

California Market Update:

April 2026 | Market Snapshot

- ◆ Sales had the strongest year-over-year gain in 7 months
- ◆ California median home price reached a new record high
- ◆ Inventory level tighter than last year's as the market heat up

Data sourced from CALIFORNIA ASSOCIATION OF REALTORS®. Data represented through April 2026.

California real estate existing home sales are up year-over-year +4.1% in April with 275,580 sales. This is the first year-over-year gain of 2026 and strongest year-over-year sales gain in 7 months. The median sales price for existing homes is up (+0.4%) year-over-year at \$914,810. **See Charts One, Two and Three.**

Chart One: California Housing Market Snapshot



Chart Two: Sales had the strongest year-over-year gain in 7 months

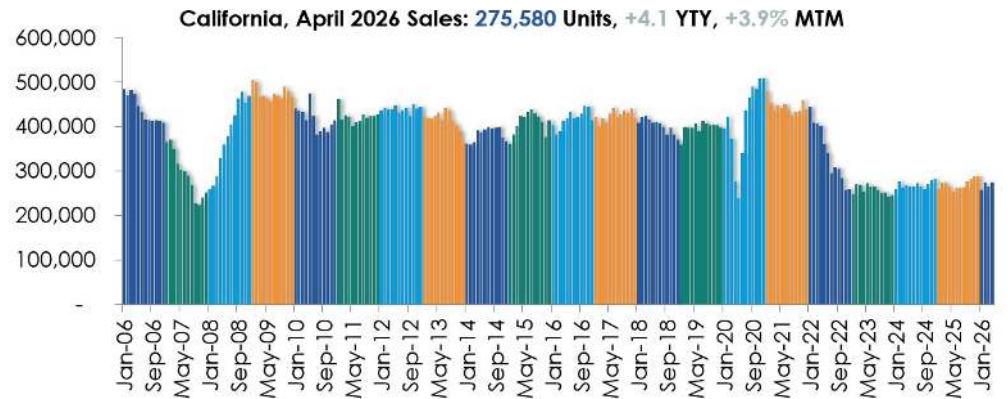


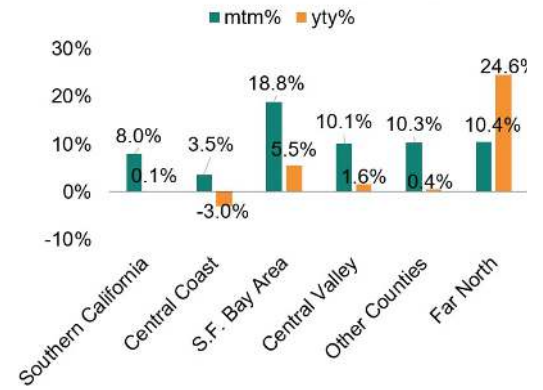
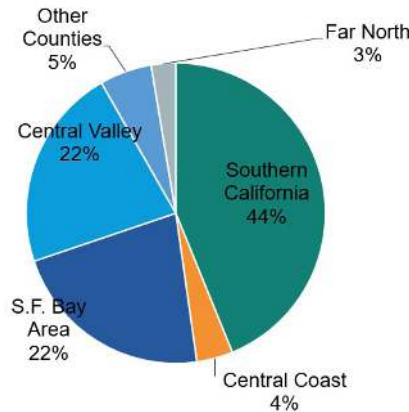
Chart Three: Sales posted the first year-over-year gain of 2026



Sales by Region

In **Chart Four**, we see consistency in regional home sales. Nearly half of the state's home sales (44%) derive from Southern California, followed by Central Valley with 22% and the Bay Area up 2% with 22% of sales.

Chart Four: April 2026 Sales by region

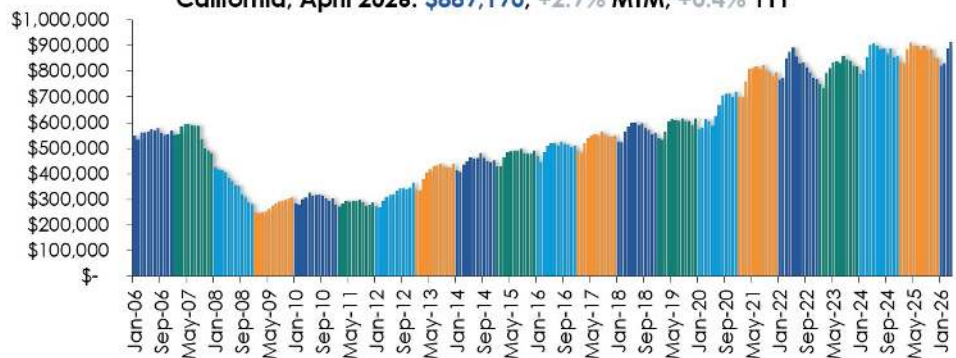


Sales Price

In April, we saw the California home price reach a new record high of \$889,190. This is up +.04% year-over-year and up +2.9% month-over-month. **See Chart Five.**

Chart Five: California median home price edged up annually for the second consecutive month

California, April 2026: \$889,190, +2.9% MTM, +0.4% YTY



Active Inventory & Listings

April marked consistency in inventory with no change from the prior month. This is to be expected as the buyer season is heating up! **See Charts Six and Seven.**

Chart Six: Inventory declined from last month's level as the market geared up for the buying season

April 2025: 3.5 Months; April 2026: 3.3 Months



Chart Seven: Total active listings following the typical seasonal pattern

March 2026: 3.3 Months; April 2026: 3.3 Months

