

MAY 2009

RESIDENTIAL
PROPERTIES LISTED
434

SCV RESIDENTIAL MLS SUMMARY

RESIDENTIAL PROP.
ESCROW OPENED
572

RESIDENTIAL PROP.
ESCROW CLOSED
337

MONTHLY RESIDENTIAL SALES STATISTICS

	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCV TOTAL	EXT	TOTAL
ACTIVE INVENTORY:											
NEW LISTINGS.....	19	9	91	29	34	58	26	91	357	77	434
TOTAL ACTIVE LISTINGS.....	57	51	260	81	117	154	57	233	1,010	257	1,267
AVERAGE DAYS ON MARKET.....	114	153	136	137	160	113	93	109	126	146	130
AVERAGE LIST PRICE IN THOUSANDS.....	441.4	709.6	476.8	430.3	476.0	431.9	646.4	536.5	499.2	321.2	463.1
MEDIAN LIST PRICE IN THOUSANDS.....	475.0	609.0	339.0	375.0	328.5	389.0	628.9	425.0	395.0	214.9	360.0
BOMS.....	3	4	26	9	8	13	4	33	100	22	122
AVERAGE BOM PRICE IN THOUSANDS.....	462.4	631.0	279.4	387.8	357.8	371.1	712.5	406.3	386.1	226.2	357.3
BOM TO SALE RATIO.....	30.0	66.7	41.3	52.9	27.6	25.5	20.0	48.5	37.9	30.1	36.6
EXPIRATIONS.....	2	2	9	4	2	7	4	8	38	18	56
PENDING SALES:											
NEW ESCROWS OPENED.....	16	6	125	36	43	72	41	141	480	92	572
TOTAL YTD ESCROWS OPENED.....	47	25	456	133	174	278	119	444	1,676	505	2,181
NEW OPEN ESCROWS AVERAGE DAYS ON MARKET.....	175	85	79	63	91	83	115	86	88	83	87
NEW OPEN ESCROWS AVERAGE LIST PRICE.....	418.9	429.8	286.4	364.7	346.7	388.0	499.0	403.5	371.7	202.3	344.4
CLOSED SALES:											
NEW ESCROWS CLOSED.....	10	6	63	17	29	51	20	68	264	73	337
TOTAL YTD ESCROWS CLOSED.....	26	23	357	89	122	190	80	284	1,171	411	1,582
VOLUME OF NEW SALE DOLLARS IN MILLIONS.....	3,694	2,575	19,439	5,923	8,971	18,269	10,462	29,044	98,376	13,391	111,767
VOLUME OF TOTAL YTD SALES IN MILLIONS.....	10,302	11,766	110,227	35,221	37,380	74,022	39,635	125,283	443,836	73,130	516,967
AVERAGE SALE PRICE IN THOUSANDS.....	369.4	429.1	308.6	348.4	309.3	358.2	523.1	427.1	372.6	183.4	331.7
MEDIAN SALE PRICE IN THOUSANDS.....	370.0	310.0	295.0	359.9	295.0	341.0	580.0	400.0	350.0	135.0	312.0
COOP SALES.....	9	4	54	12	24	46	16	52	217	50	267
PERCENT OF COOP SALES.....	90.0	66.7	85.7	70.6	82.8	90.2	80.0	76.5	82.2	68.5	79.2
AVERAGE DAYS ON MARKET.....	132	126	100	85	119	116	145	97	109	114	110
SALES AT LIST PRICE.....	2	2	44	10	15	29	8	29	139	36	175
PERCENT OF SALES AT LIST PRICE.....	20.0	33.3	69.8	58.8	51.7	56.9	40.0	42.6	52.7	49.3	51.9
SALES TO LISTING INVENTORY RATIO.....	17.5	11.8	24.2	21.0	24.8	33.1	35.1	29.2	26.1	28.4	26.6
FINAL SALE TO NEW LISTING RATIO.....	52.6	66.7	69.2	58.6	85.3	87.9	76.9	74.7	73.9	94.8	77.6

