StreetMatrix

CALIFORNIA | SEPTEMBER 2026

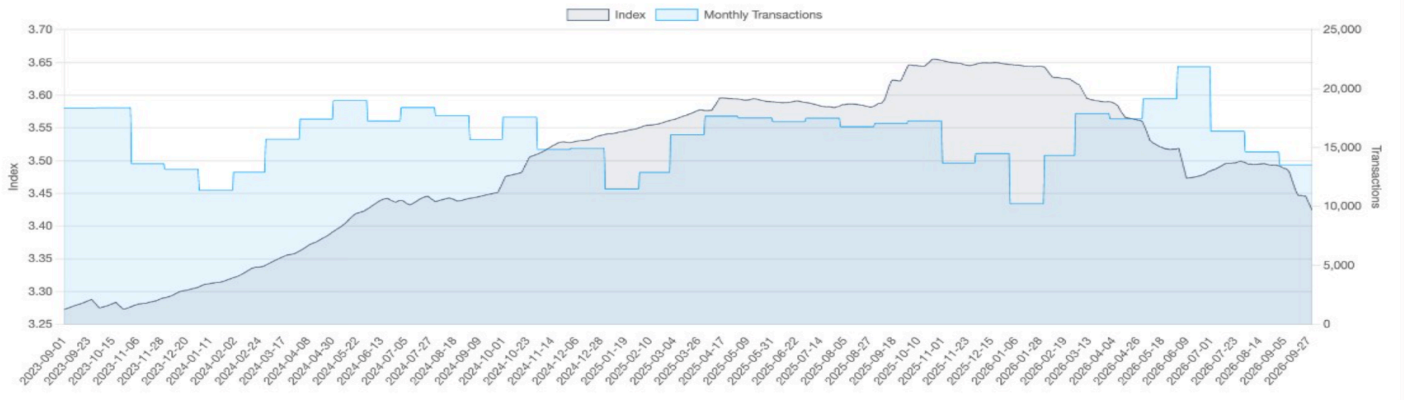
KEY MARKET TRENDS

- San Francisco keeps seeing much higher annual price growth than the top ten cities
- Half of the top ten cities are seeing an annual decline in prices
- Statewide, transactions are falling year over year faster than in 8 of the top ten cities

EXTERNAL INFLUENCES

- Mortgage rates accelerated their upward growth as higher for longer remains the theme
- Climbing inventory levels and rising homeownership costs outside of principal and interest
- Cooling net in-migration and expanding remote-work pullback

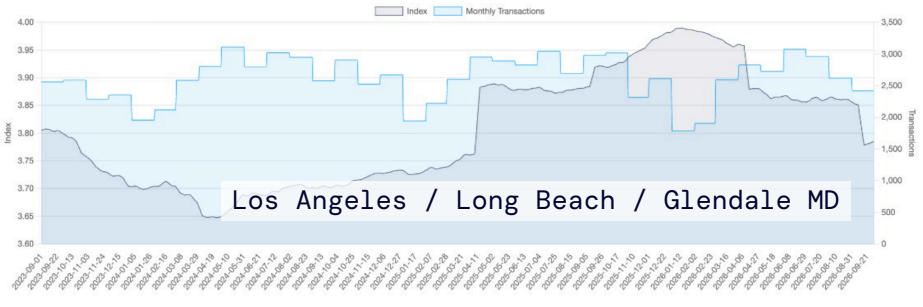
CALIFORNIA STATEWIDE



1 YEAR CHANGE		2 YEAR CHANGE		3 YEAR CHANGE	
INDEX	TRANSACTIONS	INDEX	TRANSACTIONS	INDEX	TRANSACTIONS
-5.96%	-20.61%	-1.16%	-13.75%	4.40%	-26.23%

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.



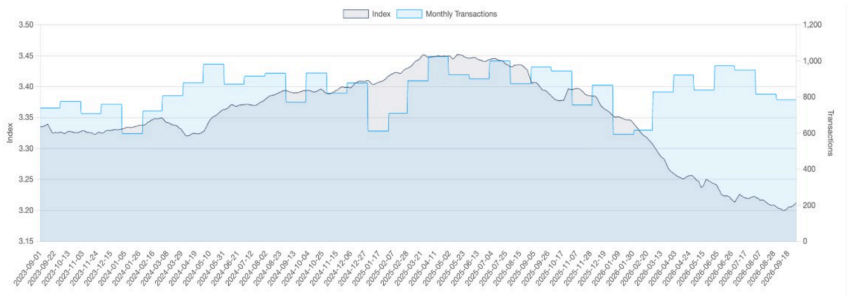
	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-3.42%	-18.83%
2 YEAR	2.18%	-6.17%
3 YEAR	-0.37%	-5.51%

