

FPC/SPC Economic Update

May 19, 2026

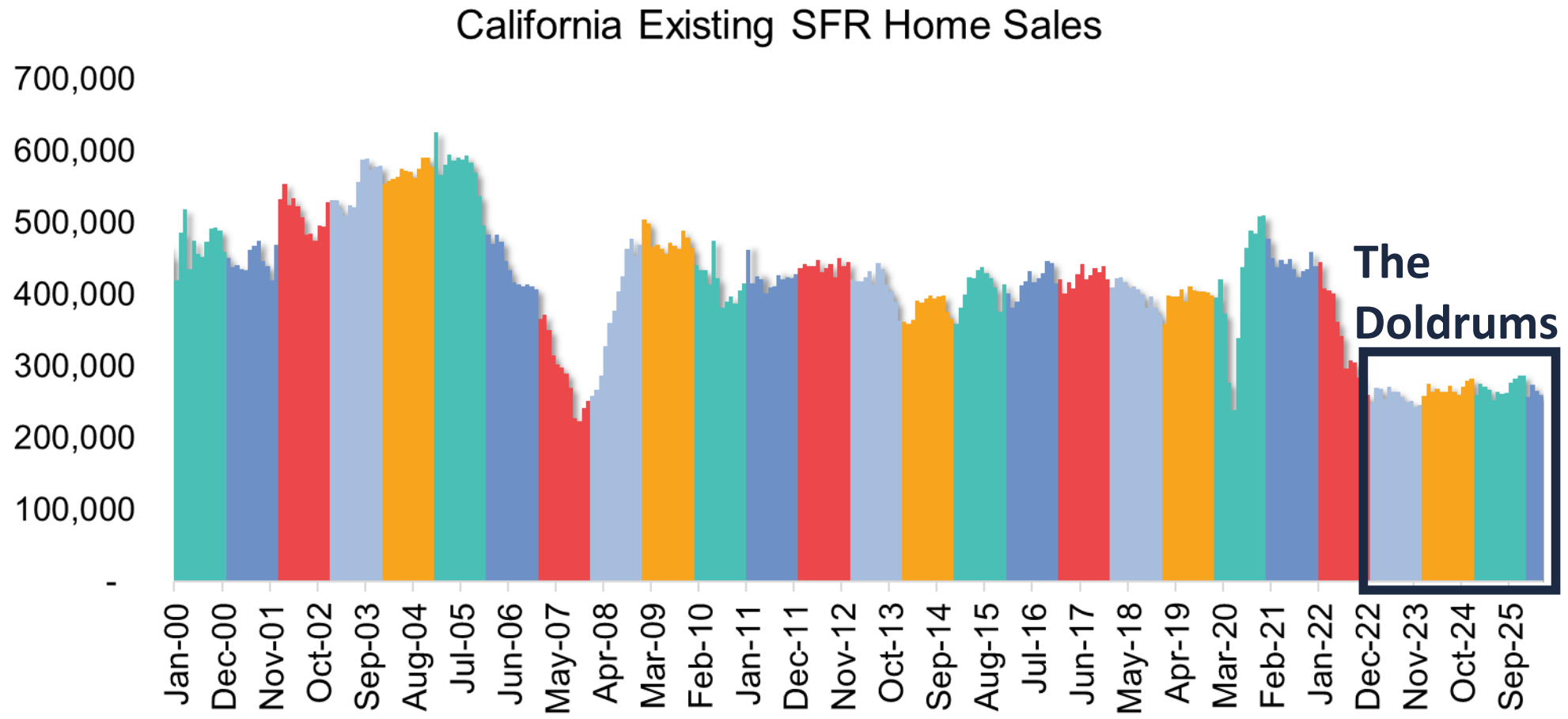
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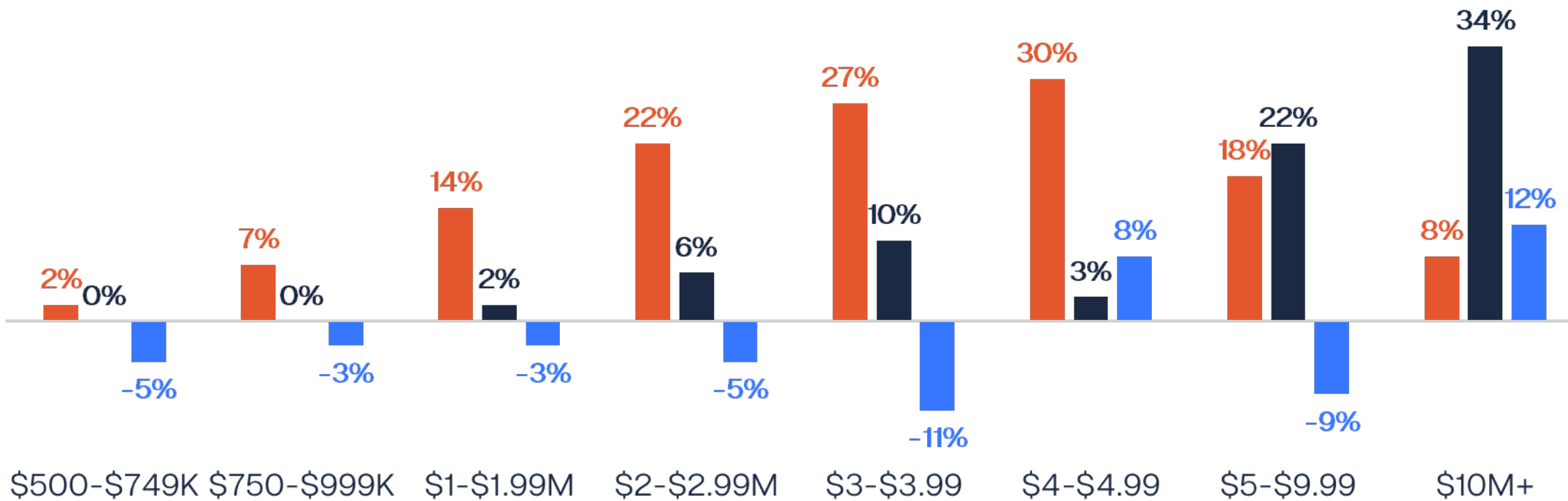
Home sales are stuck in the doldrums.