SELLING TIME - PRICE CHANGE - PRICE REDUCTION

SELLING PRICE RANGE:	AVG. SELL TIME	ACTIVE NO. LISTINGS	TOTAL #SOLD	REDUCE \$	\$ AVERAGE PRICE REDUCTION %	
LESS THAN 1000,000.....	61	47	21	10	11552	9.1
100,000 TO 109,999.....	67	10	8	5	15514	11.4
110,000 TO 119,999.....	42	14	9	6	12079	9.1
120,000 TO 139,999.....	61	39	14	7	13983	7.9
140,000 TO 159,999.....	60	34	14	9	112735	15.3
160,000 TO 179,999.....	21	40	11	7	8301	3.5
180,000 TO 199,999.....	34	38	3	2	10875	5.5
200,000 TO 249,999.....	77	82	33	19	14060	4.7
250,000 TO 299,999.....	90	116	42	27	27139	7.4
300,000 TO 349,999.....	65	121	40	21	8589	1.6
350,000 TO 399,999.....	53	116	35	19	7884	1.7
400,000 TO 449,999.....	65	76	33	18	9421	1.7
450,000 TO 499,999.....	77	88	22	17	44938	7.7
500,000 TO 549,999.....	105	42	20	16	48698	7.9
550,000 TO 599,999.....	42	45	9	8	46777	6.9
600,000 TO 699,999.....	77	80	11	10	42881	6.1
700,000 TO 799,999.....	52	26	6	6	81930	9.4
800,000 TO 899,999.....	95	30	3	3	142667	14.0
900,000 TO 999,999.....	51	25	1	1	999	1
1,000,000 TO 1,999,999.....	126	64	2	2	232500	16.7
MORE THAN 2,000,000.....	0	15	0	0	N/A	N/A
TOTALS.....	68	1148	337	213	27674	5.8

LISTINGS
2,399

2009 RMLS TOTAL - VOLUME
\$516,967,000

SALES
1,599

*THE ASSOCIATION DOES NOT VERIFY ACTUAL CLOSED ESCROWS.

SANTA CLARITA VALLEY SINGLE FAMILY SALES STATISTICS FOR MAY

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	19	9	55	28	23	47	19	56	256	72	328
Total Active Listings.....	57	51	186	77	72	121	47	154	765	240	1,005
Average Days on Market.....	114	153	147	141	137	113	90	108	127	149	132
Average List Price in Thousands.....	441.4	709.6	588.9	440.1	656.0	476.5	721.0	648.5	581.7	312.2	517.3
Median List Price in Thousands.....	475.0	609.0	389.0	379.0	462.0	430.0	659.0	499.0	450.0	209.0	409.0
BOMS.....	3	4	11	8	6	11	4	20	67	21	88
Average BOM Price in Thousands.....	462.4	631.0	427.3	416.3	384.7	378.2	712.5	500.1	466.6	217.0	407.0
BOM to Sale Ratio.....	30.0	66.7	23.9	50.0	33.3	29.7	26.7	41.7	34.2	30.0	33.1
Expirations.....	2	2	8	4	2	5	3	5	31	17	48

PENDING SALES

New Escrows Opened.....	16	6	70	36	27	58	27	94	334	84	418
Total YTD Escrows Opened.....	47	25	319	127	103	220	82	305	1,228	476	1,704
New Open Escrows Average Days on Market.....	175	85	67	63	105	88	94	91	88	85	87
New Open Escrows Average List Price.....	418.9	429.8	370.0	364.7	420.1	424.7	622.1	463.8	433.2	199.2	386.2

CLOSED SALES:

