

California Housing Market Update

Monthly Sales and Price Statistics

August 2026

California Housing Market Snapshot

August 2026

269,620 | **Existing Home Sales**
+1.4% YTY **+1.8% YTD** **% change**



**Median
Sales Price**

\$901,420
+0.1% Y2Y



**Unsold
Inventory Index**

3.7 months
-5.1% Y2Y



**Median
Days on Market**

28 days
-9.7% Y2Y

August 2026 Southern California Housing Snapshot



-4.8% YTY
+0.8% YTD

\$900,000
+2.9% YTY



**Unsold
Inventory Index**

3.8 months

Existing Home Sales
% change

Existing Home Price
% change



**Median Days
on Market**

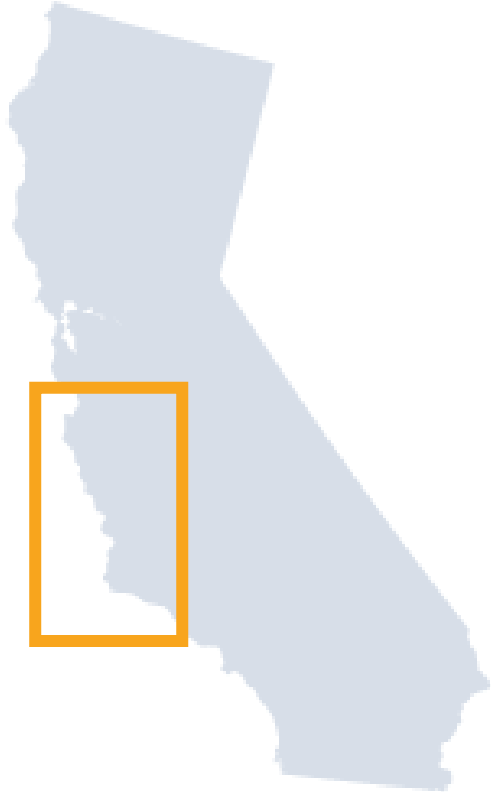
29 days



**Sales Price to
List Price Ratio**

99.0%

August 2026 Central Coast Housing Snapshot



-3.2% YTY
+6.0% YTD

\$1,075,000
-2.3% YTY

Existing Home Sales
% change

Existing Home Price
% change



**Unsold
Inventory Index**

3.9 months



**Median Days
on Market**

24 days



**Sales Price to
List Price Ratio**

98.6%

August 2026 Central Valley Housing Snapshot

+1.5% YTY
+2.6% YTD

Existing Home Sales
% change

\$500,000
+1.0% YTY

Existing Home Price
% change



**Unsold
Inventory Index**

3.7 months



**Median Days
on Market**

27 days



**Sales Price to
List Price Ratio**

98.7%

August 2026 Bay Area Housing Snapshot



-4.2% YTY
+2.5% YTD

\$1,272,000
-0.2% YTY

Existing Home Sales
% change

Existing Home Price
% change



**Unsold
Inventory Index**

2.6 months



**Median Days
on Market**

22 days



**Sales Price to
List Price Ratio**

100%

August 2026 Far North Housing Snapshot



+15.0% YTY
+12.7% YTD

\$389,000
+1.0% YTY



**Unsold
Inventory Index**

4.8 months

Existing Home Sales
% change

Existing Home Price
% change



**Median Days
on Market**

28 days



**Sales Price to
List Price Ratio**

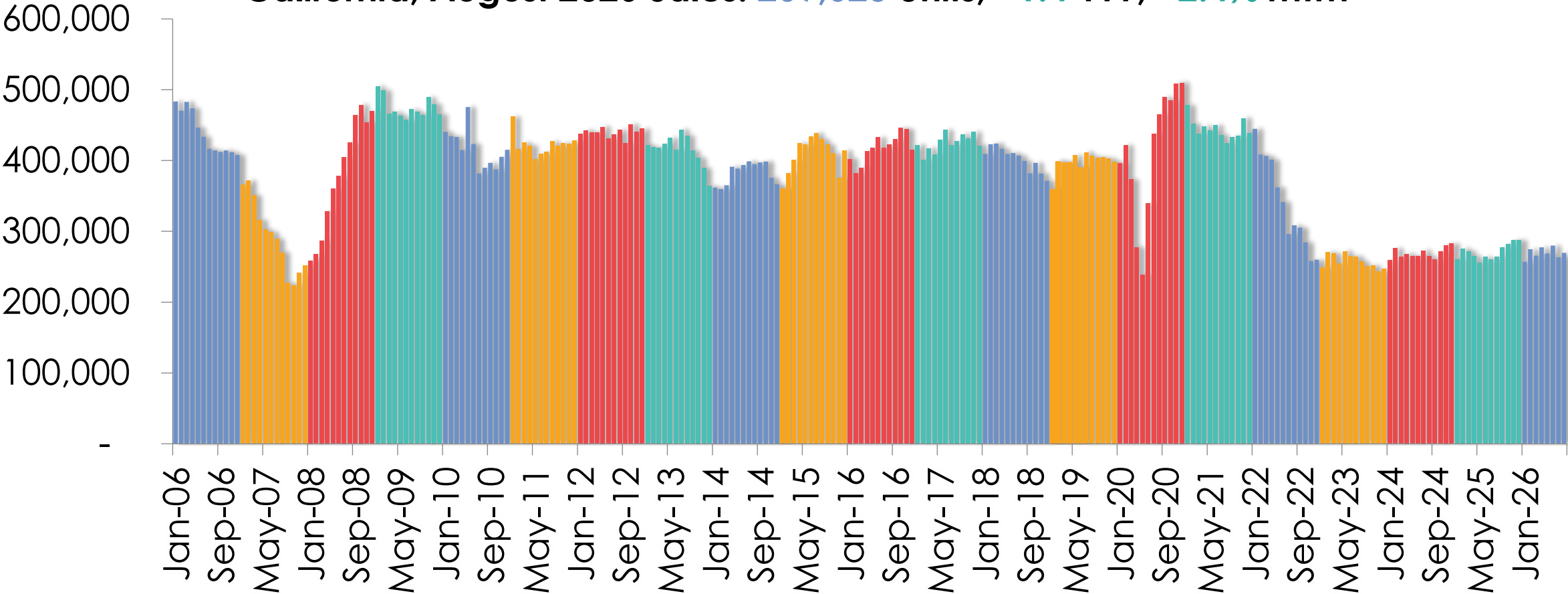
96.7%



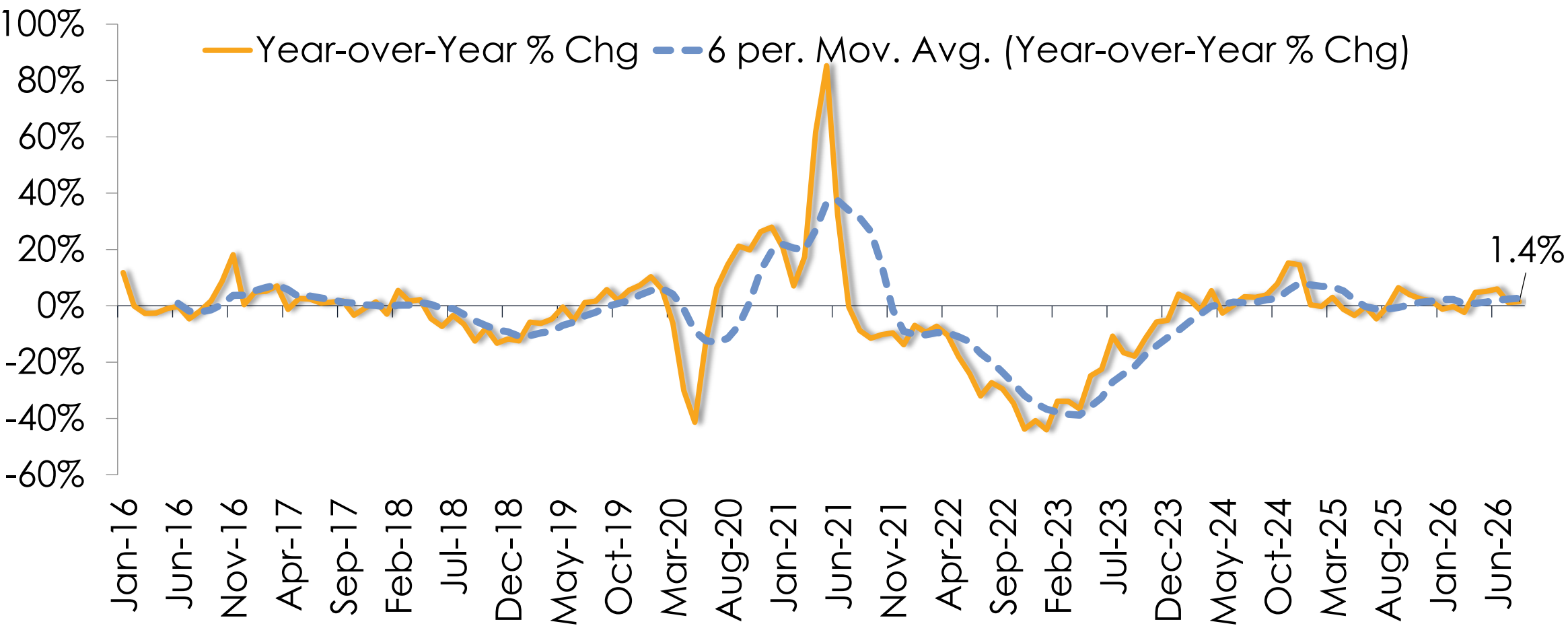
Sales

Sales of existing single-family homes bounced back

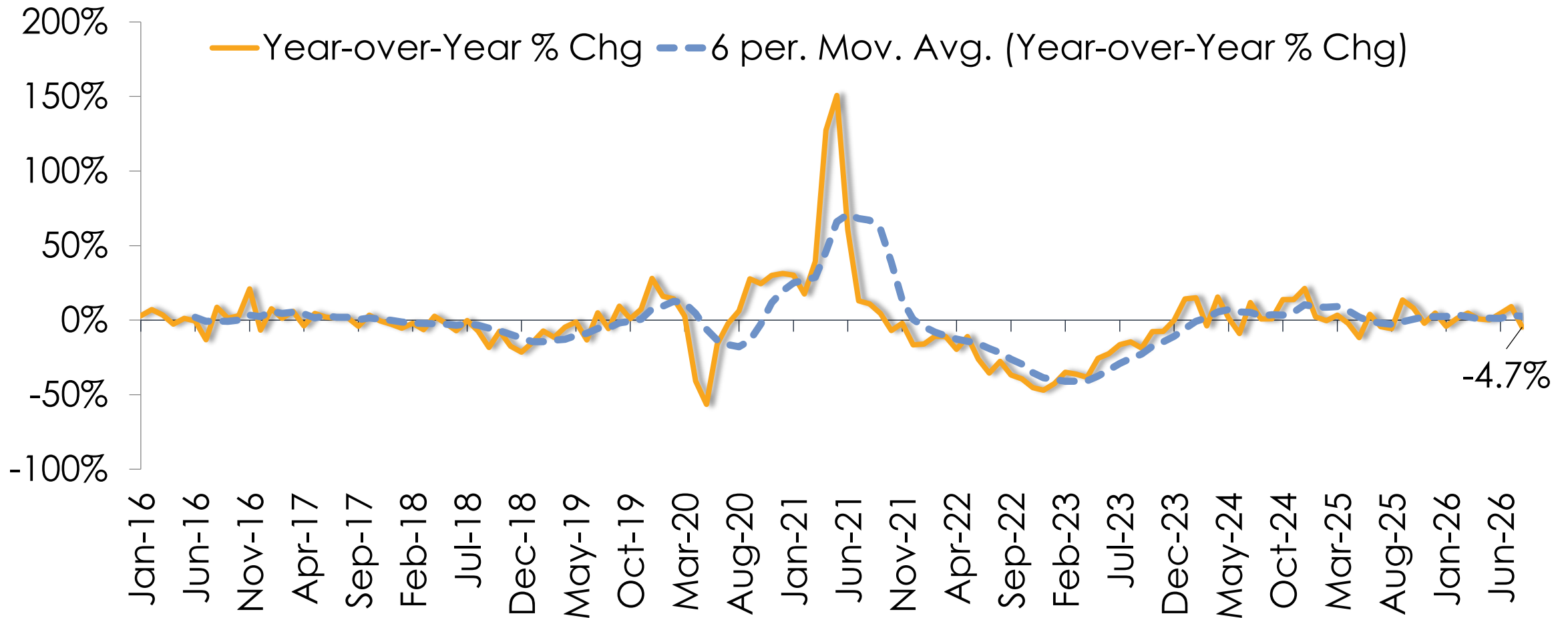
California, August 2026 Sales: 269,620 Units, +1.4 YTY, +2.4% MTM



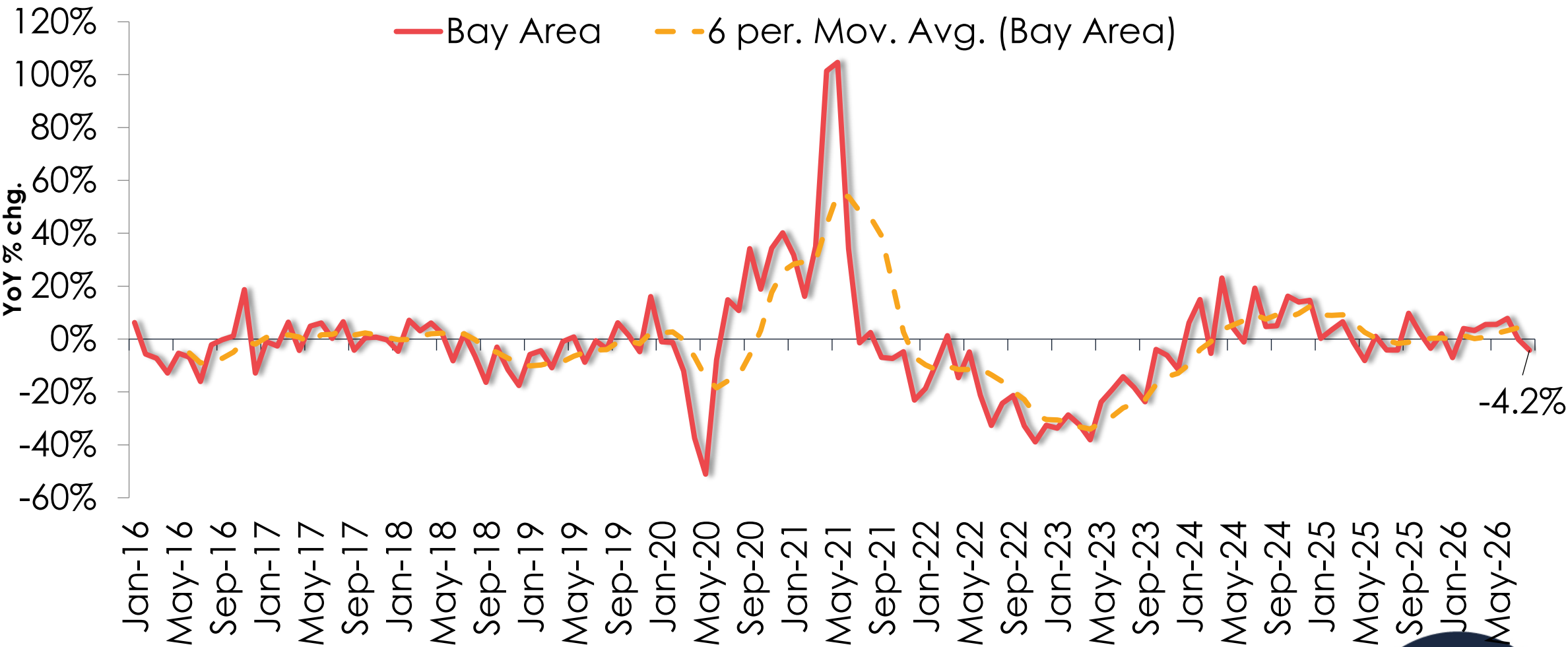
Sales post fifth consecutive annual gain