High-end home sales are (mostly) hanging on.

SFR Sales Growth Year-over-year

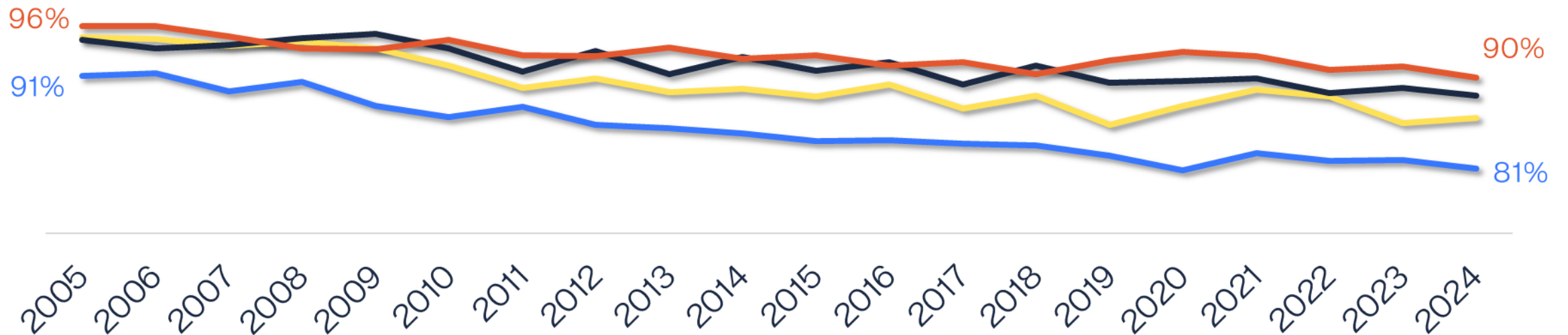
2024 2025 2026 YTD



They're young and well-paid, but are they owning?

