StreetMatrix

CALIFORNIA | OCTOBER 2026

KEY MARKET TRENDS

- Five of the top ten cities continue to experience annual price declines
- The AI tech boom continues to drive San Francisco housing prices up sharply year over year
- The state and top ten cities continue to see double-digit annual declines in transactions

EXTERNAL INFLUENCES

- Mortgage rates remained high because of sticky inflation and bond-market volatility
- Contracts remained low as the Midterms provided another layer of uncertainty
- Listing inventory drifted higher despite rate lock-in restraining seller mobility

CALIFORNIA STATEWIDE



1 YEAR CHANGE		2 YEAR CHANGE		3 YEAR CHANGE	
INDEX	TRANSACTIONS	INDEX	TRANSACTIONS	INDEX	TRANSACTIONS
-6.78%	-21.14%	-2.96%	-22.64%	3.94%	-25.98%

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	-3.98%	-23.53%
2 YEAR	1.79%	-20.55%
3 YEAR	0.63%	-10.82%

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. © 2026 StreetMatrix. All Worldwide Rights Reserved.

CALIFORNIA ❋ Top Cities
by population size

LOS ANGELES

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-6.06%	-24.15%
2 YEAR	-5.88%	-23.26%
3 YEAR	-4.13%	-7.73%



SAN DIEGO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-3.29%	-26.86%
2 YEAR	-2.37%	-30.92%
3 YEAR	1.75%	-9.50%



SAN JOSE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.32%	-26.50%
2 YEAR	0.46%	-28.84%
3 YEAR	10.70%	-14.33%



SAN FRANCISCO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	21.85%	-15.33%
2 YEAR	23.82%	-2.64%
3 YEAR	30.99%	-19.05%



FRESNO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.80%	-13.06%
2 YEAR	3.09%	-18.39%
3 YEAR	6.81%	-9.96%



Questions or comments?
Contact report author, Jonathan Miller, at jmiller@streetmatrix.net.
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CALIFORNIA ❋ Top Cities
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SACRAMENTO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.94%	-20.00%
2 YEAR	-0.44%	-33.04%
3 YEAR	3.25%	-17.62%



LONG BEACH

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.19%	-11.67%
2 YEAR	5.66%	-16.54%
3 YEAR	13.44%	1.92%



OAKLAND

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	5.23%	-15.93%
2 YEAR	0.10%	-24.63%
3 YEAR	-4.19%	-14.04%



BAKERSFIELD

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.80%	-26.02%
2 YEAR	7.04%	-26.02%
3 YEAR	14.53%	-25.61%



ANAHEIM

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	5.19%	-50.47%
2 YEAR	14.56%	-48.54%
3 YEAR	24.36%	-34.57%



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