

-3 DAYS

96 DAYS

EXPECTED MARKET TIME

37,288

ACTIVE LISTINGS


+1%
WEEK
OVER
WEEK

11,695

DEMAND

+4%
WEEK
OVER
WEEK

Southern California Housing Market Update: May 8, 2026

The housing market delivered a big surprise this week, as demand surged despite mortgage rates remaining in the mid 6% range. Supply struggled to build, rising by just 1%, while demand jumped by 4%. That shift pushed Expected Market Time down to 96 days, its fastest level since April 2nd. 

If this trend continues, the housing market could begin to look different from the past few years. In the meantime, keep a close eye on mortgage rates, as they remain the primary driver of today's market 