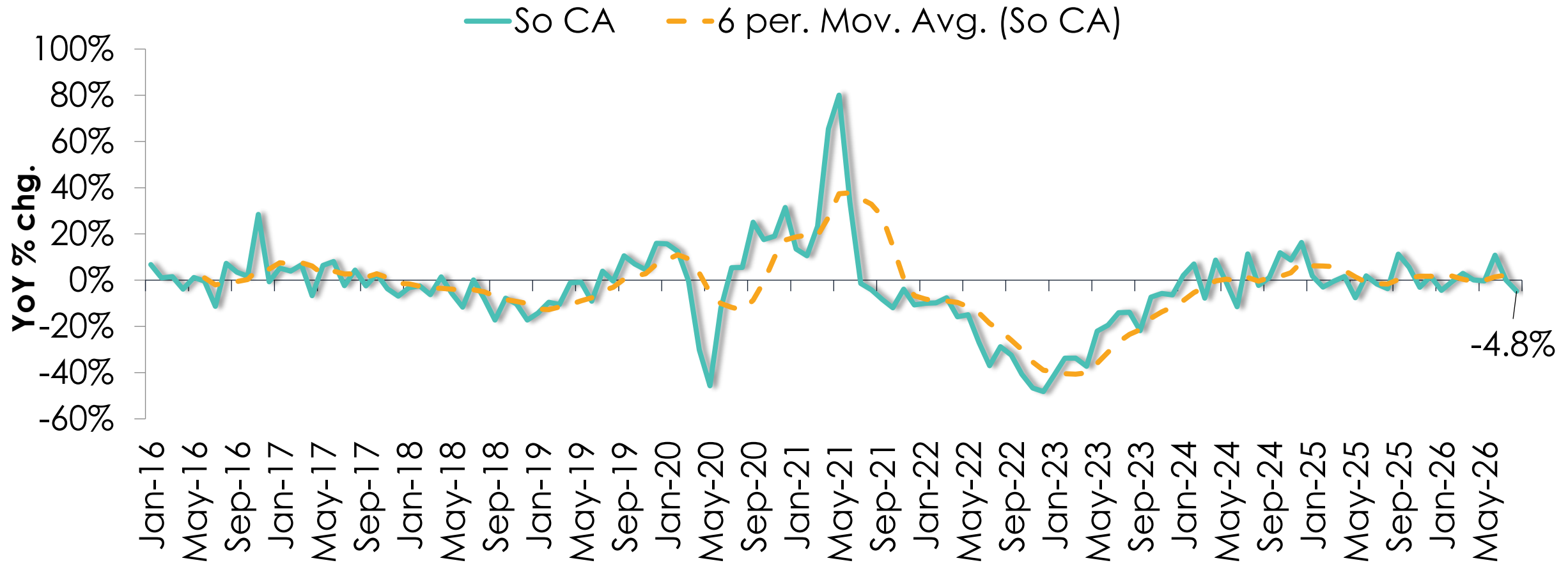
Sales for Condo/Townhomes pulled back



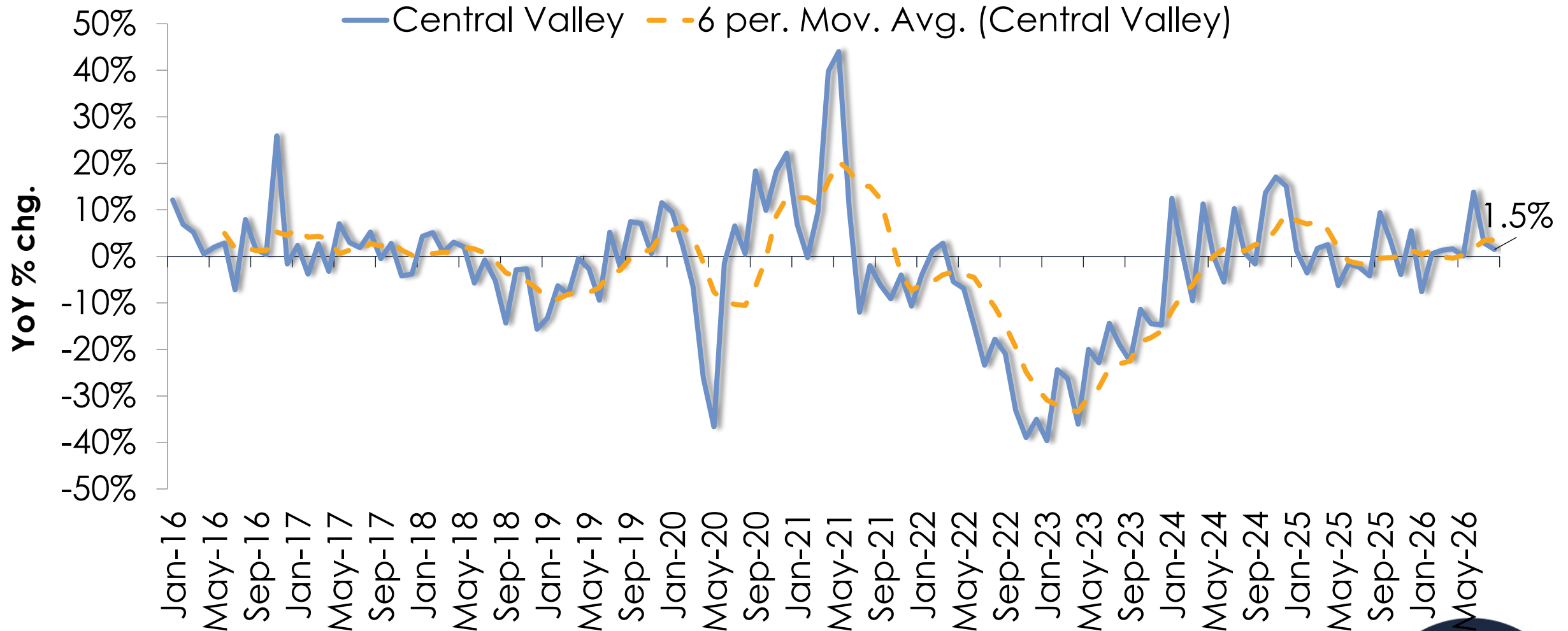
Bay Area sales momentum continued to fade



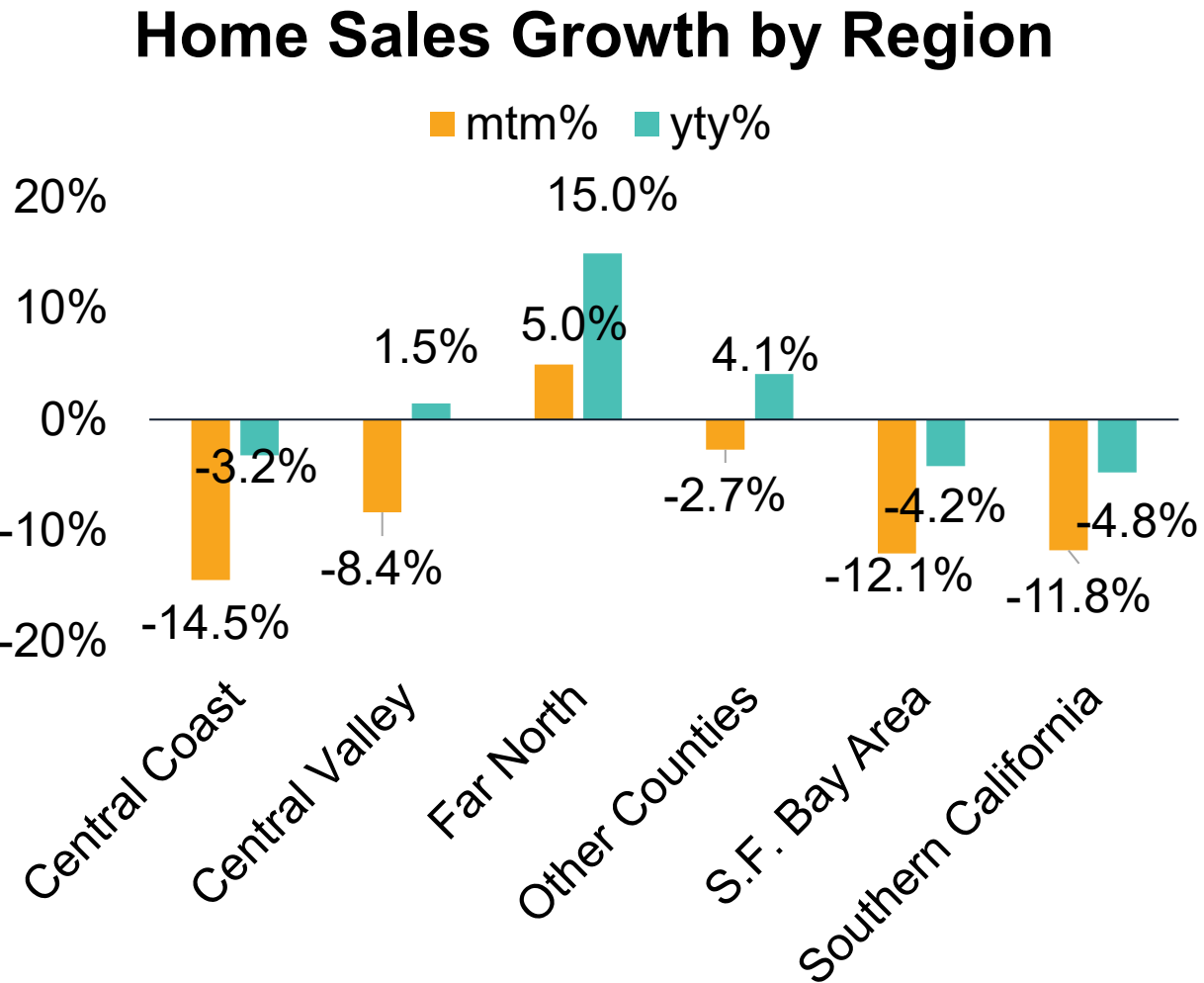
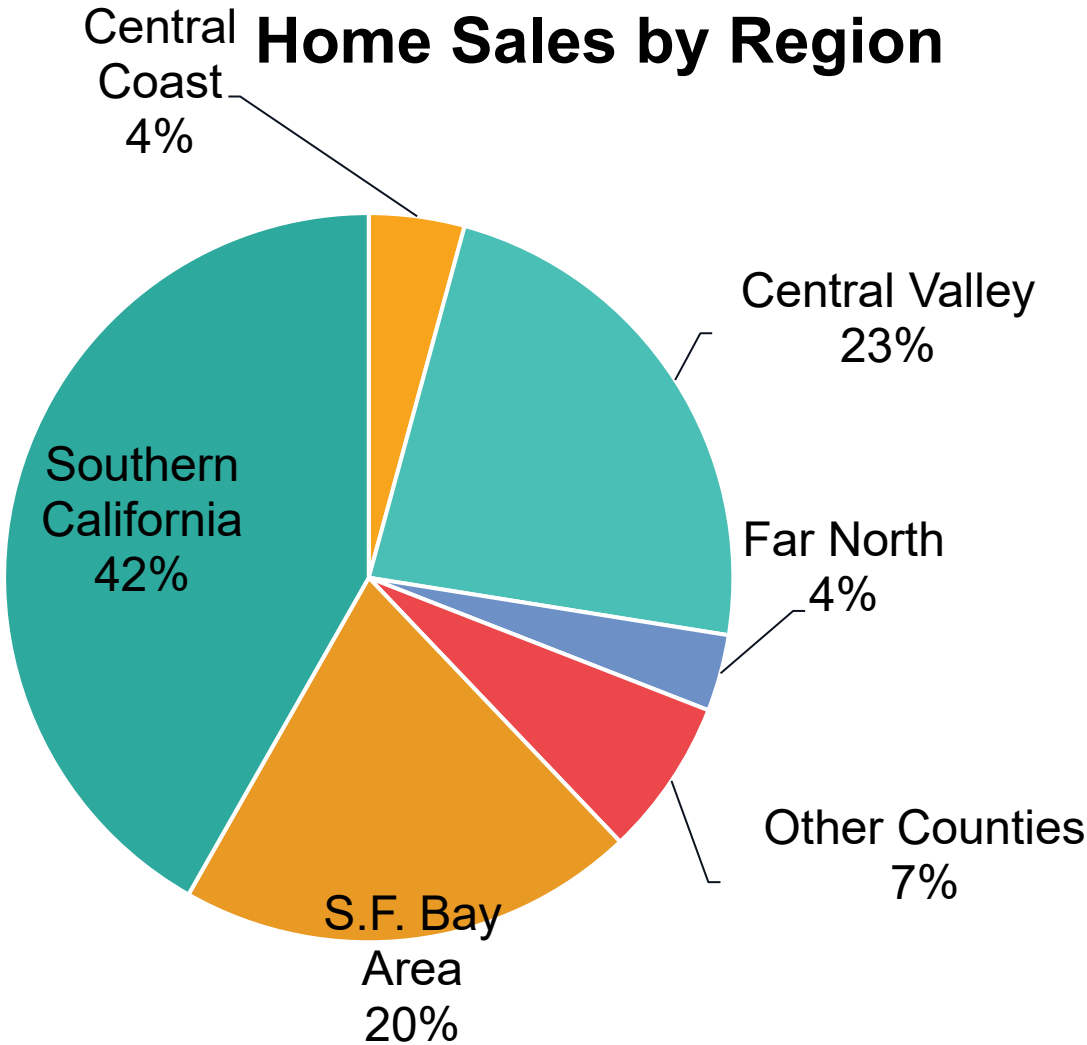
Southern California sales declined



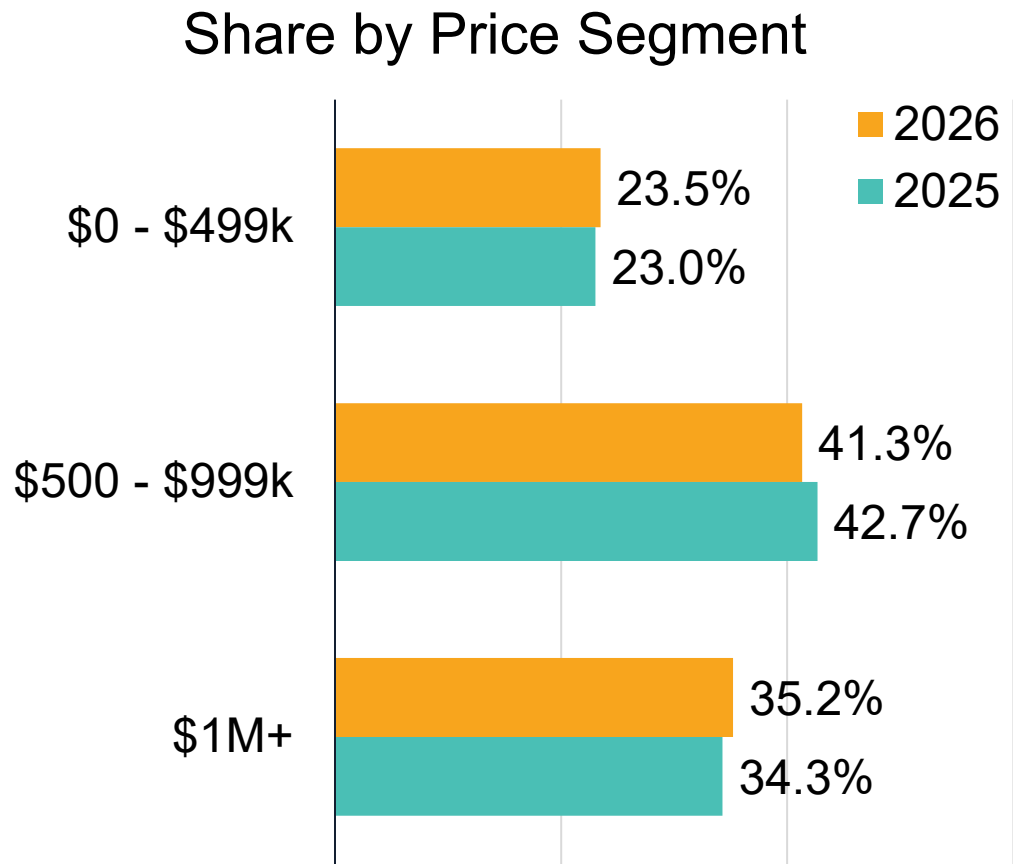
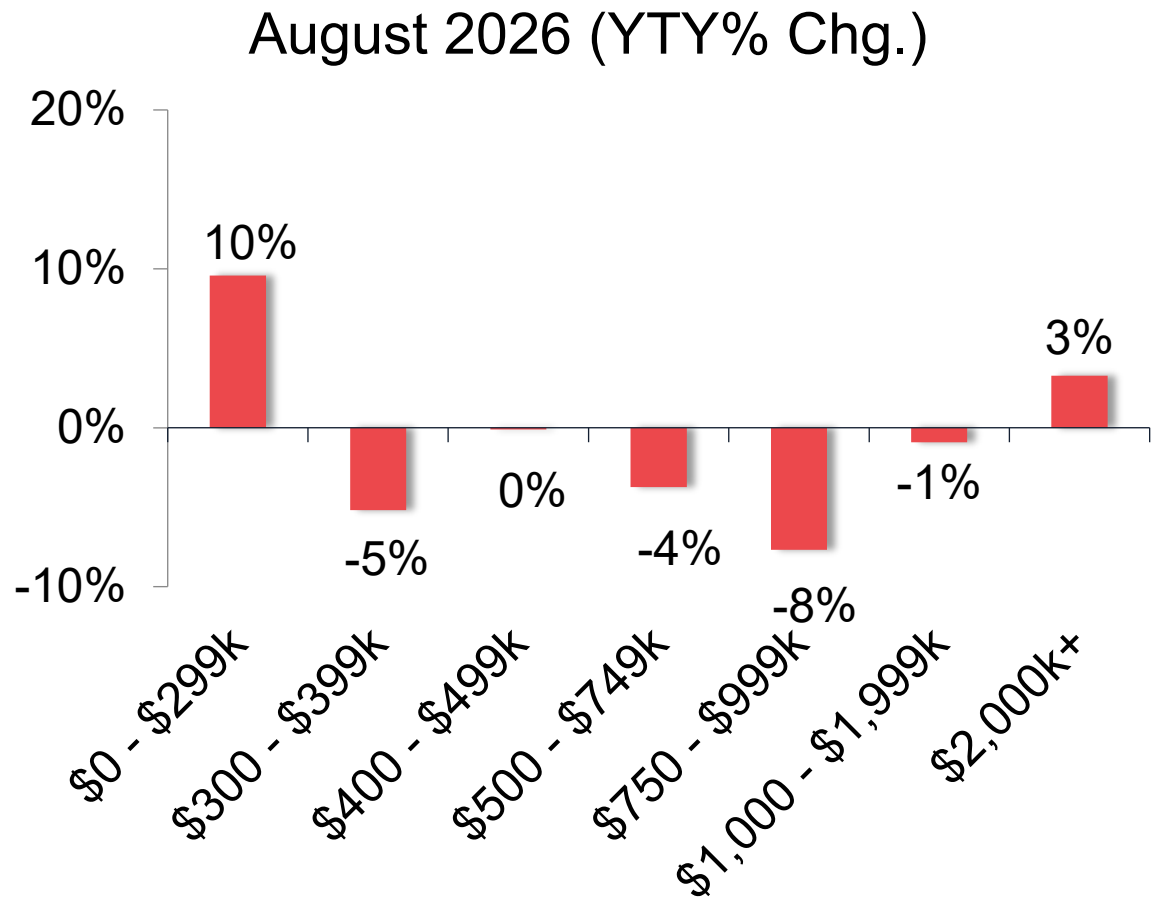
Central Valley sales decelerated but remain positive



