

APRIL 2008

RESIDENTIAL
PROPERTIES LISTED

668

SCV RESIDENTIAL MLS SUMMARY

RESIDENTIAL PROP.
ESCROW OPENED

521

RESIDENTIAL PROP.
ESCROW CLOSED

324

MONTHLY RESIDENTIAL SALES STATISTICS

ACTIVE INVENTORY:

	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCV TOTAL	EXT	TOTAL
NEW LISTINGS	16	5	147	51	64	85	39	107	514	154	668
TOTAL ACTIVE LISTINGS	99	51	547	187	265	328	127	410	2,014	869	2,883
AVERAGE DAYS ON MARKET	134	185	104	118	112	105	90	109	110	118	113
AVERAGE LIST PRICE IN THOUSANDS	661.1	1,004.1	485.0	576.7	487.7	542.6	695.3	571.1	555.9	352.7	494.6
MEDIAN LIST PRICE IN THOUSANDS	649.0	825.0	384.5	485.0	361.0	470.0	635.0	499.0	469.0	284.5	400.0
BOMS	1	0	21	11	15	15	10	34	107	38	145
AVERAGE BOM PRICE IN THOUSANDS	600.0	0	421.5	502.5	353.7	465.0	776.3	541.5	499.4	308.2	449.3
BOM TO SALE RATIO	33.3	0	34.4	57.9	65.2	36.6	66.7	42.0	43.7	48.1	44.8
EXPIRATIONS	8	4	42	19	16	20	7	31	147	146	293

PENDING SALES:

NEW ESCROWS OPENED	7	3	94	29	39	72	25	112	381	140	521
TOTAL YTD ESCROWS OPENED	19	11	260	76	101	177	64	329	1,037	433	1,470
NEW OPEN ESCROWS AVERAGE DAYS ON MARKET	130	36	65	87	83	78	84	69	75	87	78
NEW OPEN ESCROWS AVERAGE LIST PRICE	553.4	759.3	391.3	461.2	366.0	483.8	656.1	465.6	456.6	255.1	402.5

CLOSED SALES:

NEW ESCROWS CLOSED	3	2	61	19	23	41	15	81	245	79	324
TOTAL YTD ESCROWS CLOSED	10	6	192	56	66	106	41	238	715	308	1,023
VOLUME OF NEW SALE DOLLARS IN MILLIONS	1.501	1.142	24.151	8.150	7.947	19.585	10.297	41.551	114.324	22.212	136.536
VOLUME OF TOTAL YTD SALES IN MILLIONS	4.386	3.801	78.707	24.396	23.998	49.112	28.292	127.518	340.210	84.469	424.679
AVERAGE SALE PRICE IN THOUSANDS	500.3	571.0	395.9	428.9	345.5	477.7	686.5	513.0	466.6	281.2	421.4
MEDIAN SALE PRICE IN THOUSANDS	600.0	417.0	378.0	375.3	251.0	452.5	589.0	450.0	430.0	250.0	384.9
COOP SALES	3	0	42	16	15	33	13	69	191	44	235
PERCENT OF COOP SALES	100.0	0	68.9	84.2	65.2	80.5	86.7	85.2	78.0	55.7	72.5
AVERAGE DAYS ON MARKET	66	120	114	112	141	131	90	107	115	120	116
SALES AT LIST PRICE	3	0	17	8	10	9	3	21	71	27	98
PERCENT OF SALES AT LIST PRICE	100.0	0	27.9	42.1	43.5	22.0	20.0	25.9	29.0	34.2	30.2
SALES TO LISTING INVENTORY RATIO	3.0	3.9	11.2	10.2	8.7	12.5	11.8	19.8	12.2	9.1	11.2
FINAL SALE TO NEW LISTING RATIO	18.8	40.0	41.5	37.3	35.9	48.2	38.5	75.7	47.7	51.3	48.5