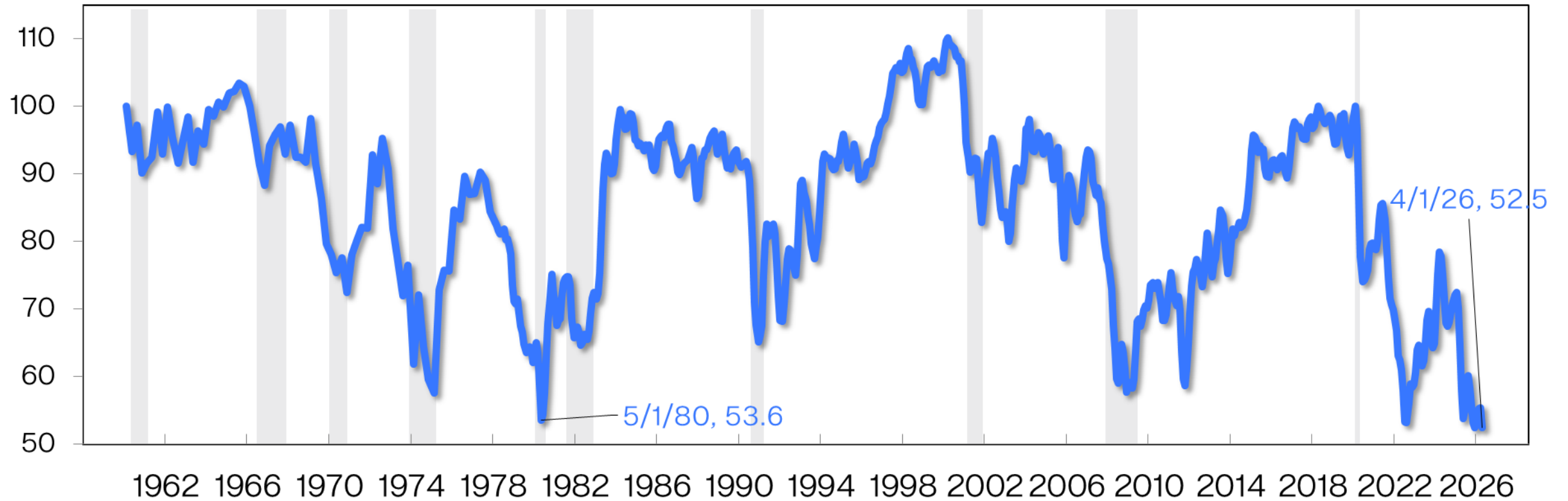
California Homeownership Rate by Age
\$250,000 Household Income Households Only