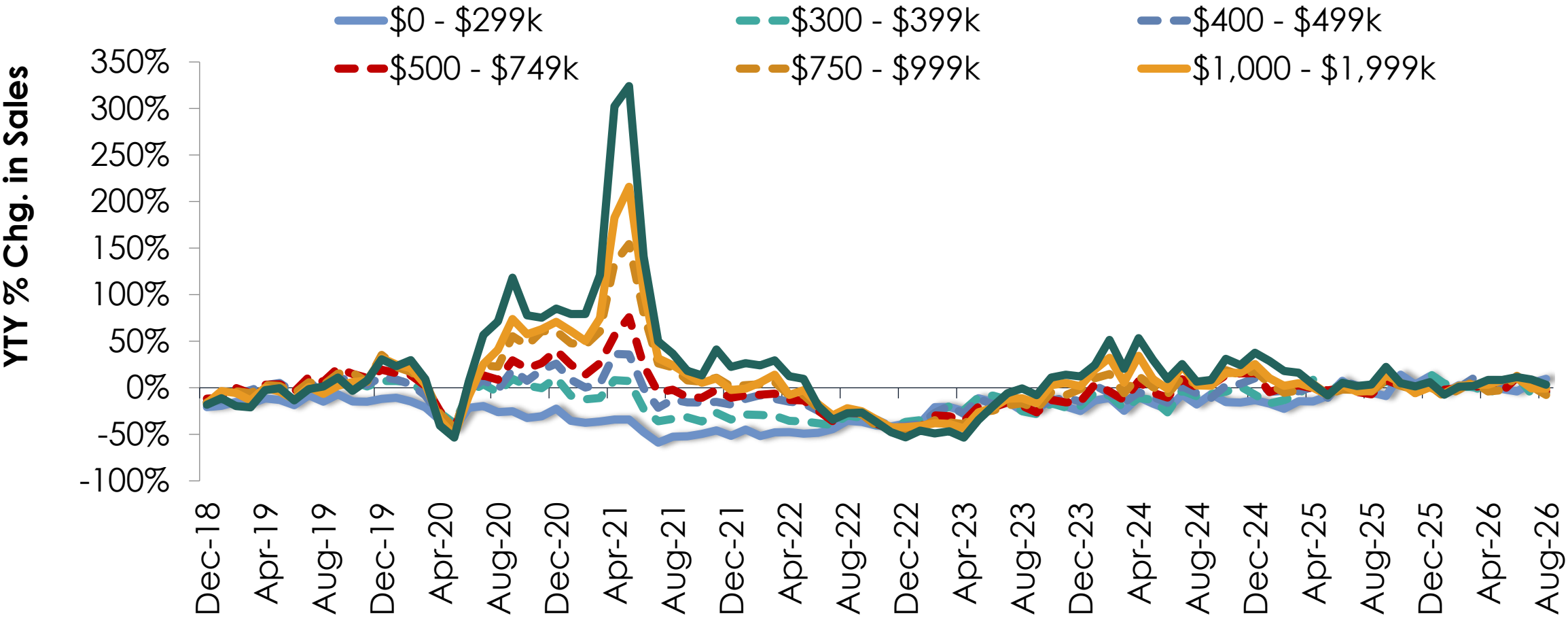
Sales by Region showed softness throughout most of State



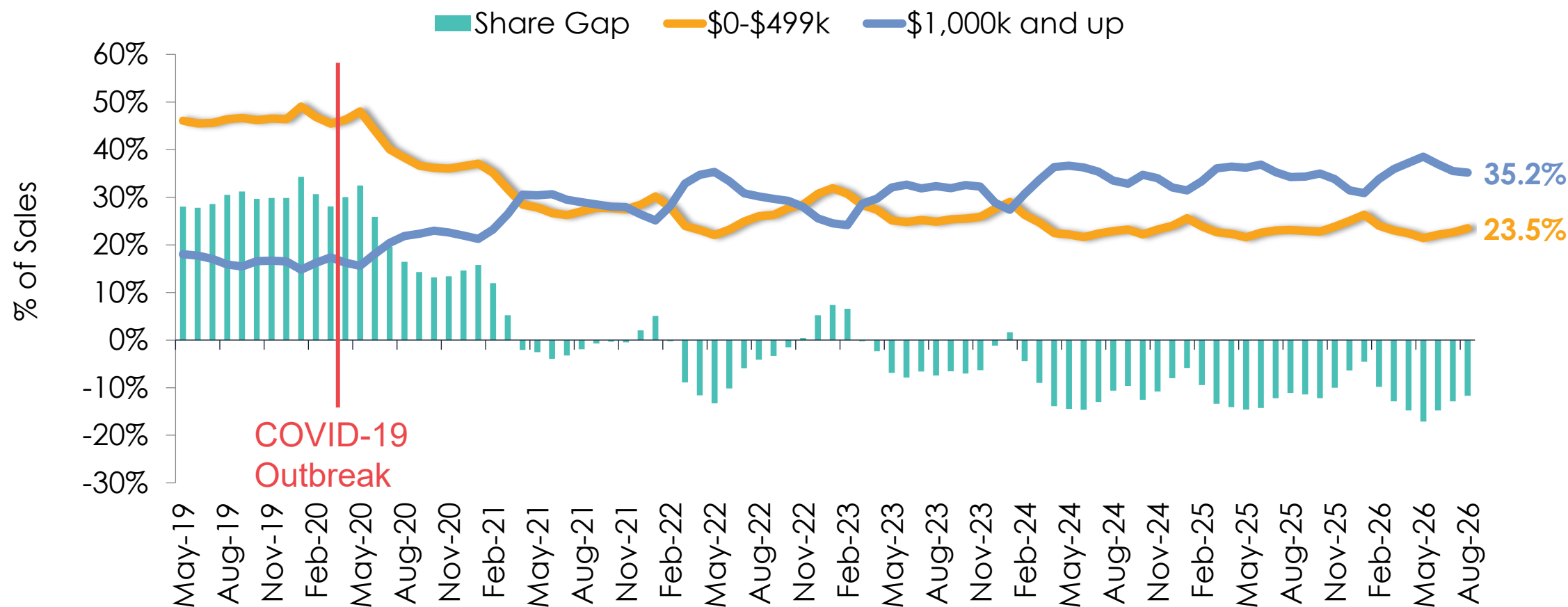
Sales were mixed across price segments; gains only at ends



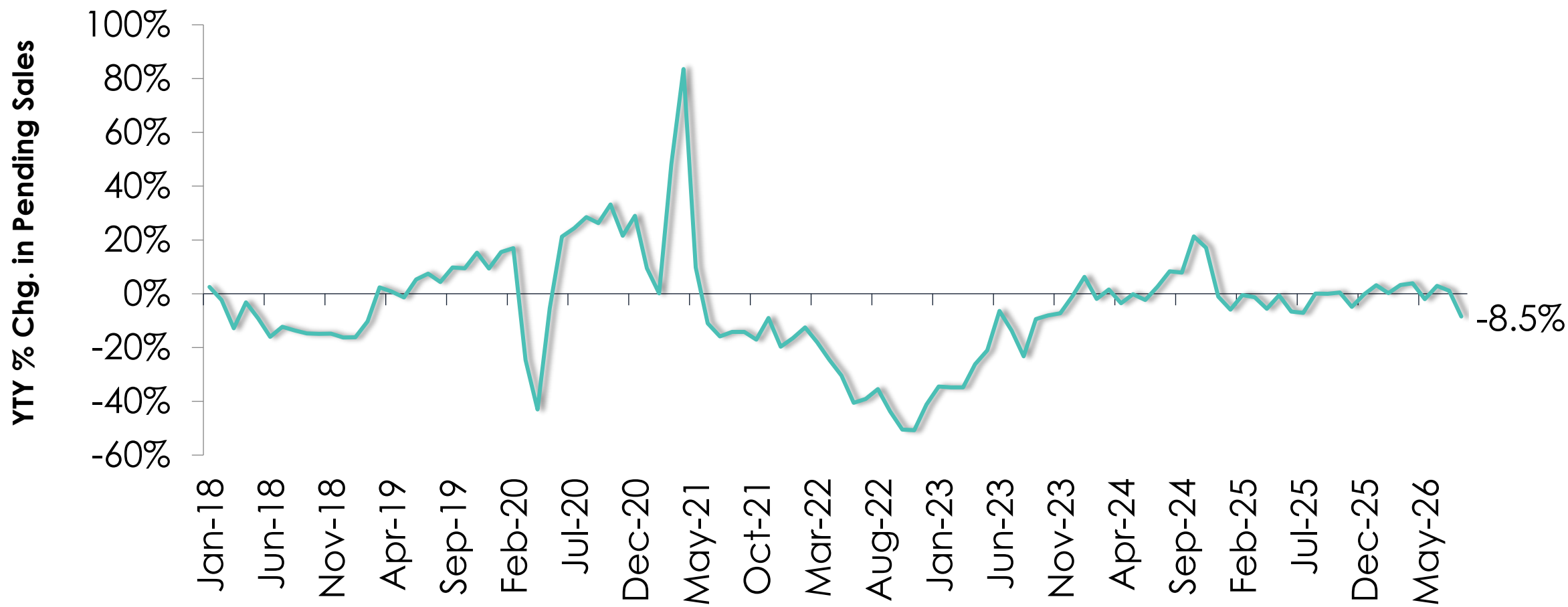
Sales gains recorded at top & bottom price segments only



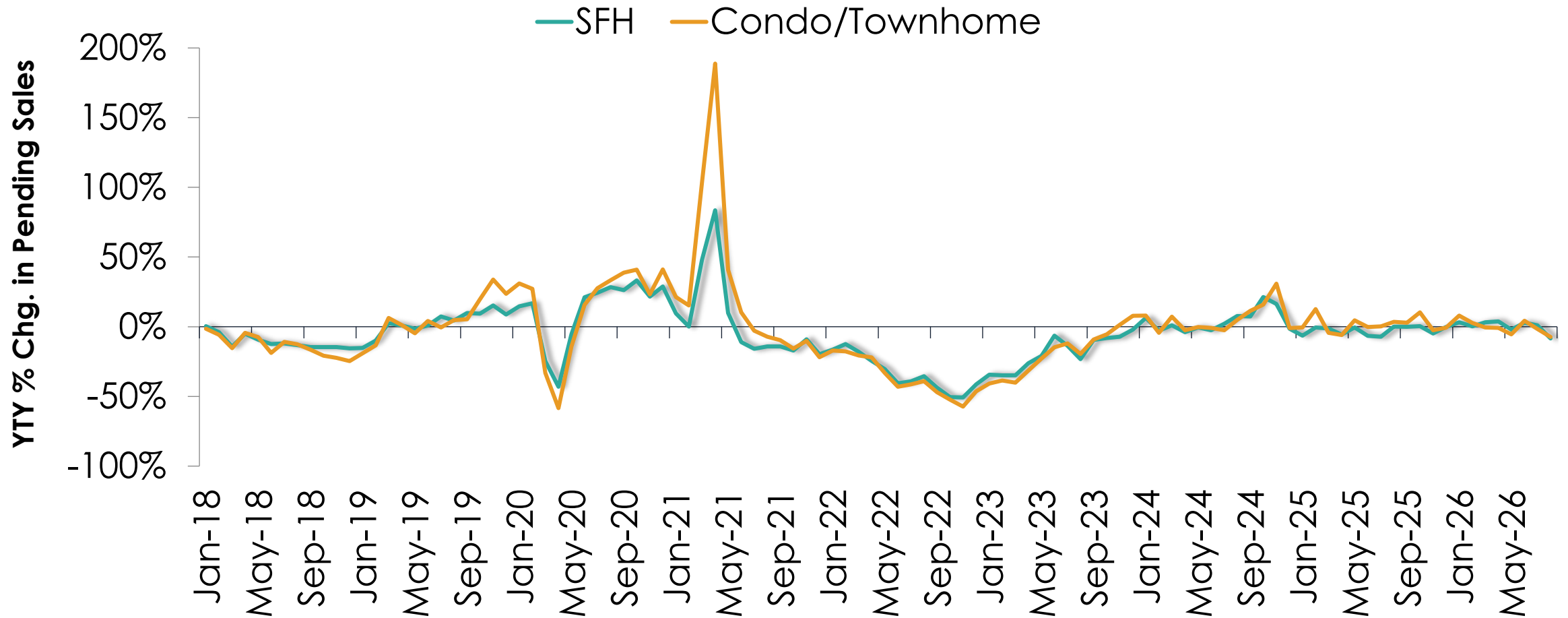
Million-Dollar sales ease but remains historically elevated



