

California Market Update:

May 2026 | Market Snapshot

- ◆ Sales had the strongest year-over-year gain in 8 months
- ◆ California median home price reached a new record high
- ◆ Inventory level tighter than last year's as the market heats up

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

California existing home sales increased 5.1% year-over-year in May with 268,810 sales. This marks the second consecutive month of annual sales gains and the strongest year-over-year increase in eight months. Year-to-date sales are up 1.2%. The statewide median home price reached a new record high of \$930,260, increasing 3.1% year-over-year and 2.3% month-over-month. **See Charts One, Two and Three.**

Sales by Region

Chart Three highlights regional sales performance across California. Southern California accounted for 43% of statewide sales activity, followed by the Bay Area and Central Valley at 22% each. The Central Coast posted the strongest annual sales growth at 21.4%, while the Bay Area increased 5.5% year-over-year. Sales in the Central Valley remained essentially flat (+0.1%), while Southern California and the Far North each declined 0.4% from a year earlier.

Chart One: Sales had the strongest year-over-year gain in 8 months

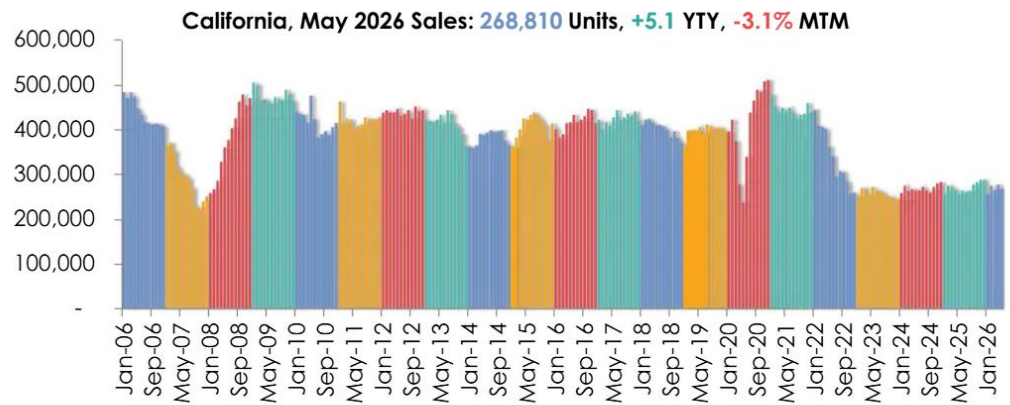
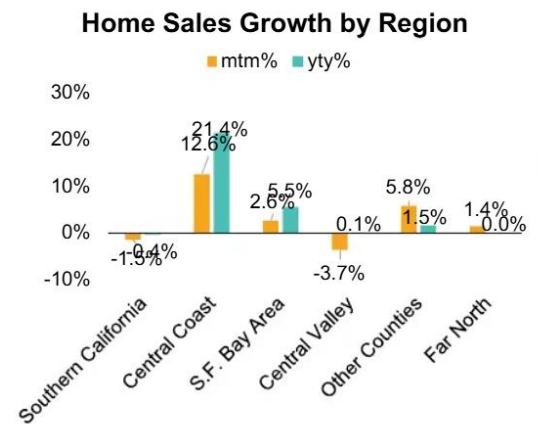
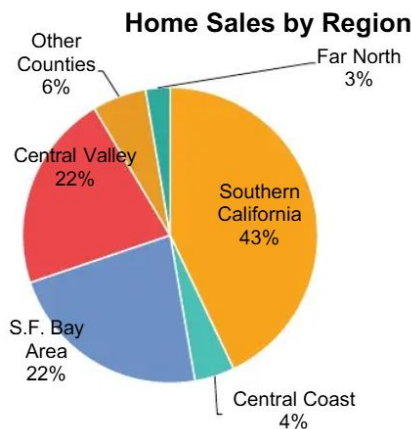


Chart Two: Sales posted strongest annual gain since September 2025



Chart Three: Housing recovery continues to vary by region



Sales by Region

California's median home price reached a new record high of \$930,260 in May. The statewide median price increased 3.1% year-over-year and 2.3% from April. Price appreciation continued to be concentrated in mid- and upper-tier market segments, while underlying price growth remained moderate.

See Chart 4.

Inventory & Active Listings

Inventory remained relatively constrained despite seasonal increases in available homes for sale. The Unsold Inventory Index measured 3.4 months in May, below the 3.8 months recorded one year earlier, indicating inventory levels remain tighter than last year's market conditions. Regional inventory levels varied, with the Bay Area maintaining the lowest supply at 2.3 months and the Far North recording the highest at 5.0 months.

Active listings remained elevated compared with recent years and posted the second-highest May reading in the past six years. While active inventory followed a typical seasonal pattern, listing growth has begun to moderate as the market enters the summer selling season. See Charts Five and Six.

Chart Four: California median home price reached a new record high

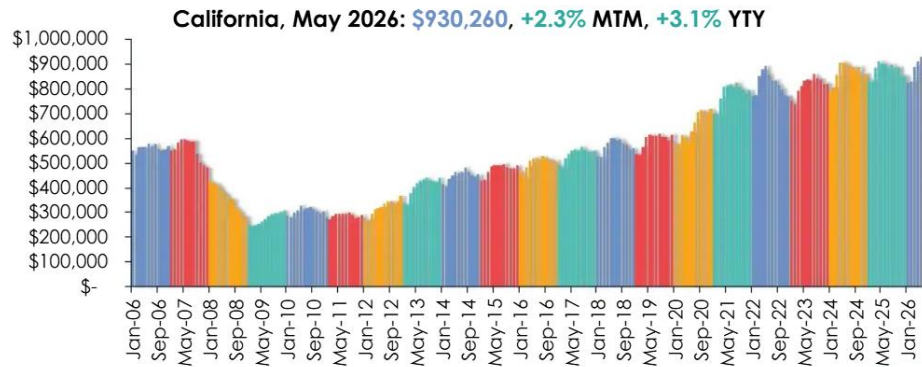


Chart Five: Inventory level tighter than last year's as the market heats up



Chart Six: Active listings recorded their second-highest May reading in the last six years