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

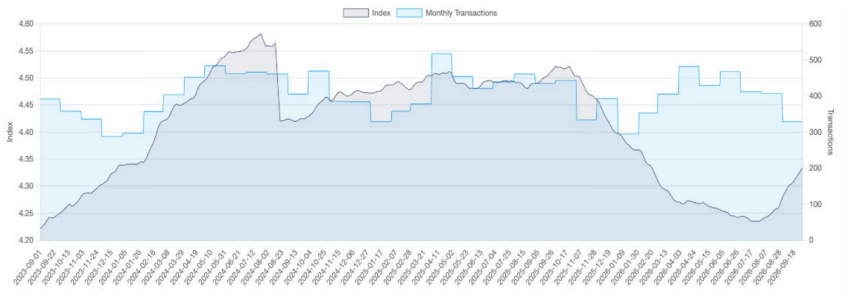
LOS ANGELES

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-5.12%	-18.82%
2 YEAR	-5.35%	1.82%
3 YEAR	-3.43%	6.22%



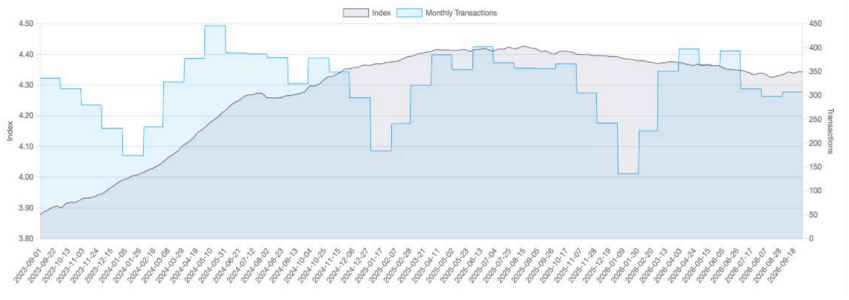
SAN DIEGO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-4.11%	-24.37%
2 YEAR	-2.15%	-18.77%
3 YEAR	1.97%	-16.07%



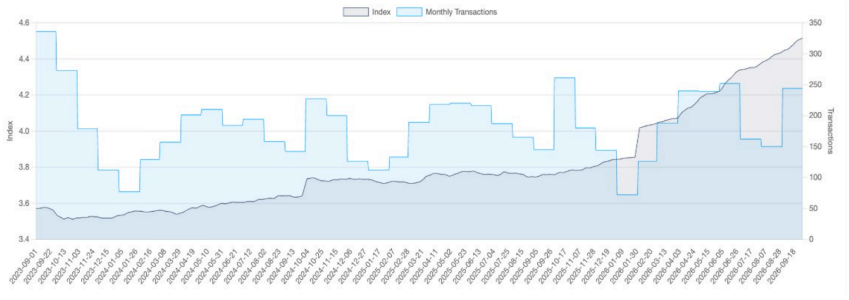
SAN JOSE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.34%	-13.76%
2 YEAR	1.22%	-5.25%
3 YEAR	11.32%	-8.63%



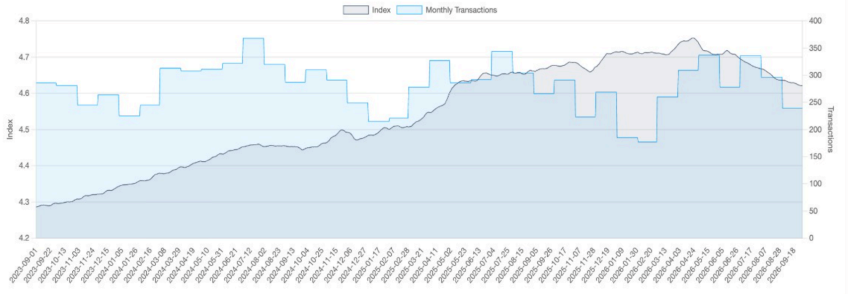
SAN FRANCISCO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	20.14%	68.28%
2 YEAR	22.05%	71.83%
3 YEAR	27.47%	-27.38%



FRESNO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.18%	-10.15%
2 YEAR	3.92%	-16.72%
3 YEAR	7.56%	-16.43%