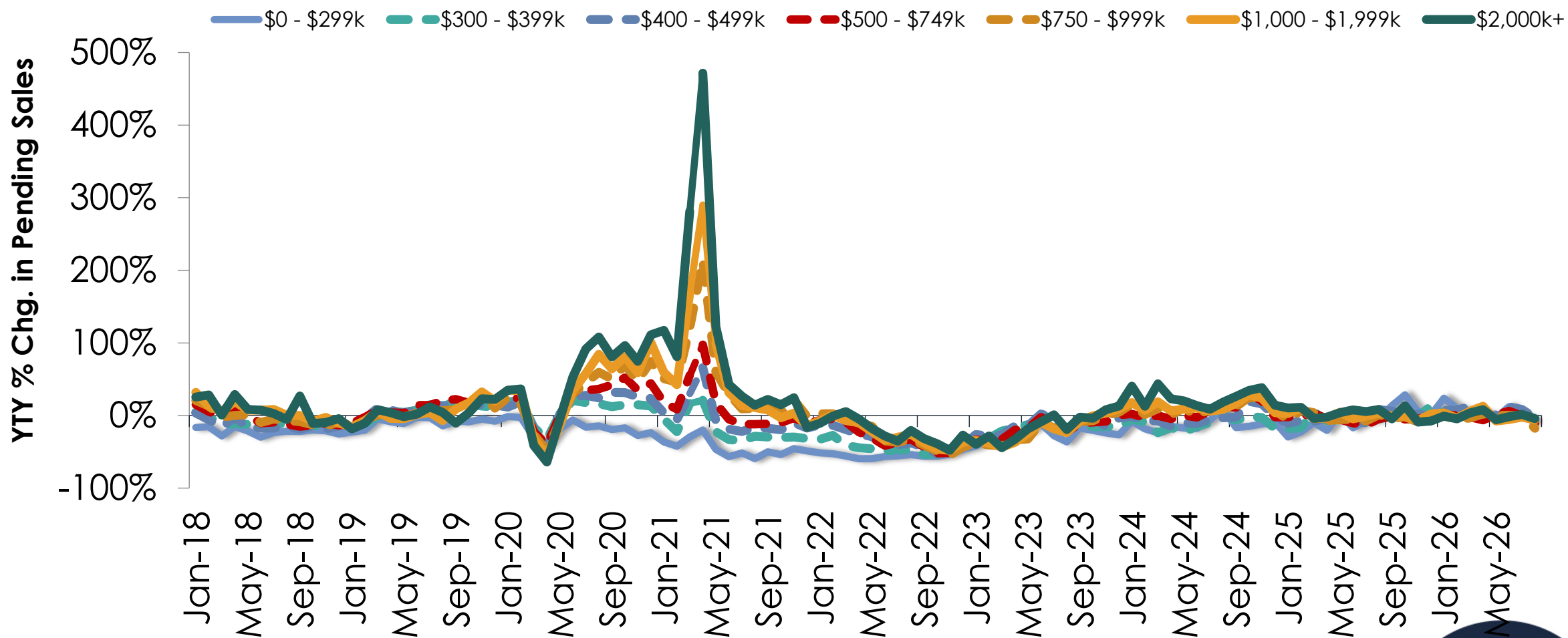
Pending sales weakened sharply



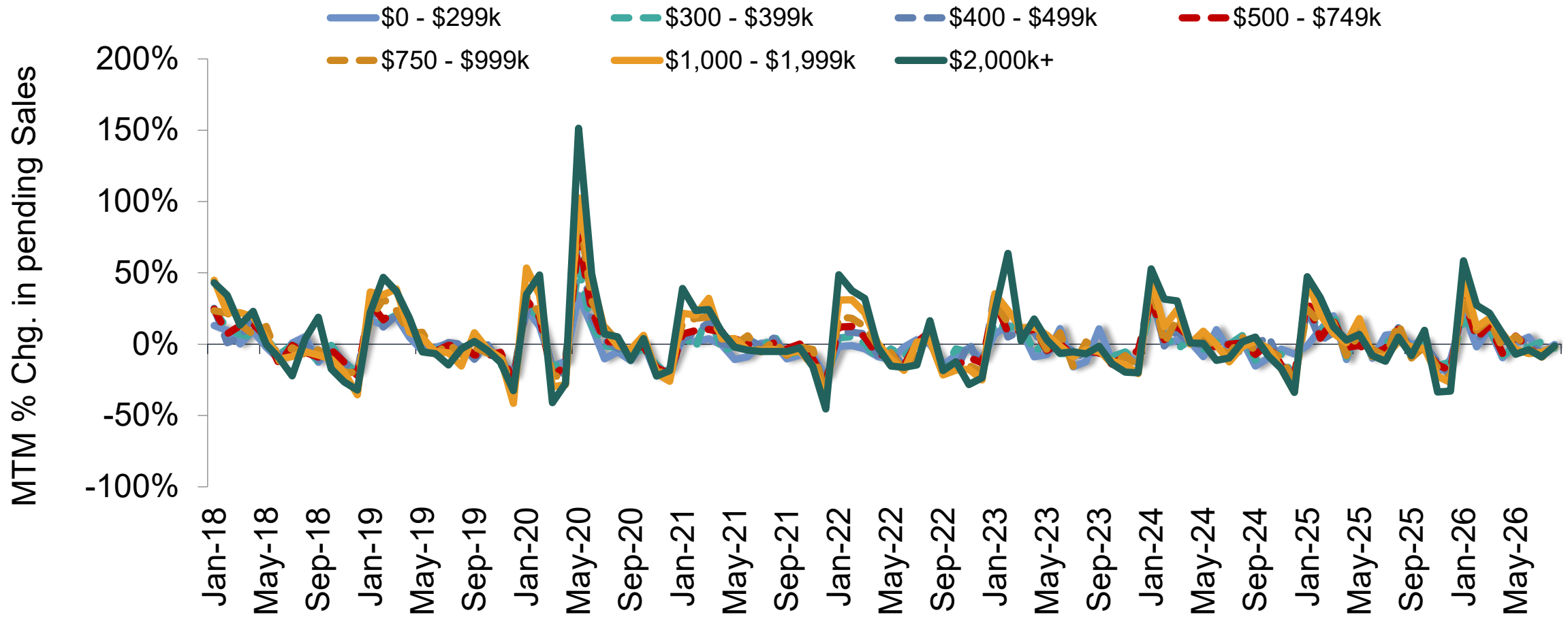
Pending sales slipped across housing types



Pending sales declined across price segments



Pending sales lose momentum across price segments

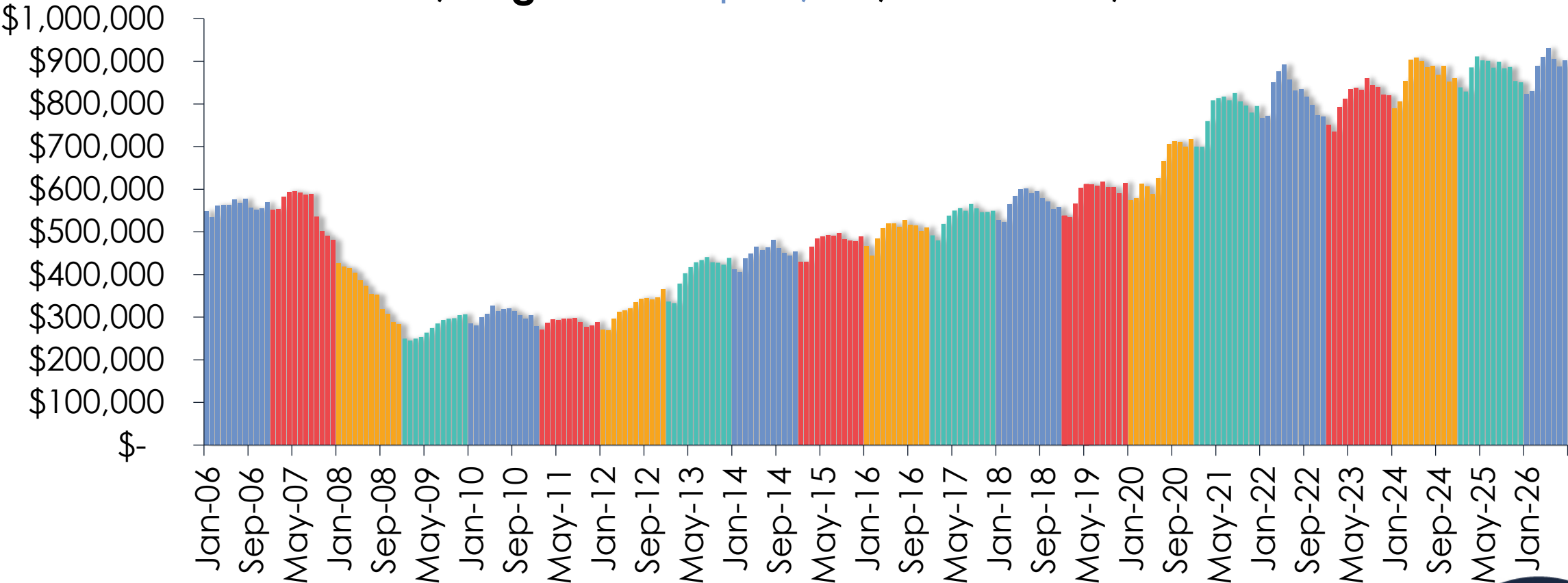




Price

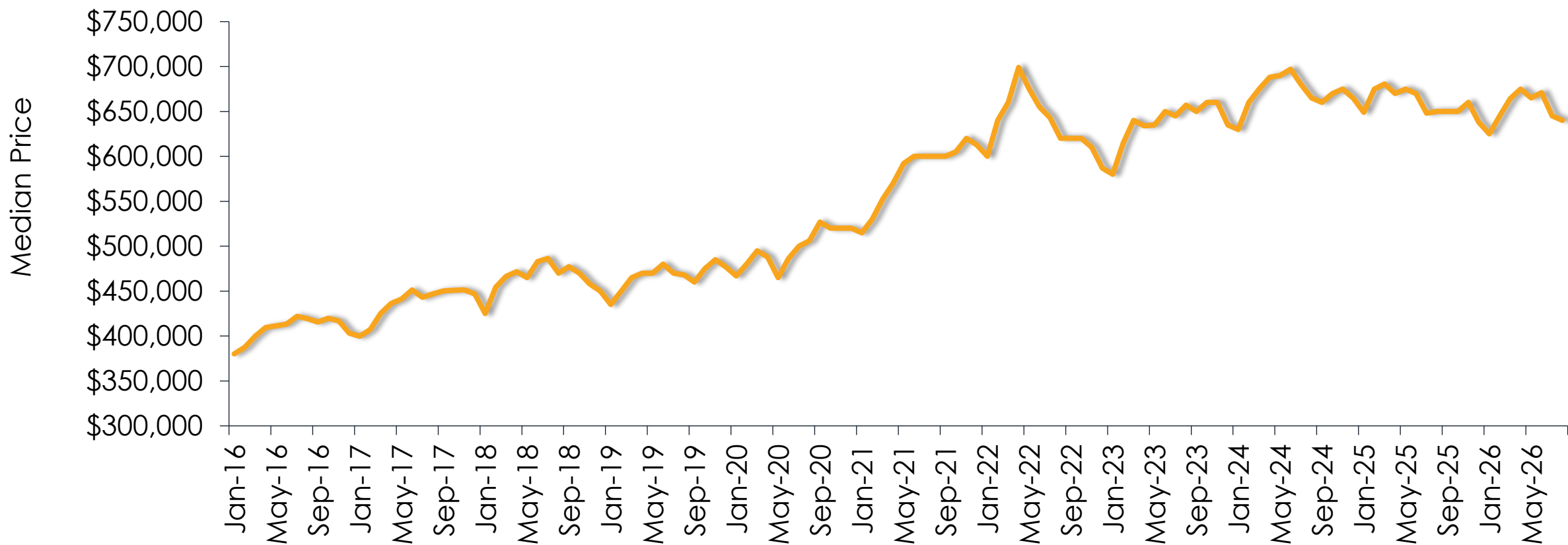
California median home price virtually flat from a year ago

California, August 2026: \$901,420, +1.6% MTM, +0.1% YTY

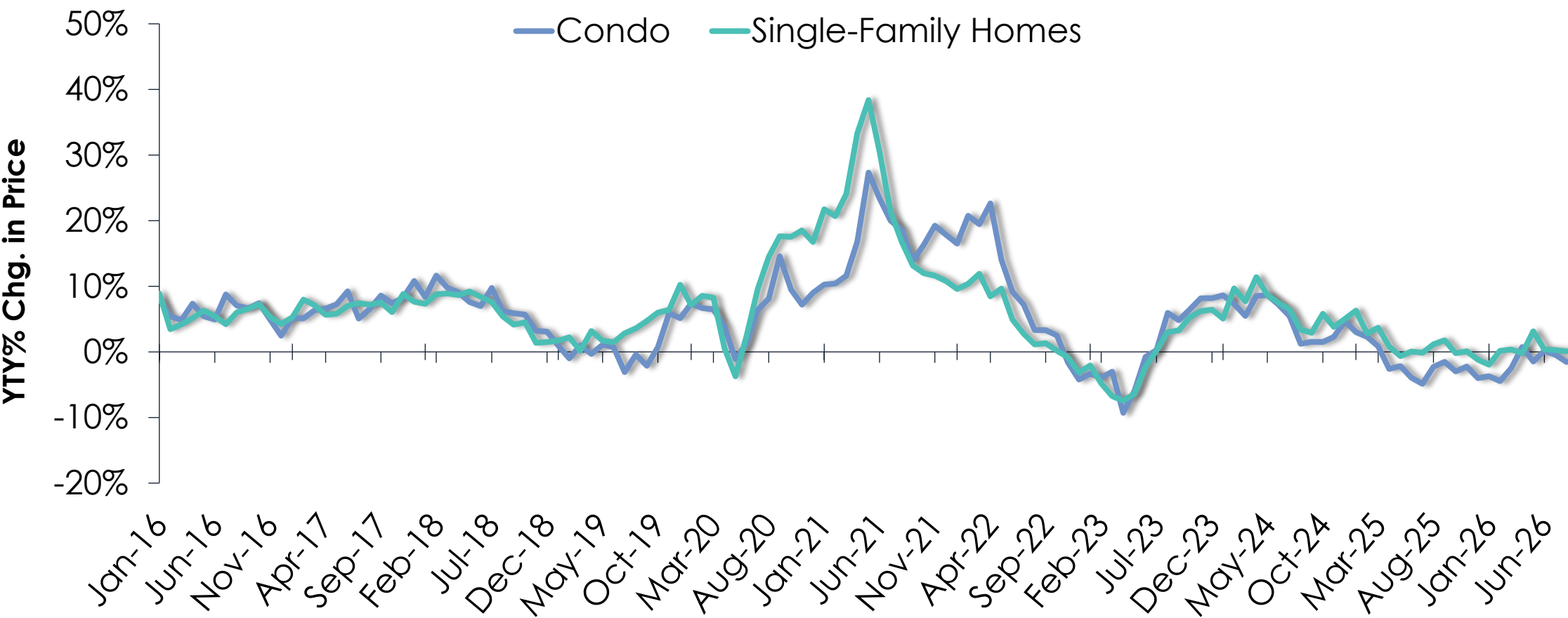


Condo/Townhome prices softened but hold near year-ago level

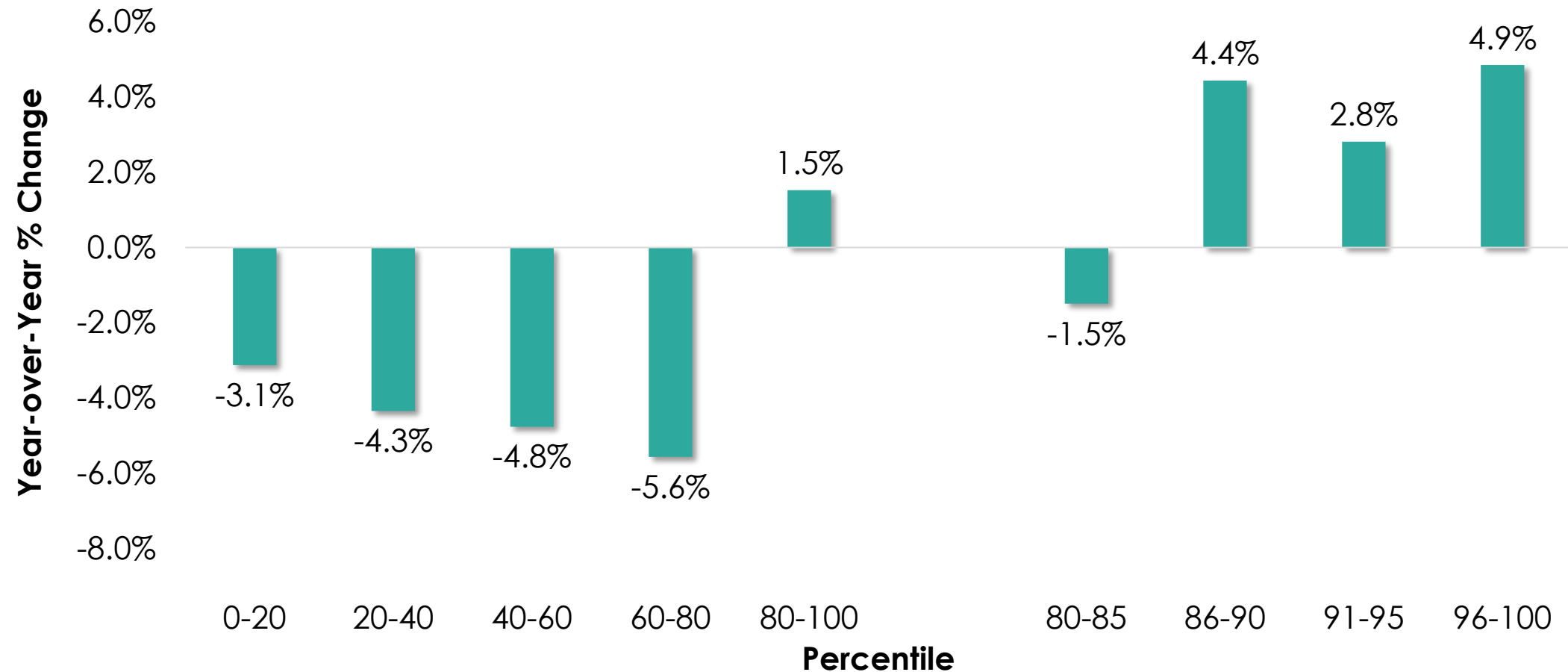
California, August 2025: \$650,000, August 2026: \$640,000



