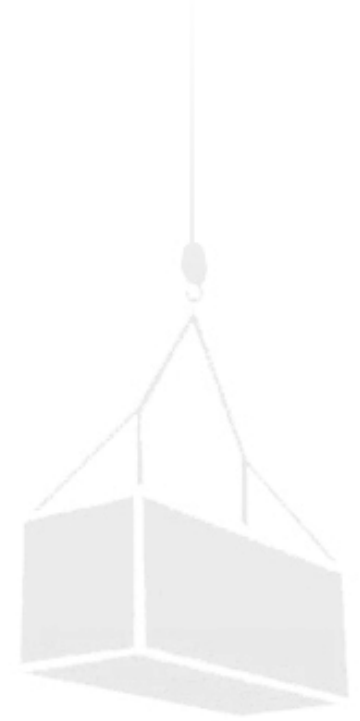




Alameda County

Budget Workgroup Meeting: Economic and State Budget Outlook

March 16, 2026



Economic Context



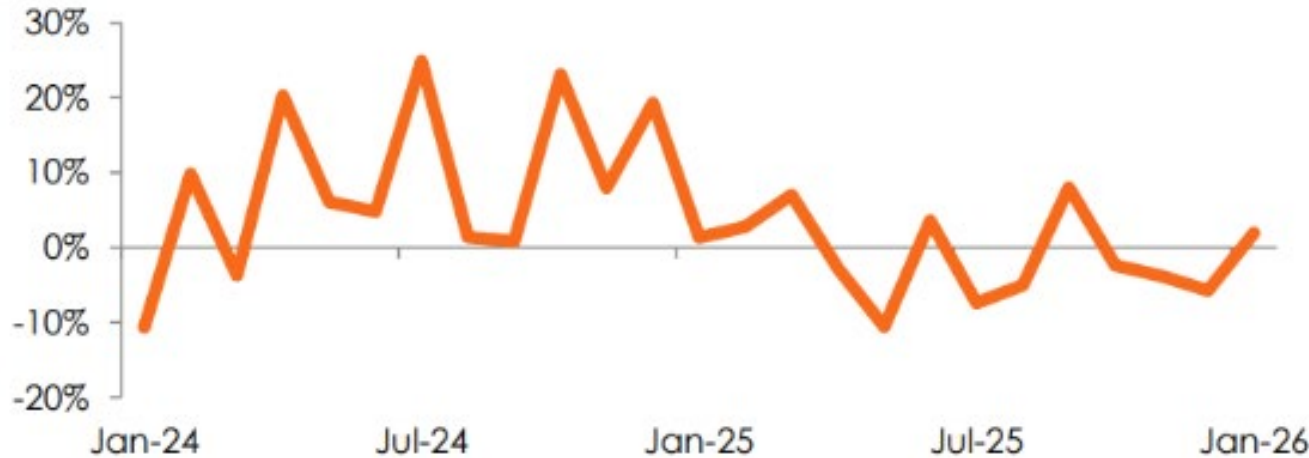
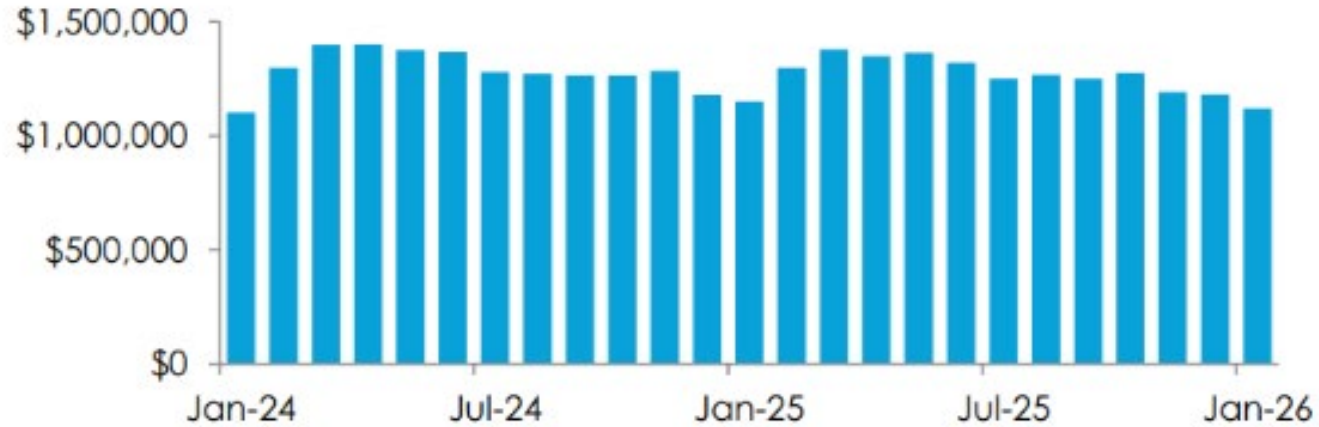
Alameda County Real Estate Market Trends