— 30-39 — 40-49 — 50-54 — 55-59

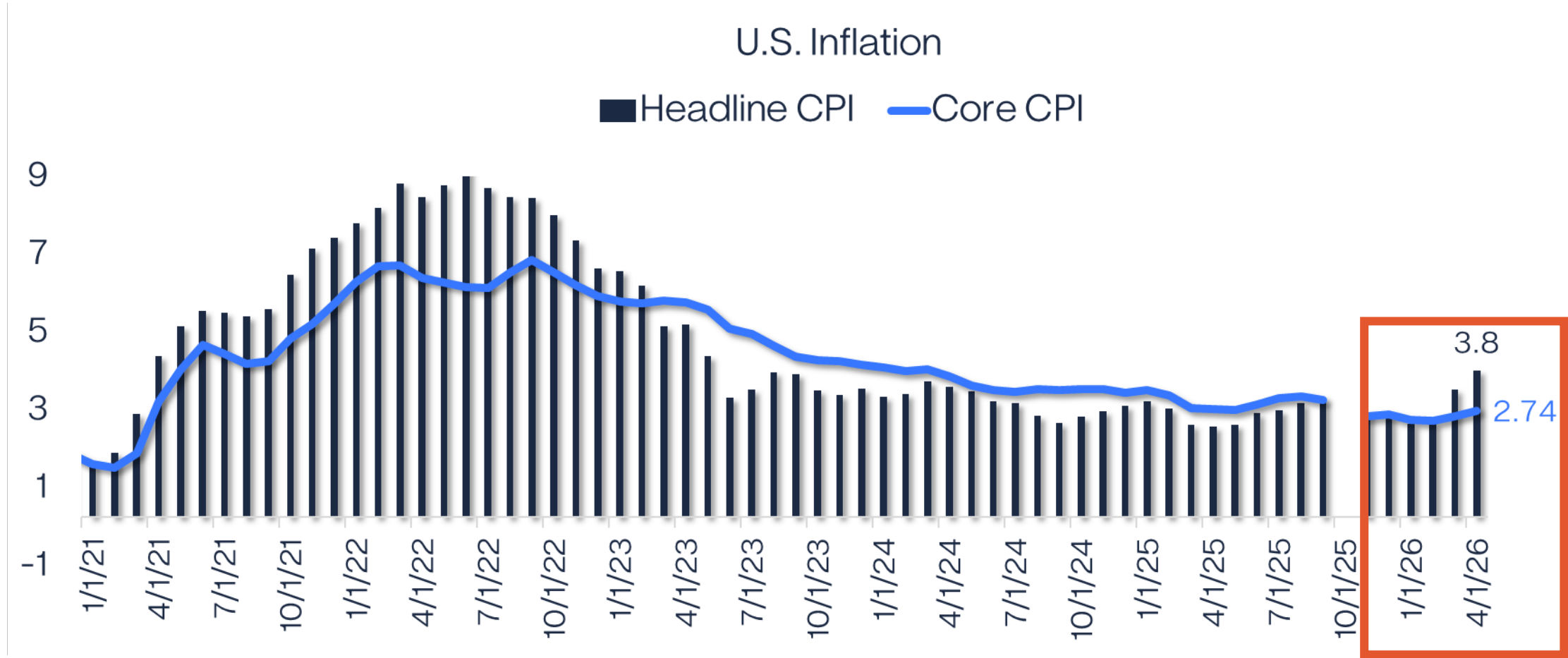


Consumers are feeling the heat.