Condo prices remain softer than single-family homes

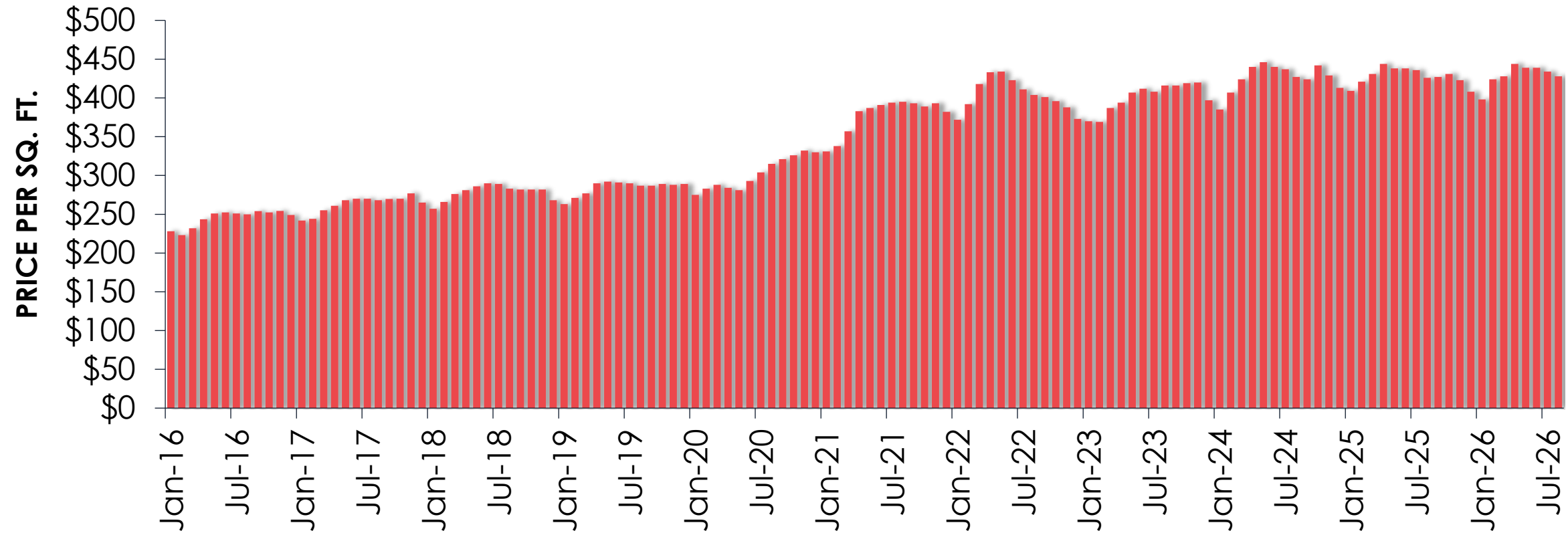


Home price growth remains concentrated at the upper end



Underlying price growth remains relatively flat

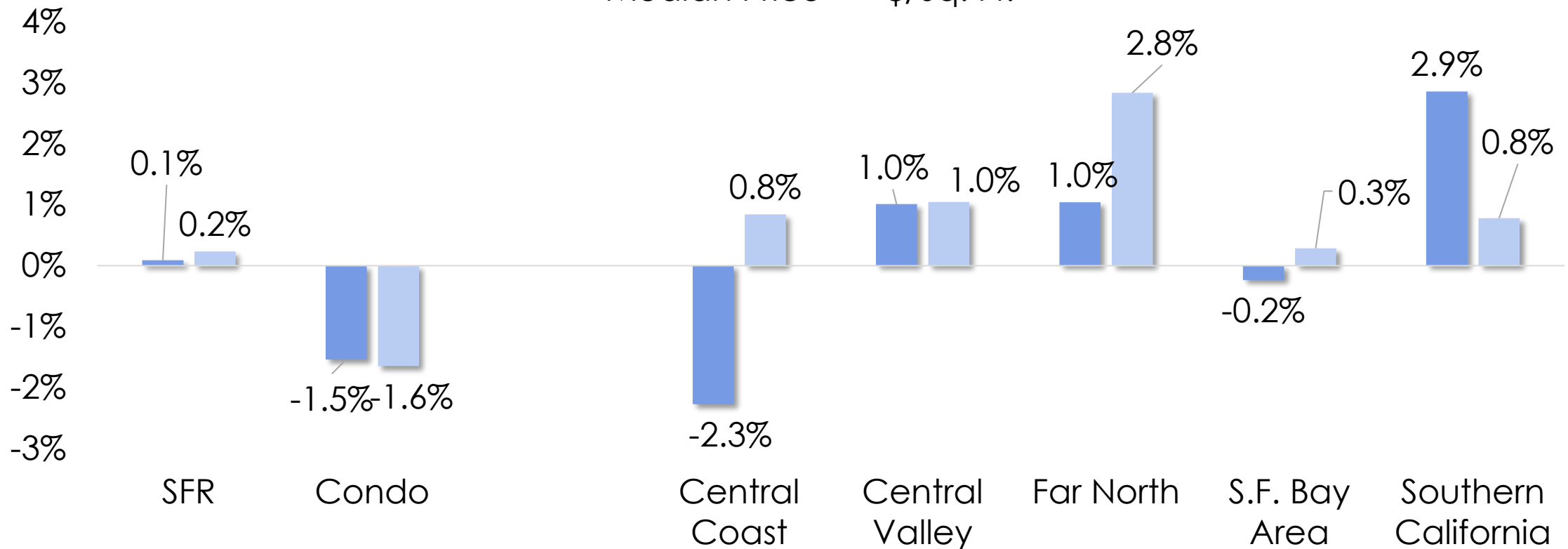
August 2026: \$428, -1.4% MTM, +0.2% YTY



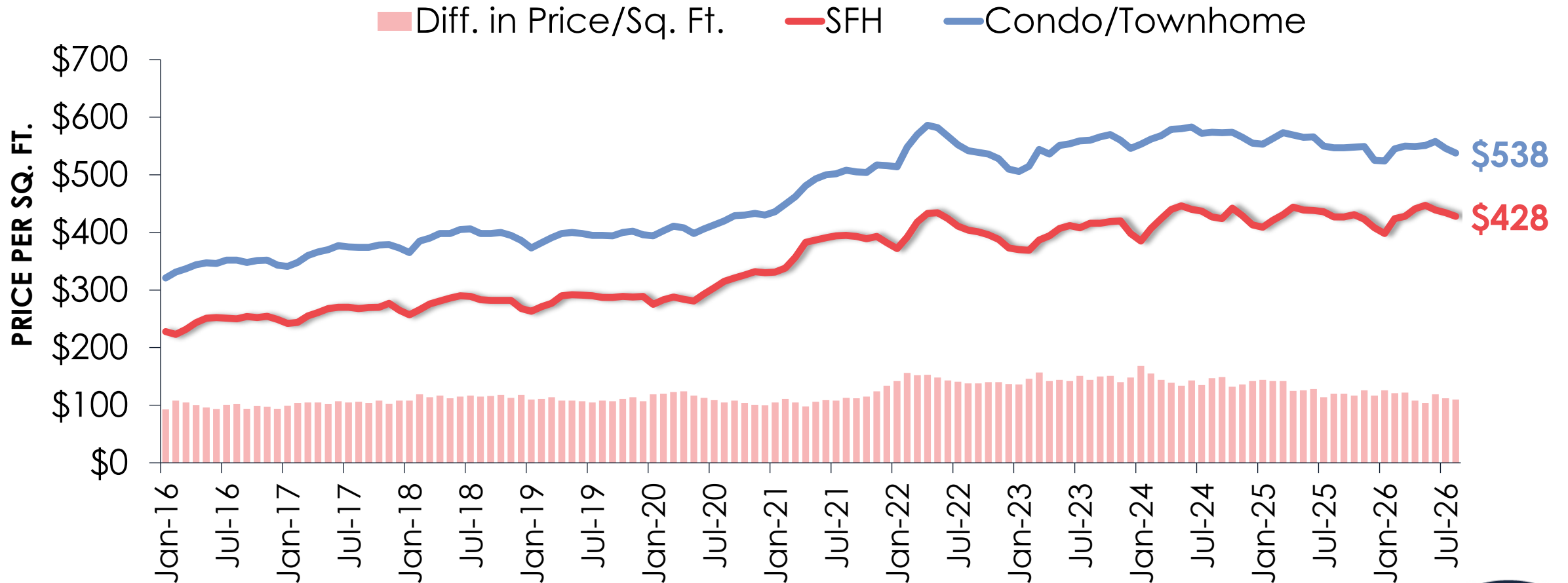
Price trends remain mixed across most markets

Year to Year Change in Existing SFR Prices (August 2026)

■ Median Price ■ \$/Sq. Ft.