New Escrows Closed.....	10	6	46	16	18	37	15	48	196	70	266
Total YTD Escrows Closed.....	26	23	273	84	70	151	59	206	892	393	1,285
Volume of New Sales Dollars in Millions.....	3.694	2.575	16.398	5.738	6.400	15.410	9.040	23.010	82.263	12.692	94.955
Volume of total YTD Sales in Millions.....	10.302	11.766	95.125	34.129	27.735	64.825	33.597	101.100	378.580	69.646	448.226
Average Sale price in Thousands.....	369.4	429.1	356.5	358.6	355.5	416.5	602.6	479.4	419.7	181.3	357.0
Median Sale Price in Thousands.....	370.0	310.0	340.0	359.9	325.0	410.0	605.0	439.0	400.0	133.0	350.0
Coop Sales.....	9	4	38	11	15	33	13	36	159	48	207
Percent of Coop Sales.....	90.0	66.7	82.6	68.8	83.3	89.2	86.7	75.0	81.1	68.6	77.8
Average Days on Market.....	132	126	102	86	116	128	133	97	110	112	111
Sales at List Price.....	2	2	32	10	10	22	6	21	105	35	140
Percent of Sales at List Price.....	20.0	33.3	69.6	62.5	55.6	59.5	40.0	43.8	53.6	50.0	52.6
Sales to Listing Inventory Ratio.....	17.5	11.8	24.7	20.8	25.0	30.6	31.9	31.2	25.6	29.2	26.5
Final Sale to New Listing Ratio.....	52.6	66.7	83.6	57.1	78.3	78.7	78.9	85.7	76.6	97.2	81.1

SANTA CLARITA VALLEY CONDOMINIUM SALES STATISTICS FOR MAY

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	0	0	36	1	11	11	7	35	101	5	106
Total Active Listings.....	0	0	74	4	45	33	10	79	245	17	262
Average Days on Market.....	0	0	108	73	197	115	109	109	125	105	124
Average List Price in Thousands.....	0	0	195.0	240.8	188.1	268.5	295.7	298.8	241.9	447.3	255.3
Median List Price in Thousands.....	0	0	179.9	159.9	179.0	279.9	297.9	279.0	239.9	299.0	240.0
BOMS.....	0	0	15	1	2	2	0	13	33	1	34
Average BOM Price in Thousands.....	0	0	171.0	159.9	277.0	332.0	0	261.9	222.6	419.9	228.5
BOM to Sale Ratio.....	0	0	88.2	100.0	18.2	14.3	0	65.0	48.5	33.3	47.9
Expirations.....	0	0	1	0	0	2	1	3	7	1	8

PENDING SALES

New Escrows Opened.....	0	0	55	0	16	14	14	47	146	8	154
Total YTD Escrows Opened.....	0	0	137	6	71	58	37	139	448	29	477
New Open Escrows Average Days on Market.....	0	0	95	0	68	60	156	76	89	61	87
New Open Escrows Average List Price.....	0	0	180.0	0	222.8	236.2	261.7	282.9	231.0	235.3	231.2

CLOSED SALES:

New Escrows Closed.....	0	0	17	1	11	14	5	20	68	3	71
Total YTD Escrows Closed.....	0	0	84	5	52	39	21	78	279	18	297
Volume of New Sales Dollars in Millions.....	0	0	3.041	185	2.571	2.860	1.422	6.034	16.113	699	16.812
Volume of total YTD Sales in Millions.....	0	0	15.102	1.092	9.644	9.197	6.038	24.183	65.257	3.484	68.741
Average Sale price in Thousands.....	0	0	178.9	185.0	233.7	204.3	284.4	301.7	237.0	233.0	236.8
Median Sale Price in Thousands.....	0	0	166.9	185.0	237.5	200.0	290.0	295.0	240.0	230.0	240.0
Coop Sales.....	0	0	16	1	9	13	3	16	58	2	60
Percent of Coop Sales.....	0	0	94.1	100.0	81.8	92.9	60.0	80.0	85.3	66.7	84.5
Average Days on Market.....	0	0	92	71	125	84	181	99	104	178	107
Sales at List Price.....	0	0	12	0	5	7	2	8	34	1	35
Percent of Sales at List Price.....	0	0	70.6	0	45.5	50.0	40.0	40.0	50.0	33.3	49.3
Sales to Listing Inventory Ratio.....	0	0	23.0	25.0	24.4	42.4	50.0	25.3	27.8	17.6	27.1
Final Sale to New Listing Ratio.....	0	0	47.2	100.0	100.0	127.3	71.4	57.1	67.3	60.0	67.0