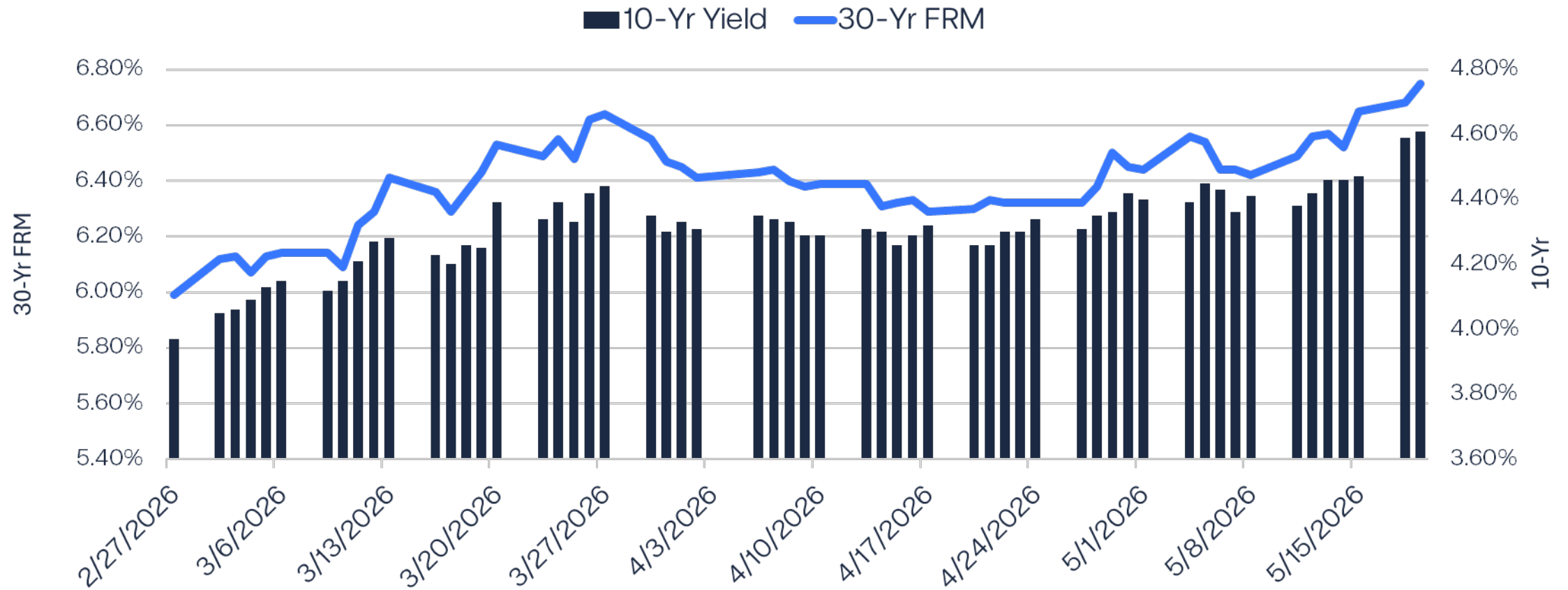
Consumer Sentiment Index



Inflation is ticking up.

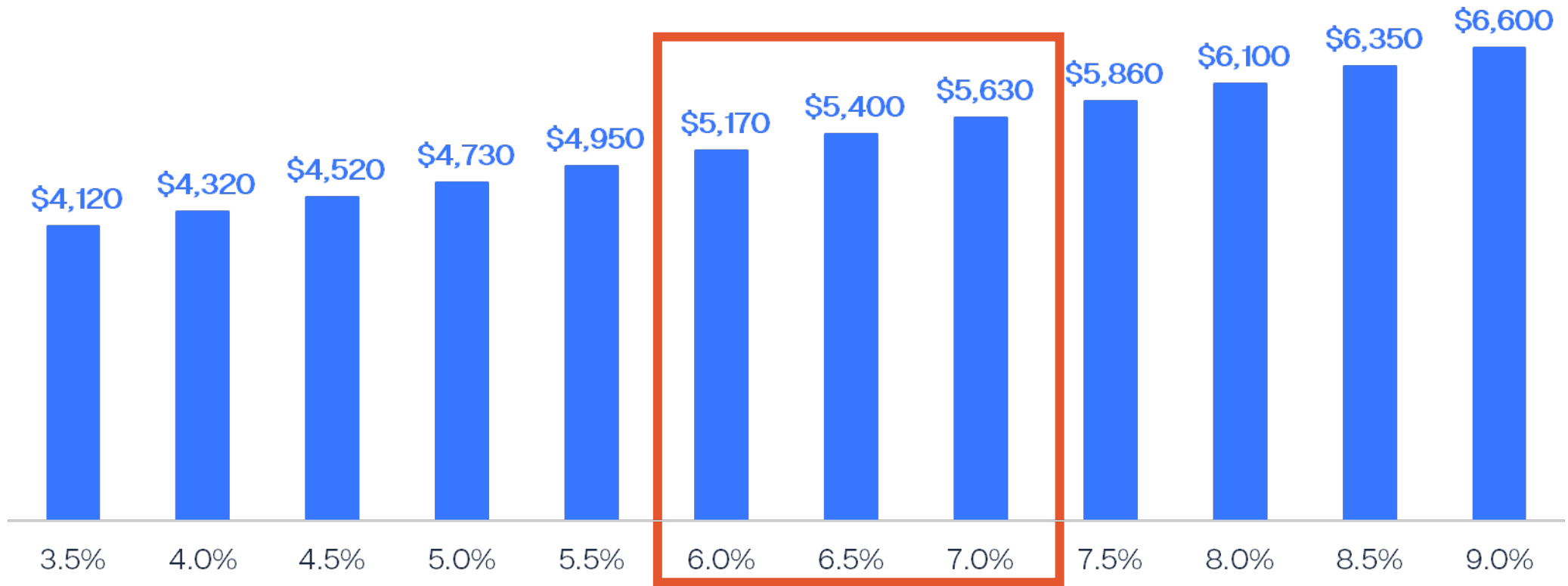


Rate locks mean a lot right now.



Even small changes in rates have big consequences.