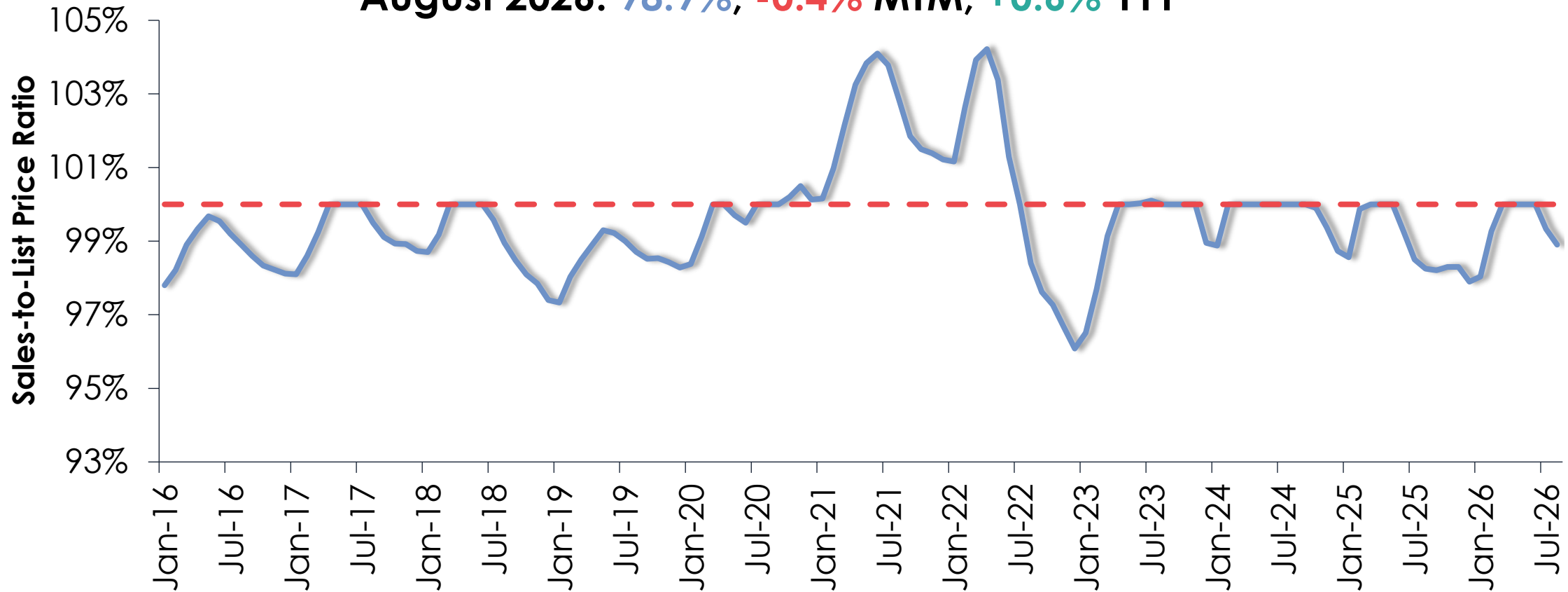


Price/Square foot gap: SFH vs. Condo/Townhome

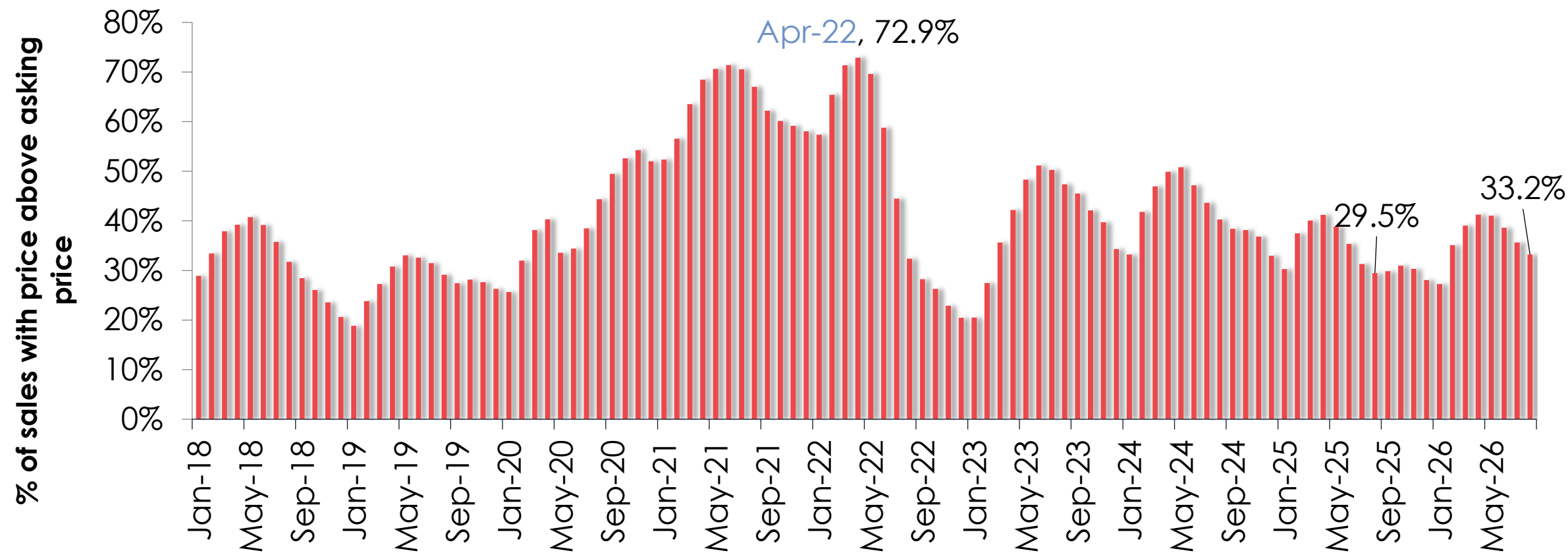


Sales-price-to-list-price ratio loosened

August 2026: 98.9%, -0.4% MTM, +0.6% YTY

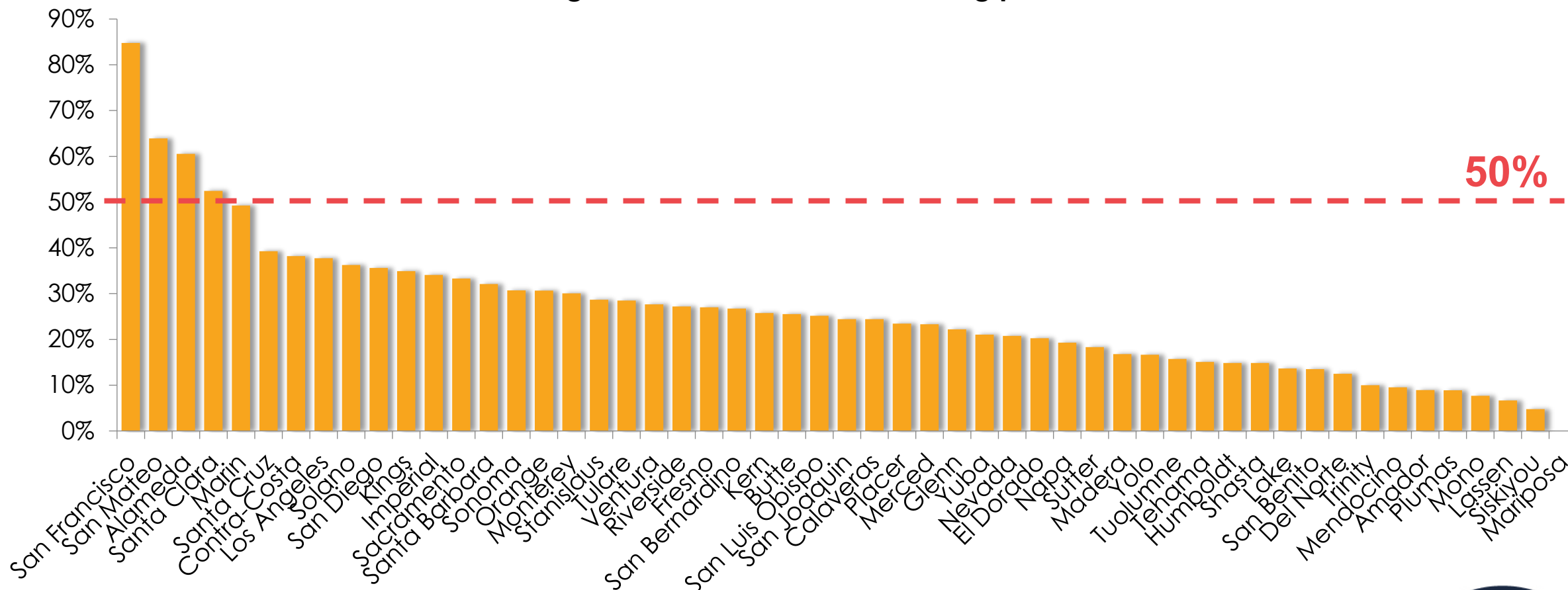


Fewer buyers willing to pay above asking price

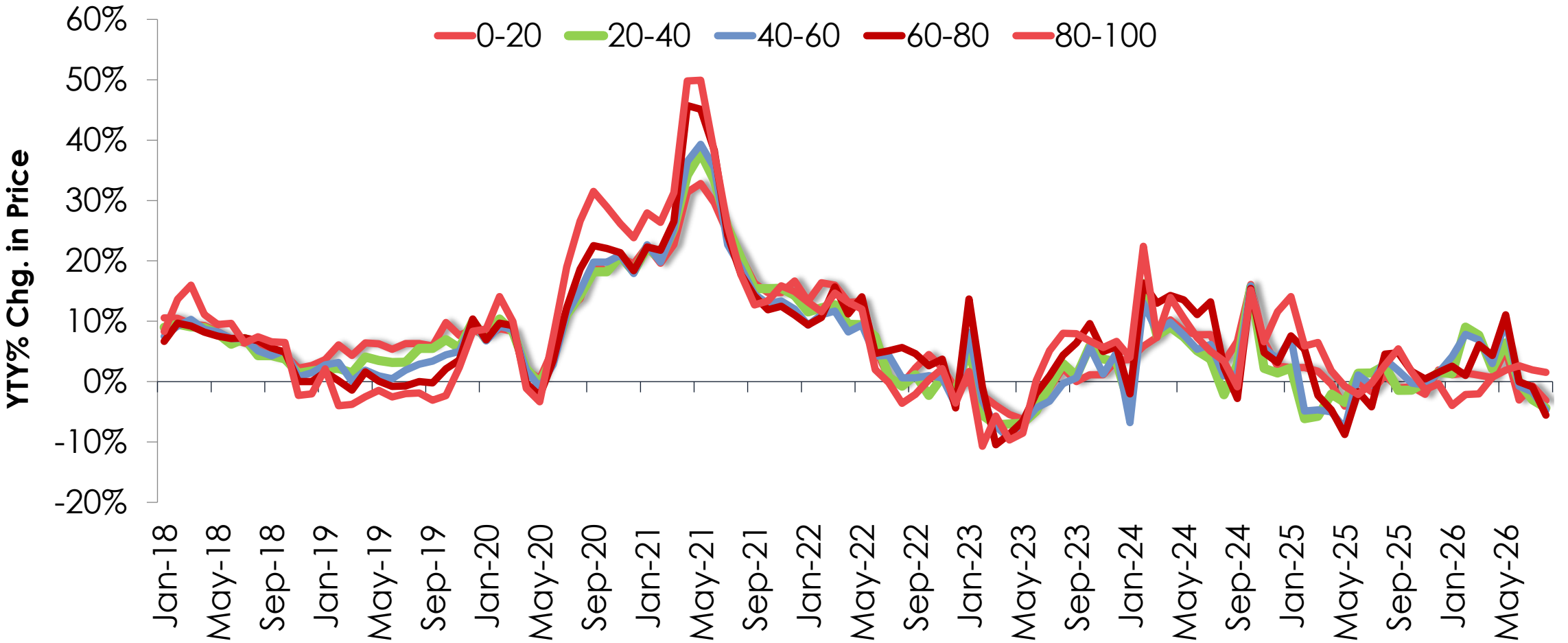


Homes sold above asking price - by county

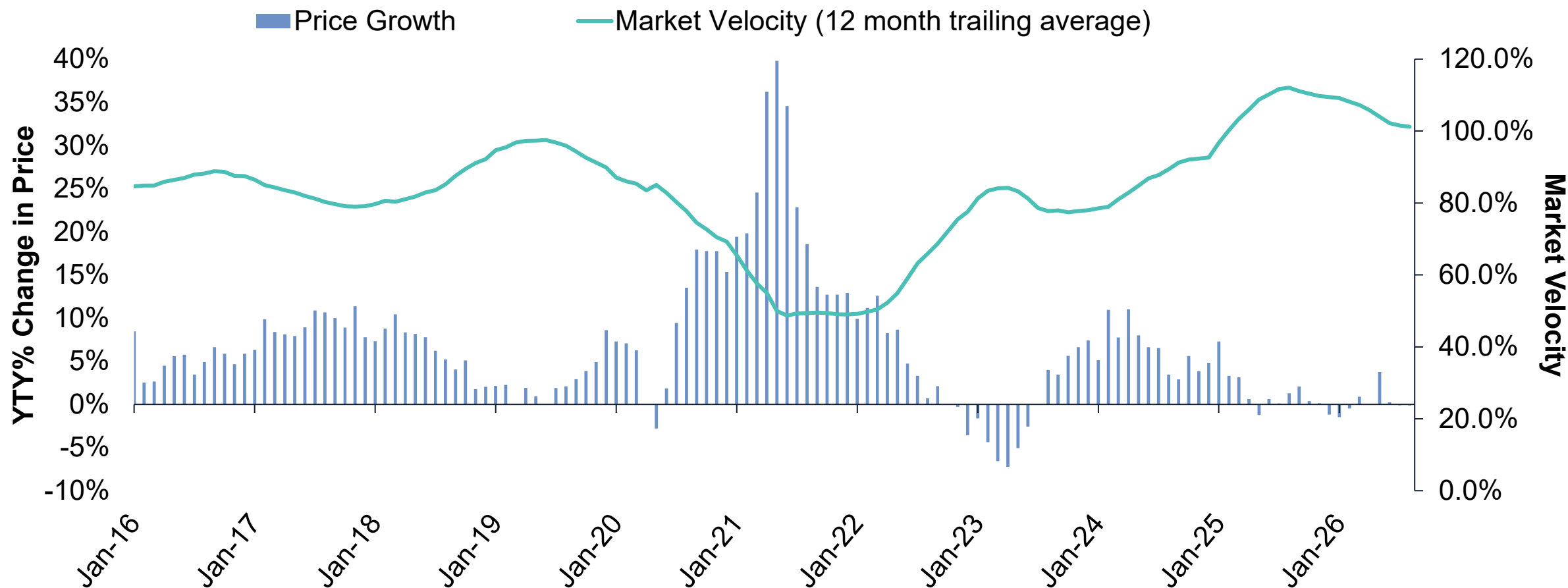
August 2026: % sold above asking price



Price growth in top percentile outperformed all others

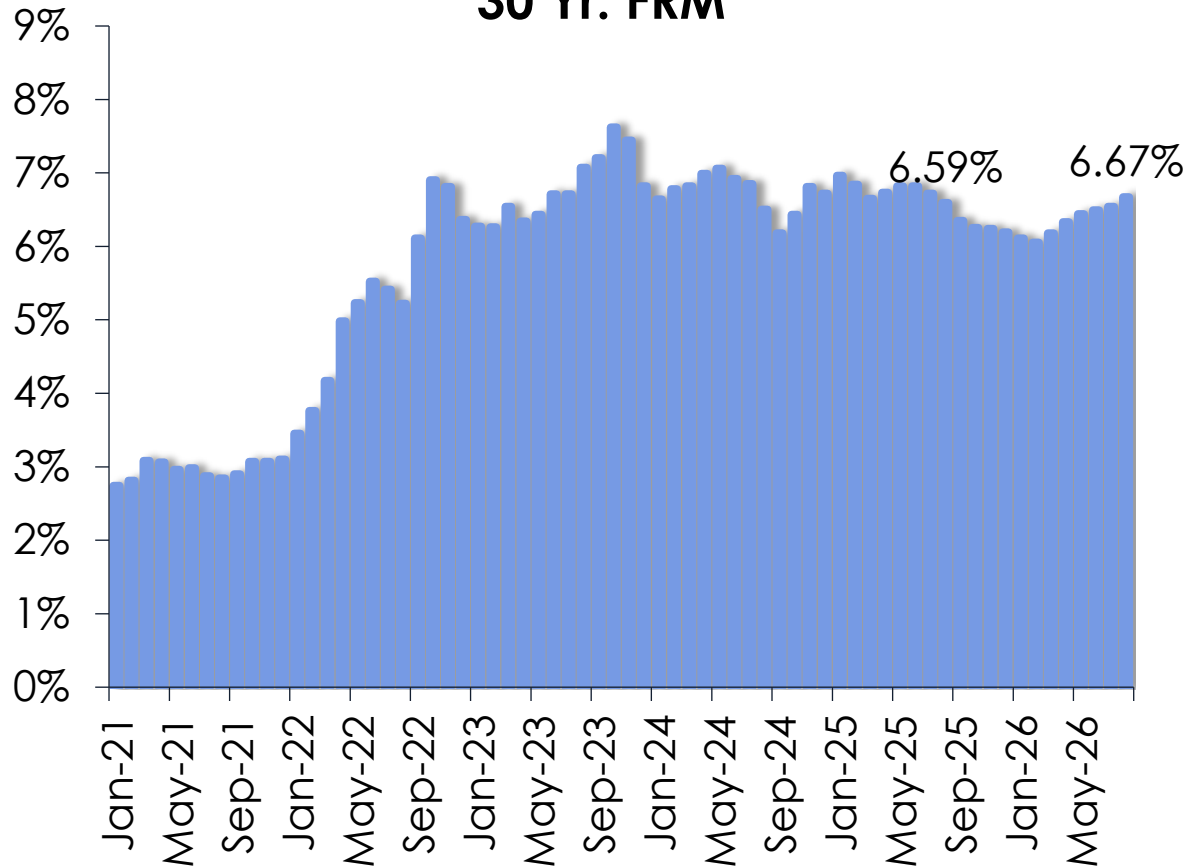


California market velocity and price growth

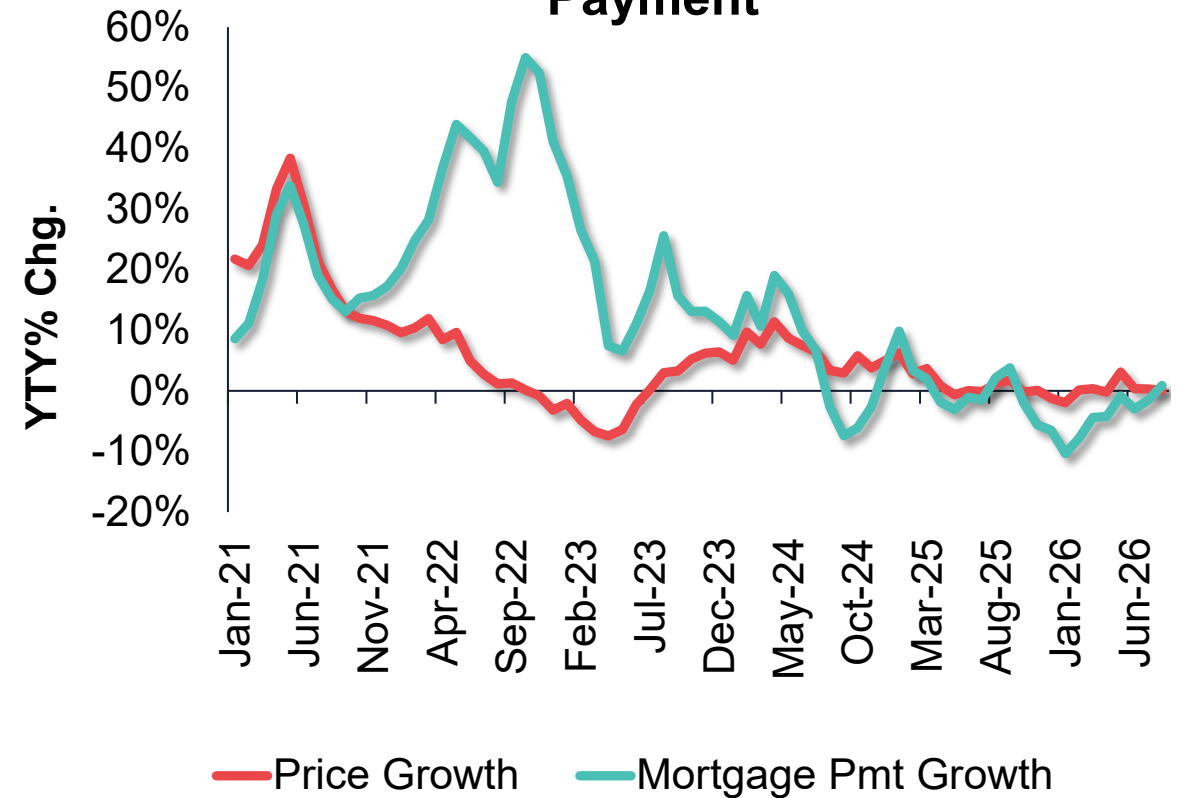


Mortgage payment grew from a year ago for first time in 11 months

30 Yr. FRM

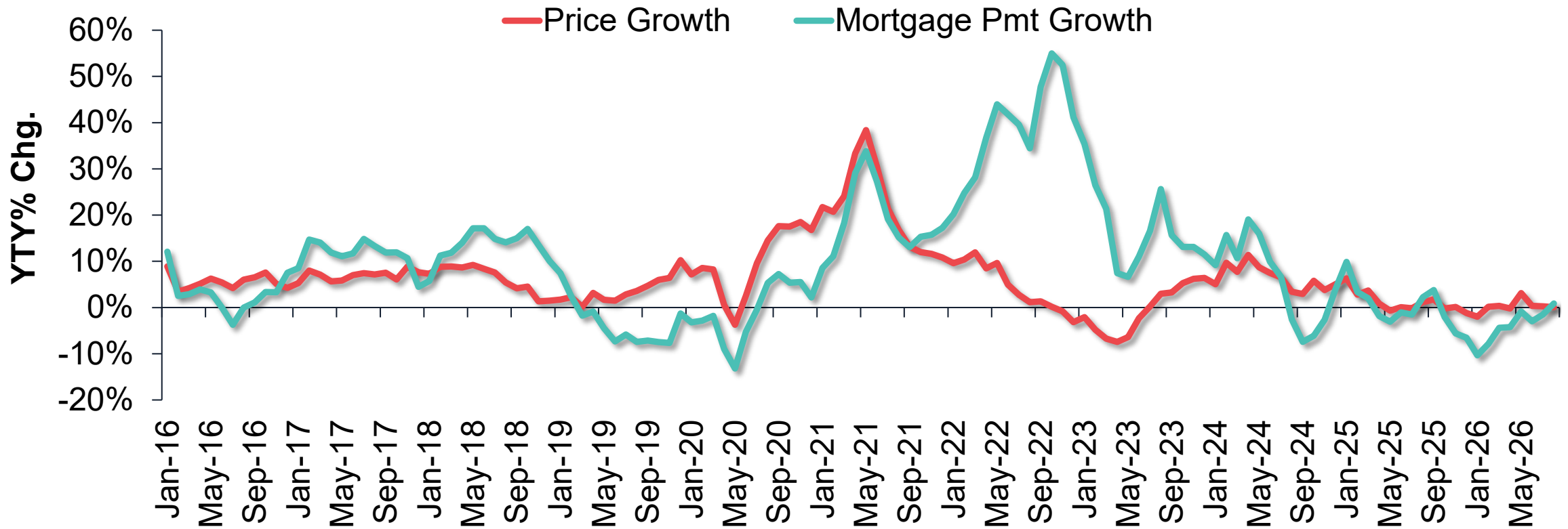


California Median Price vs. Mortgage Payment



Mortgage payment grew from a year ago for first time in 11 months

California Median Price vs. Mortgage Payment