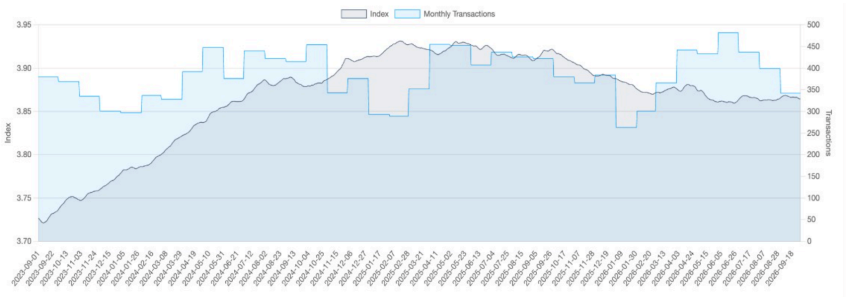
Questions or comments?
Contact report author, Jonathan Miller, at jmiller@streetmatrix.net.
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CALIFORNIA ❋ Top Cities
by population size

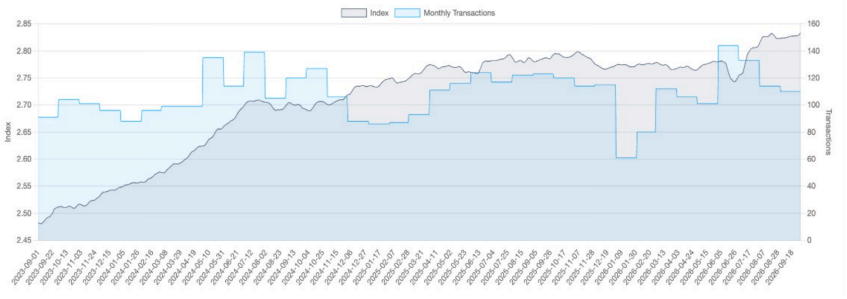
SACRAMENTO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.44%	-18.96%
2 YEAR	-0.37%	-17.59%
3 YEAR	3.44%	-10.00%



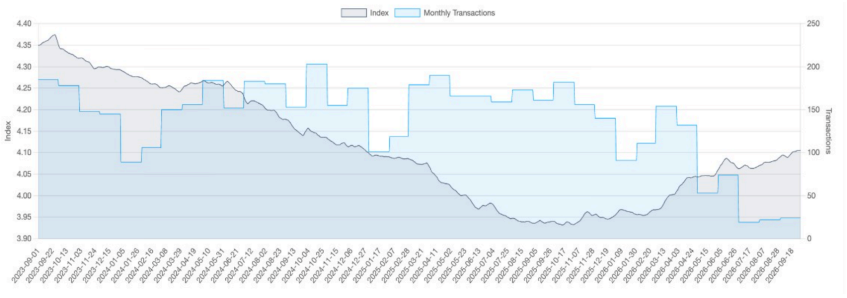
LONG BEACH

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.46%	-10.57%
2 YEAR	5.25%	-8.33%
3 YEAR	12.81%	20.88%



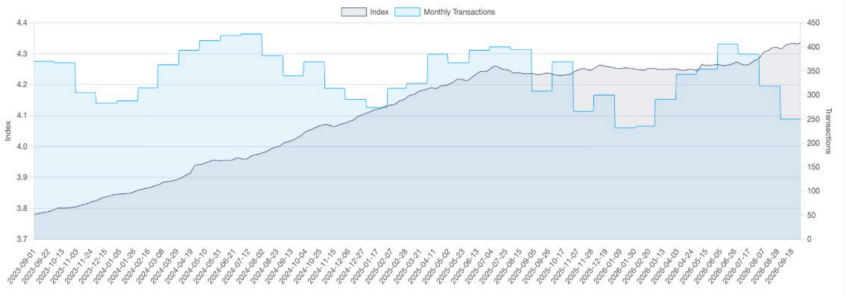
OAKLAND

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	4.20%	-85.09%
2 YEAR	-1.07%	-84.31%
3 YEAR	-5.71%	-87.03%



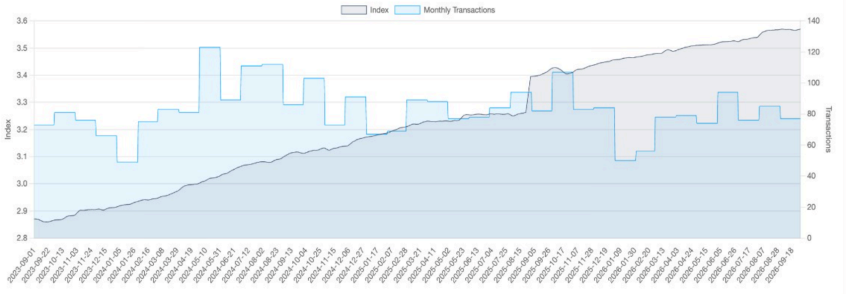
BAKERSFIELD

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.42%	-18.83%
2 YEAR	7.30%	-26.47%
3 YEAR	14.26%	-32.43%



ANAHEIM

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	4.22%	-6.10%
2 YEAR	14.71%	-10.47%
3 YEAR	24.57%	5.48%



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