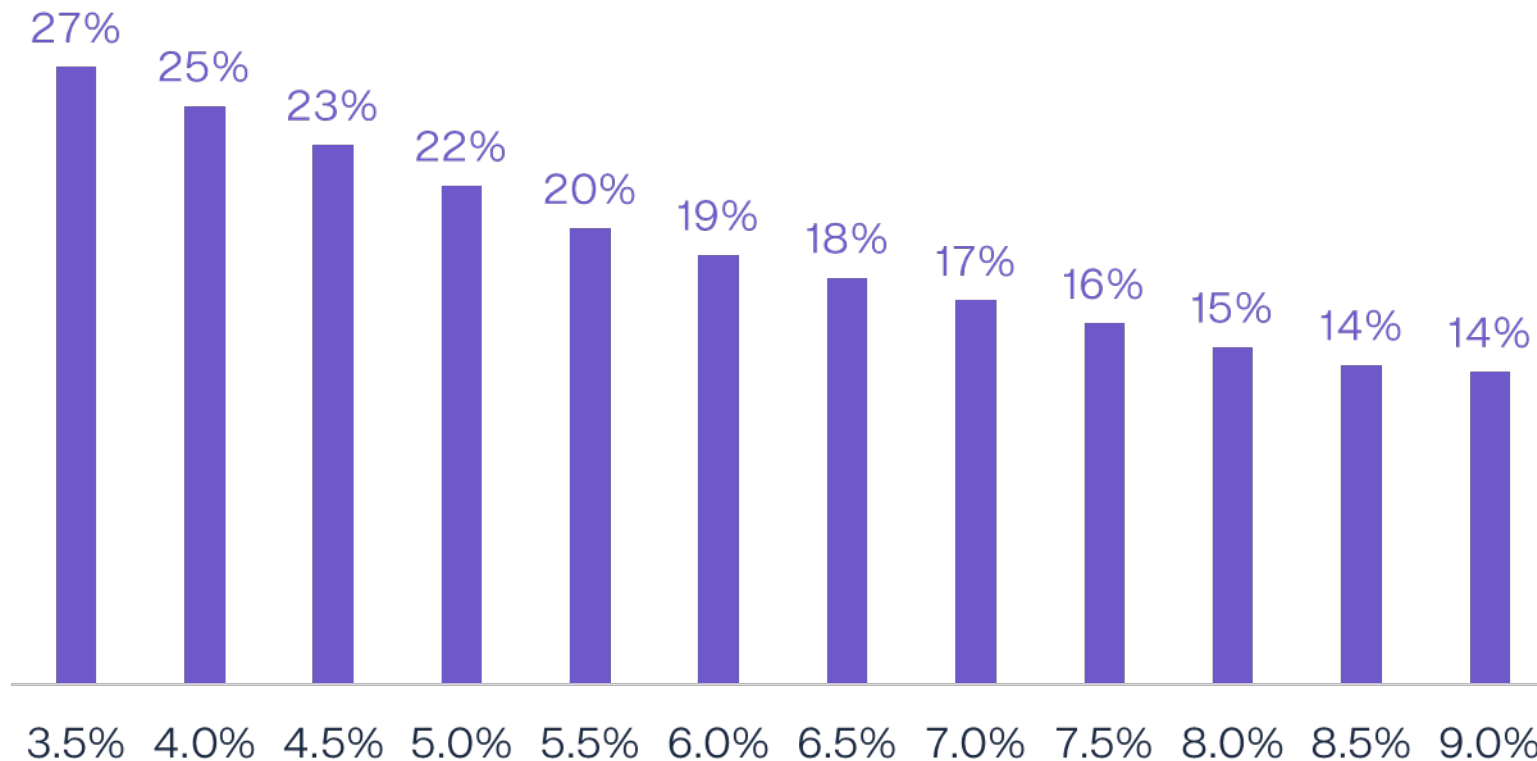
Estimated monthly mortgage payment by rate, CA median-priced home.



Where we are

Even small changes in rates have big consequences.

Housing Affordability Index by Mortgage Rate, CA All



For every .5% increase in the 30-Yr FRM, roughly **130k households** lose their ability to afford CA's median priced home.