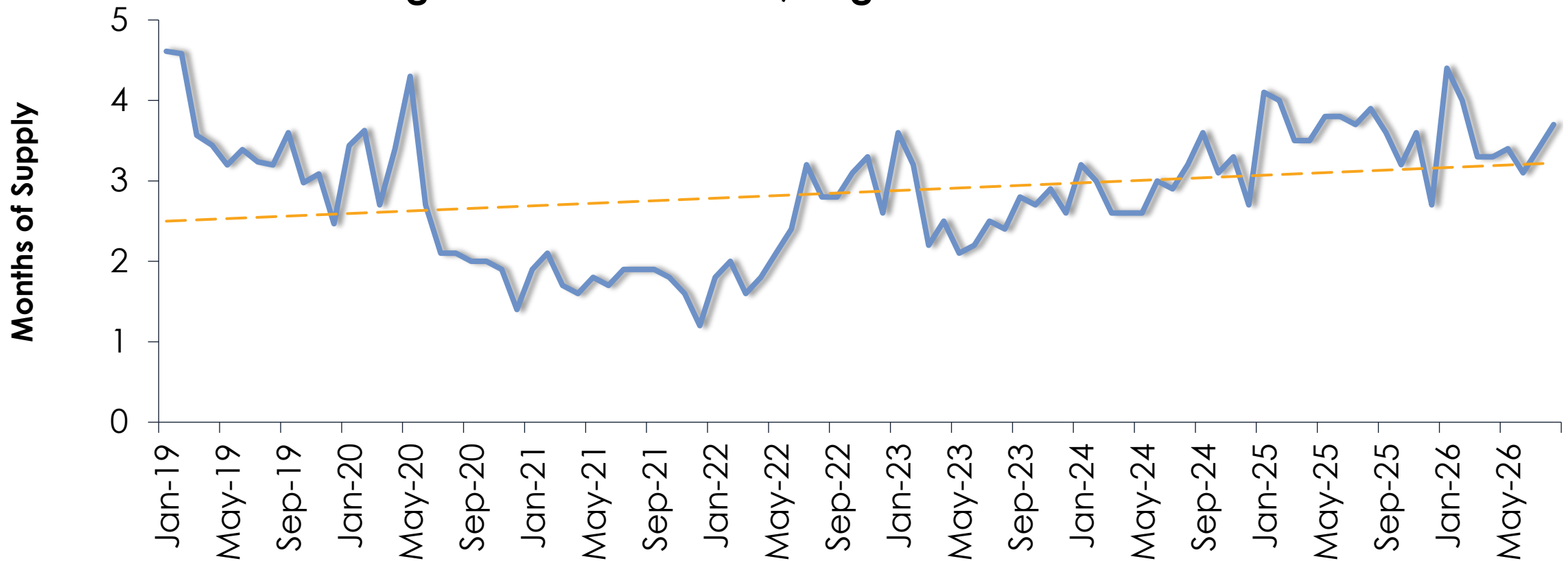




Inventory & Active Listings

Unsold Inventory Index loosened but remained tighter than last year

August 2025: 3.9 Months; August 2026: 3.7 Months

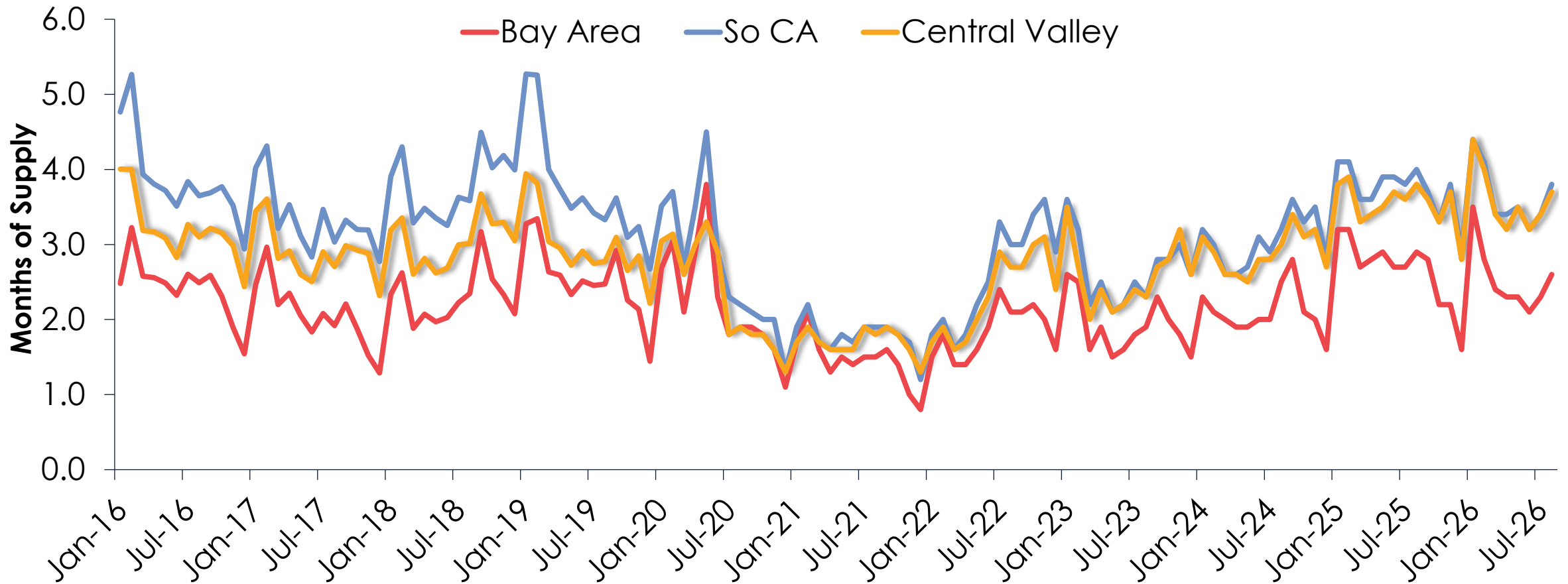


Condo unsold inventory rose as sales pace slowed

August 2025: 4.4 Months; August 2026: 4.7 Months

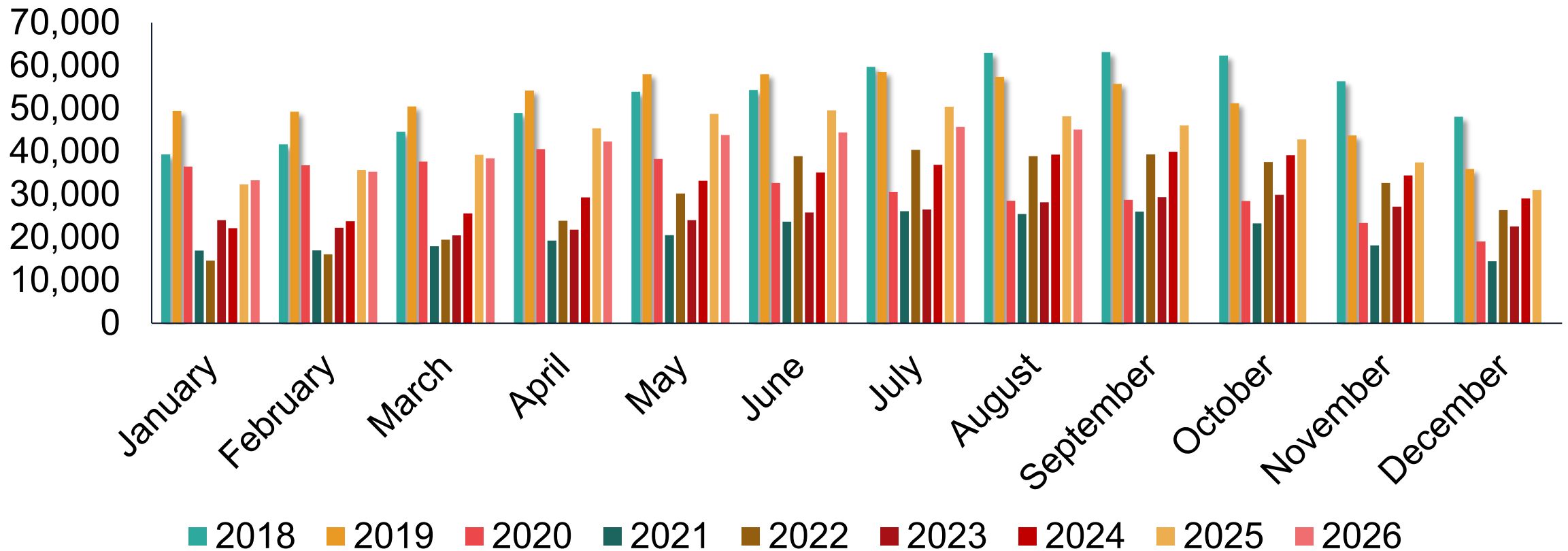


Unsold Inventory Index rose across major regions



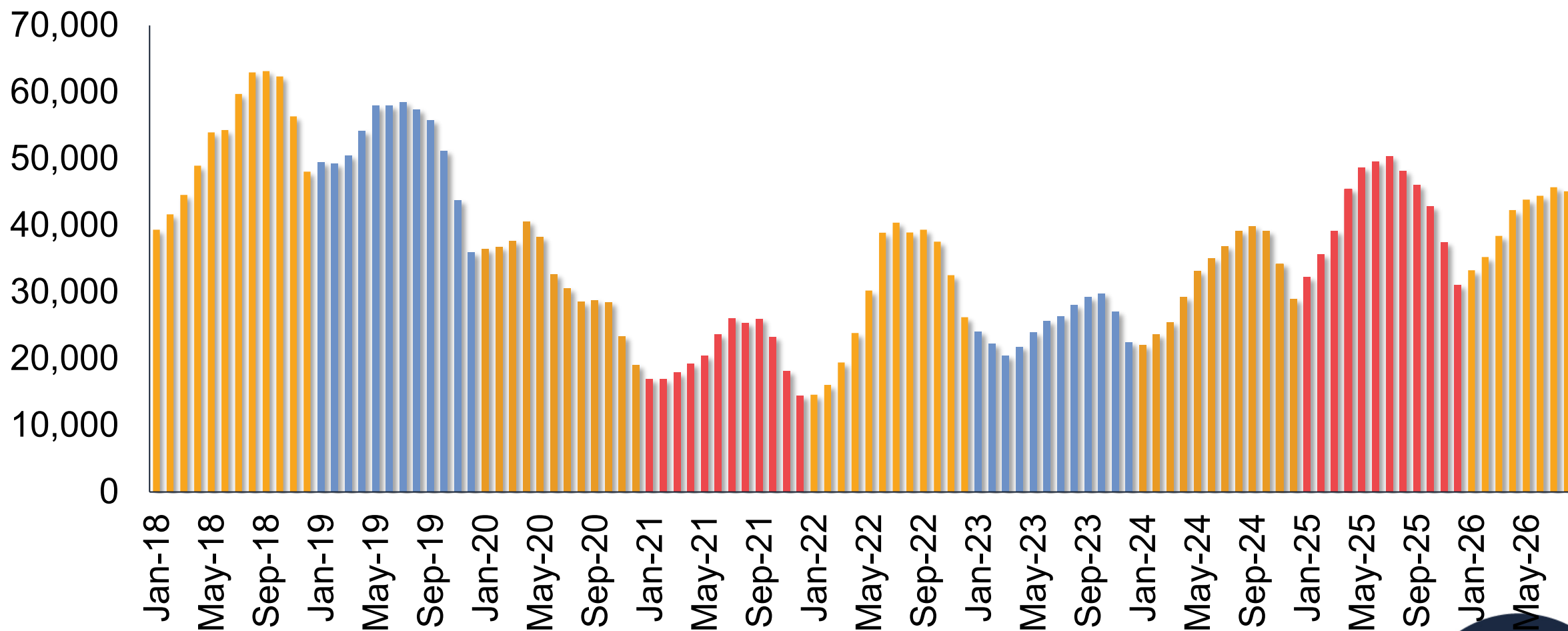
Active listings recorded their second-highest August reading in the last seven years

California Active Listings by Month

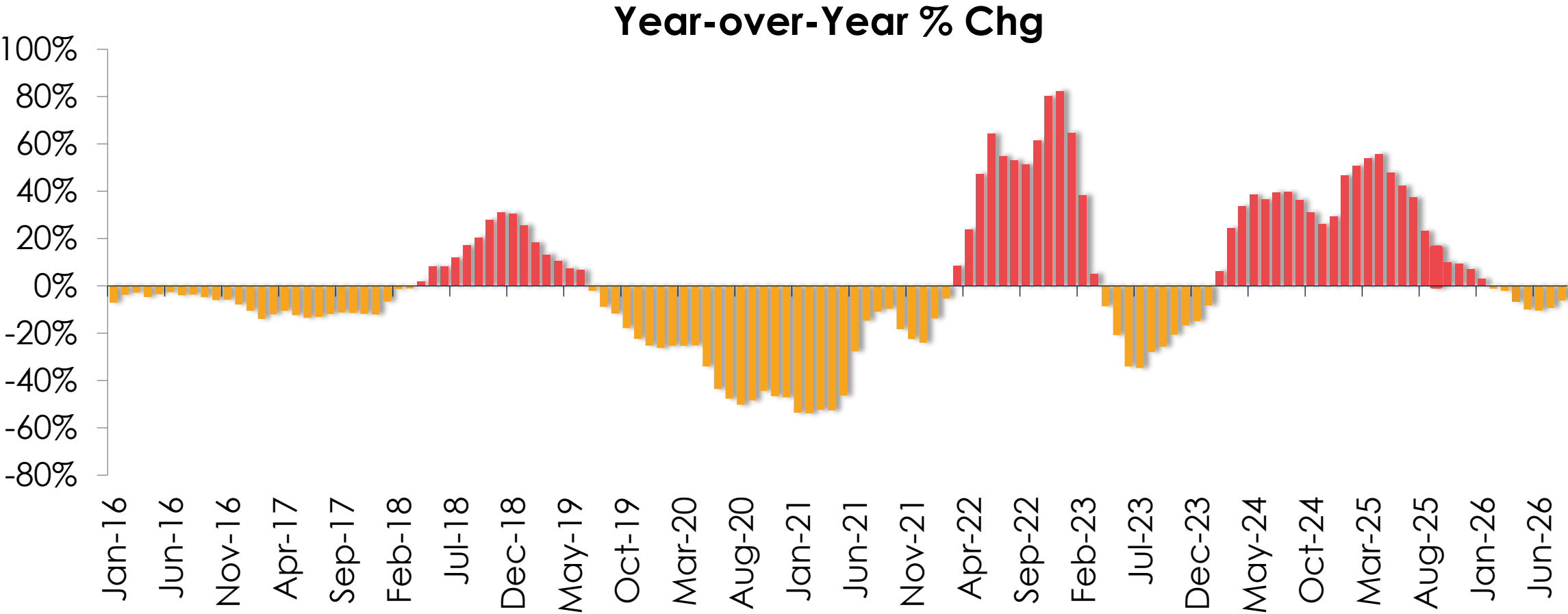


Active listings following the typical seasonal pattern

California Active Listings by Month



Active listings remained below year-ago levels for 7th month in a row

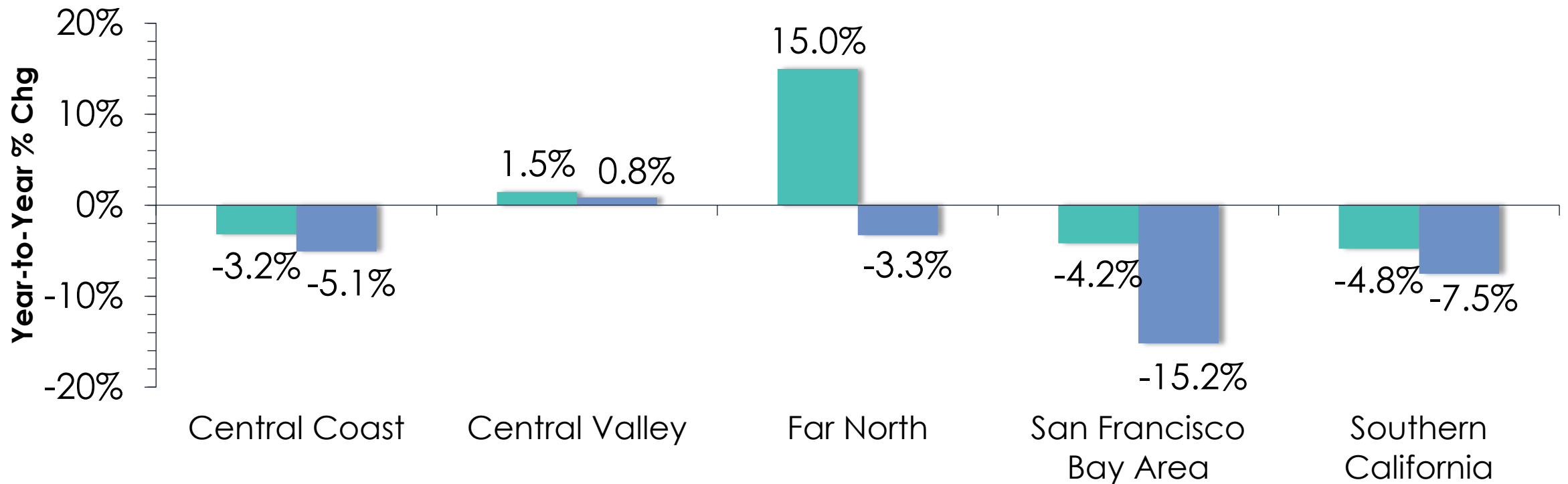


SERIES: Active Listing of Existing Single-Family Homes
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

