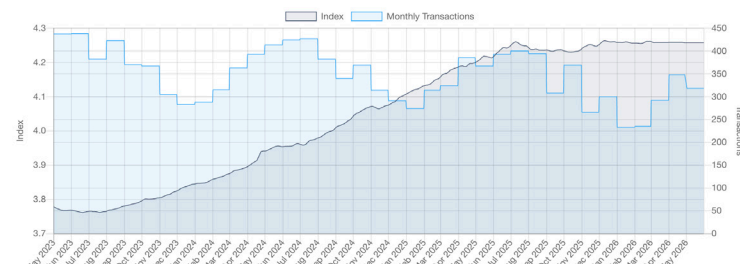
OAKLAND

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.32%	-90.96%
2 YEAR	-6.56%	-91.85%
3 YEAR	-11.21%	-92.46%



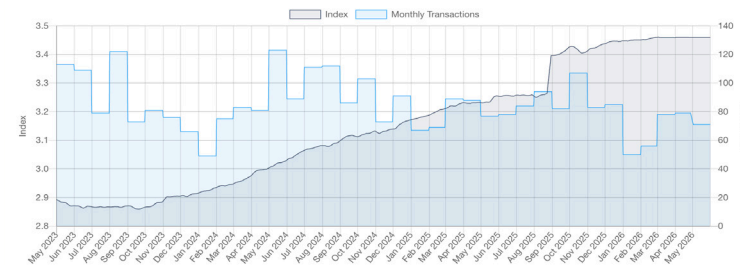
BAKERSFIELD

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.00%	-13.35%
2 YEAR	7.68%	-23.00%
3 YEAR	12.99%	-27.23%



ANAHEIM

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	6.31%	-7.79%
2 YEAR	14.18%	-42.28%
3 YEAR	20.51%	-37.17%



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