January 2026

Median Price
For SF Detached Homes

\$1,120,010

-5.2% MTM
-2.6% YTY



Home Sales
For SF Detached Homes

+1.9% YTY

-39.0% MTM
1.9% YTD



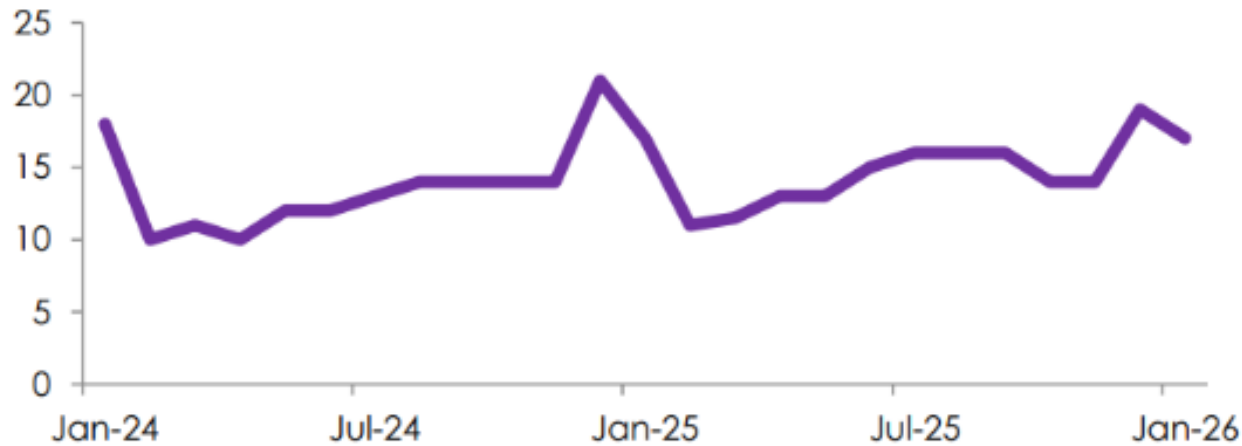
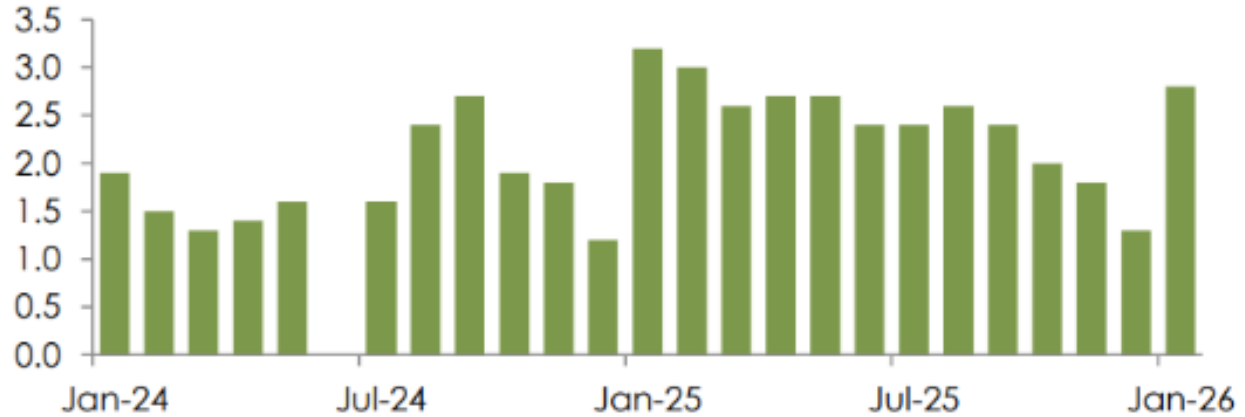
Alameda County Real Estate Market Trends

January 2026

Unsold Inventory
For SF Detached Homes

2.8 Months

115.4% MTM
-12.5% YTY



Median Time on Market
For SF Detached Homes

17 Days

-10.5% MTM
0.0% YTY



Recent Updates

- The Federal Reserve is scheduled to meet this week
- February saw a loss of 92,000 jobs impacting nearly all major sectors
- Unemployment is currently 4.4%
- Crude oil prices are volatile