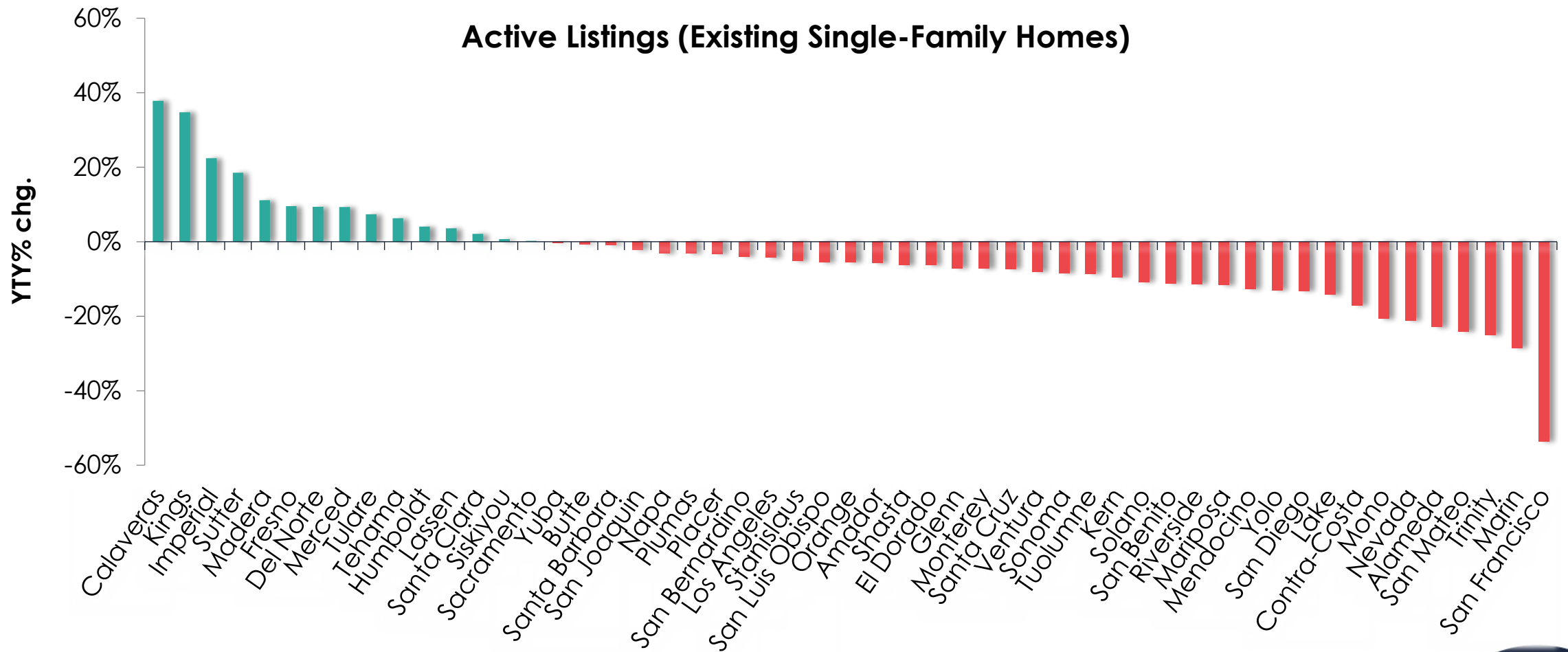
Sales soften as inventory contracts across regions

August 2026

■ Sales ■ Active Listings



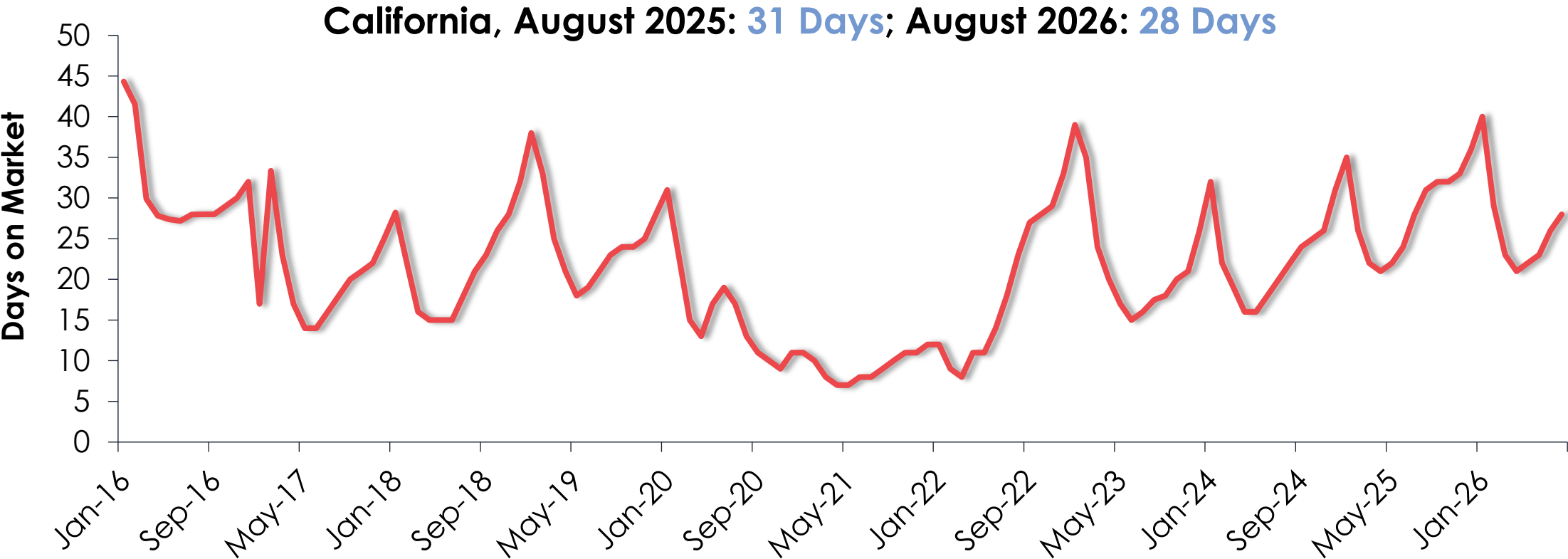
Active listings declined in majority of Counties



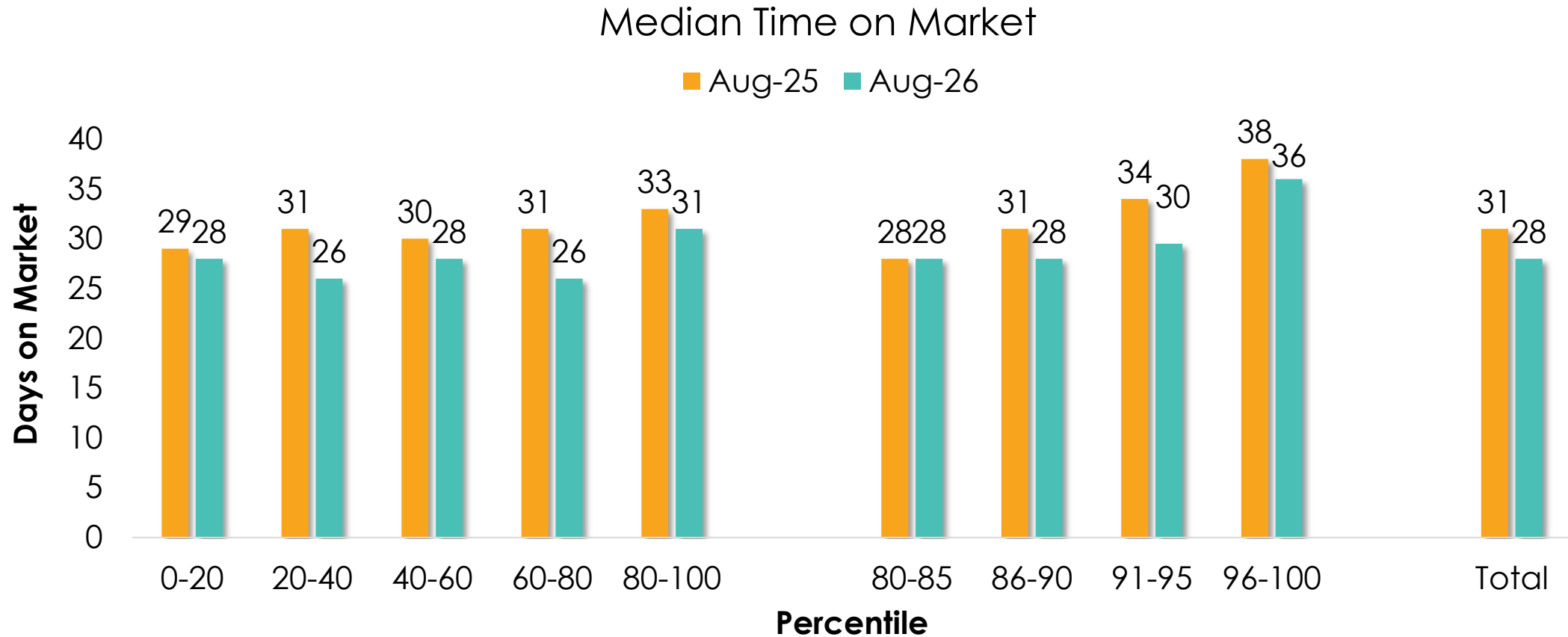


Market Competitiveness

Time on market rose but remained below year-ago level

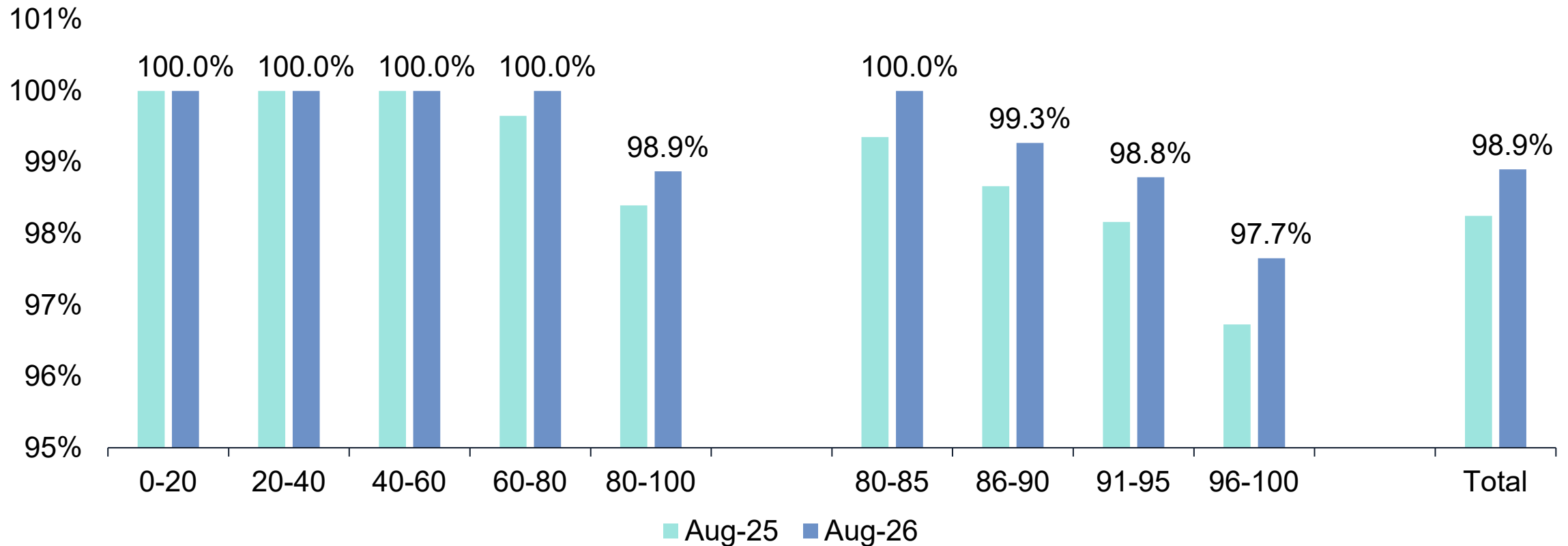


Median time on market by percentile



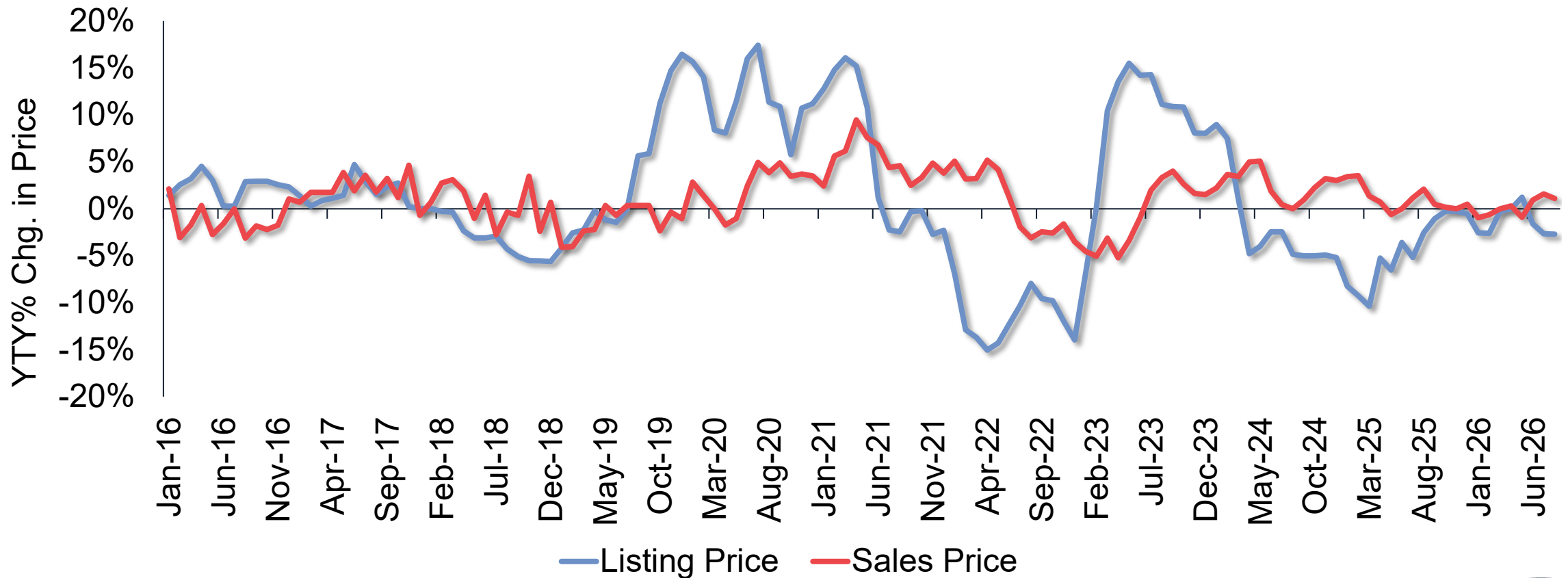
Sales-to-list price ratio by percentile

California Sales-to-List Price Ratio by Quintile

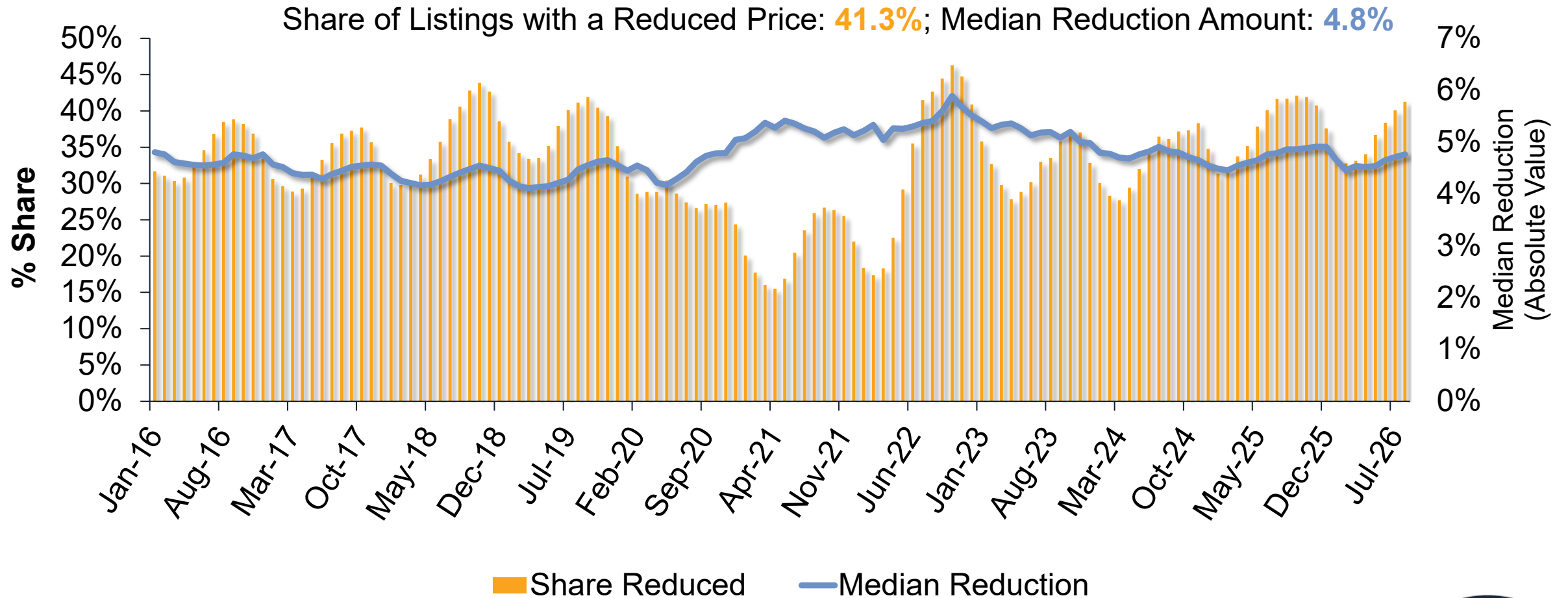


Median sales vs. list price growth - \$1M+ properties

California Median Sales vs. List Price Growth



Reduced-price listings



Growth in reduced-price listings

Growth in Share of Listings with a Reduced Price: **-0.4%**

Growth in Median Reduction Amount: **-0.1%**