AI and Automation Continue to Reshape Tech Industry

- Federal Reserve warns the elevated valuation of the market could result in losses or a market crash if tariffs slow economic growth
- AI restructuring and automation drives cutbacks in the technology sector

- Notable recent layoffs:

- Block
- Amazon
- UPS
- Google
- Meta
- Pinterest
- Workday

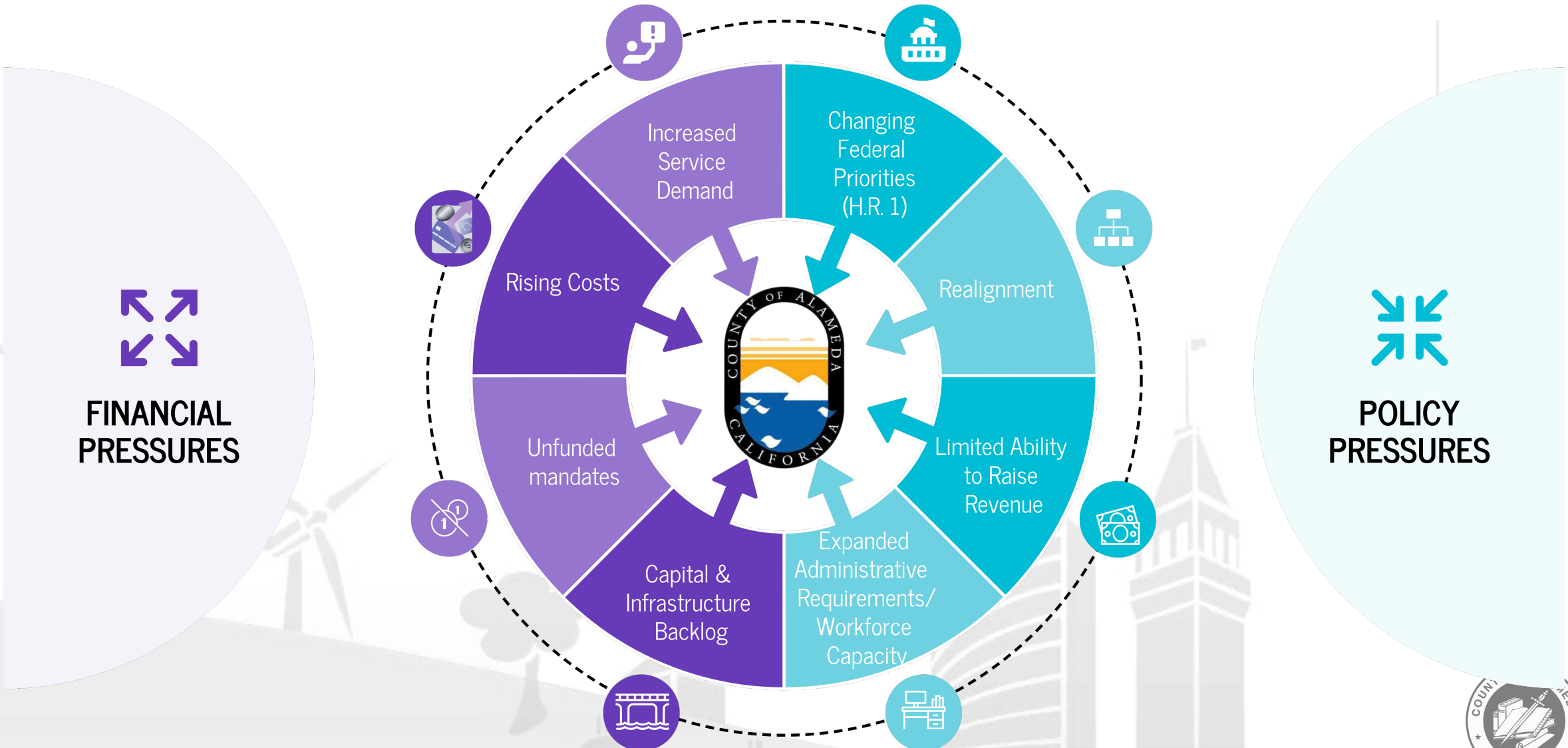


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The Pressure Environment for Counties



State and Federal Outlook



Panel Discussion

Graham Knaus, Chief Executive Officer
California State Association of Counties (CSAC)

Michelle Gibbons, Executive Director
County Health Executives Association of California (CHEAC)

Carlos Marquez III, Executive Director
California Welfare Directors Association (CWDA)

Laura Lane, Government Relations Director
California Association of Public Hospitals (CAPH)

Michelle Cabrera, Executive Director
California Behavioral Health Directors Association