SELLING TIME - PRICE CHANGE - PRICE REDUCTION

SELLING PRICE RANGE:	AVG. SELL TIME	ACTIVE NO. LISTINGS	TOTAL #SOLD	REDUCE \$	\$ AVERAGE PRICE REDUCTION %
LESS THAN 100,000	72	9	1	1	44900 33.3
100,000 TO 109,999	0	7	0	0	N/A N/A
110,000 TO 119,999	83	11	2	2	20450 14.5
120,000 TO 139,999	90	47	7	7	30443 16.5
140,000 TO 159,999	54	60	6	2	74450 25.9
160,000 TO 179,999	75	75	6	6	21500 10.0
180,000 TO 199,999	70	115	8	6	33617 14.4
200,000 TO 249,999	90	214	36	28	37476 12.9
250,000 TO 299,999	86	304	28	27	51959 14.3
300,000 TO 349,999	79	232	36	28	36075 9.0
350,000 TO 399,999	72	313	42	33	37844 8.2
400,000 TO 449,999	87	214	34	30	34359 5.0
450,000 TO 499,999	89	248	29	21	68656 11.8
500,000 TO 549,999	106	152	23	22	58744 9.8
550,000 TO 599,999	81	159	21	16	75975 11.0
600,000 TO 699,999	73	221	20	18	52975 7.3
700,000 TO 799,999	80	129	11	11	81413 9.6
800,000 TO 899,999	93	70	4	4	126125 12.2
900,000 TO 999,999	147	40	2	2	182525 15.8
1,000,000 TO 1,999,999	50	129	7	7	124143 9.0
MORE THAN 2,000,000	6	33	1	0	N/A N/A
TOTALS	83	2782	324	271	51092 10.3

LISTINGS

2,962

2008 RMLS TOTAL - VOLUME

\$424,679,000

SALES

1,041

*THE ASSOCIATION DOES NOT VERIFY ACTUAL CLOSED ESCROWS.

SANTA CLARITA VALLEY SINGLE FAMILY SALES STATISTICS FOR APRIL

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	16	5	94	50	40	64	28	780	367	146	513
Total Active Listings.....	98	51	390	180	139	258	95	273	1,484	818	2,302
Average Days on Market.....	132	185	108	119	109	108	95	107	113	119	115
Average List Price in Thousands.....	662.4	1,004.1	576.7	588.7	697.3	602.0	810.8	659.5	644.4	354.0	541.2
Median List Price in Thousands.....	649.0	825.0	454.9	495.0	500.0	509.9	695.0	570.0	534.9	280.0	450.0
BOMS.....	1	0	17	9	9	13	10	29	88	37	125
Average BOM Price in Thousands.....	600.0	0	459.5	564.7	408.8	489.7	776.3	576.1	545.5	310.2	475.9
BOM to Sale Ratio.....	33.3	0	38.6	50.0	90.0	36.1	76.9	55.8	49.4	50.0	49.6
Expirations.....	8	4	30	18	8	18	4	13	103	140	243

PENDING SALES

New Escrows Opened.....	7	3	67	28	23	64	22	72	286	136	422
Total YTD Escrows Opened.....	19	11	187	74	59	149	52	219	770	413	1,183
New Open Escrows Average Days on Market.....	130	36	67	88	80	84	86	69	77	85	79
New Open Escrows Average List Price.....	553.4	759.3	450.2	468.1	461.2	507.4	701.8	520.0	508.3	253.4	426.2

CLOSED SALES:

New Escrows Closed.....	3	2	44	18	10	36	13	52	178	74	252
Total YTD Escrows Closed.....	10	6	144	54	36	89	33	159	531	288	819
Volume of New Sales Dollars in Millions.....	1.501	1.142	20.419	7.887	5.224	18.016	9.582	31.397	95.168	20.663	115.831
Volume of total YTD Sales in Millions.....	4.386	3.801	67.134	23.859	17.385	44.138	25.428	100.337	286.468	79.385	365.853
Average Sale price in Thousands.....	500.3	571.0	464.1	438.2	522.4	500.4	737.1	603.8	534.7	279.2	459.6
Median Sale Price in Thousands.....	600.0	417.0	443.0	375.3	450.0	461.0	627.5	515.0	480.0	250.0	430.0
Coop Sales.....	3	0	30	15	7	28	11	44	138	42	180
Percent of Coop Sales.....	100.0	0	68.2	83.3	70.0	77.8	84.6	84.6	77.5	6.8	71.4
Average Days on Market.....	66	120	119	113	150	134	93	106	116	119	117
Sales at List Price.....	3	0	12	8	6	9	2	15	55	27	82
Percent of Sales at List Price.....	100.0	0	27.3	44.4	60.0	25.0	15.4	28.8	30.9	36.5	32.5
Sales to Listing Inventory Ratio.....	3.1	3.9	11.3	10.0	7.2	14.0	13.7	19.0	12.0	9.0	10.9
Final Sale to New Listing Ratio.....	18.8	40.0	46.8	36.0	25.0	56.3	46.4	74.3	48.5	50.7	49.1

SANTA CLARITA VALLEY CONDOMINIUM SALES STATISTICS FOR APRIL

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	0	0	53	1	24	21	11	37	147	8	155
Total Active Listings.....	1	0	157	7	126	70	32	137	530	51	581
Average Days on Market.....	327	0	94	104	115	94	77	113	104	115	105
Average List Price in Thousands.....	535.0	0	257.3	266.1	256.6	323.7	352.7	394.9	307.9	331.7	310.0
Median List Price in Thousands.....	535.0	0	250.0	265.0	250.0	319.0	349.9	370.0	295.0	307.0	295.9
BOMS.....	0	0	4	2	6	2	0	5	19	1	20
Average BOM Price in Thousands.....	0	0	260.2	222.4	271.1	304.8	0	341.2	285.7	233.3	283.0
BOM to Sale Ratio.....	0	0	23.5	200.0	46.2	40.0	0	17.2	28.4	20.0	27.8
Expirations.....	0	0	12	1	8	2	3	18	44	6	50

PENDING SALES

New Escrows Opened.....	0	0	27	1	16	8	3	40	95	4	99
Total YTD Escrows Opened.....	0	0	73	2	42	28	12	110	267	20	287
New Open Escrows Average Days on Market.....	0	0	61	64	88	38	72	69	67	155	71
New Open Escrows Average List Price.....	0	0	245.1	269.9	229.2	295.1	320.6	367.7	300.9	313.2	301.4

CLOSED SALES:

New Escrows Closed.....	0	0	17	1	13	5	2	29	67	5	72
Total YTD Escrows Closed.....	0	0	48	2	30	17	8	79	184	20	204
Volume of New Sales Dollars in Millions.....	0	0	3.732	.263	2.723	1.570	.715	10.154	19.155	1.550	20.705
Volume of Total YTD Sales in Millions.....	0	0	11.573	.538	6.613	4.974	2.864	27.181	53.742	5.084	58.826
Average Sale price in Thousands.....	0	0	219.5	262.5	209.5	313.9	357.5	350.1	285.9	309.9	287.6
Median Sale Price in Thousands.....	0	0	210.0	262.5	230.0	308.0	315.0	342.0	279.0	260.0	262.5
Coop Sales.....	0	0	12	1	8	5	2	25	53	2	55
Percent of Coop Sales.....	0	0	70.6	100.0	61.5	100.0	100.0	86.2	79.1	40.0	76.4
Average Days on Market.....	0	0	101	93	135	112	72	110	111	138	113
Sales at List Price.....	0	0	5	0	4	0	1	6	16	0	16
Percent of Sales at List Price.....	0	0	29.4	0	30.8	0	50.0	20.7	23.9	0	22.2
Sales to Listing Inventory Ratio.....	0	0	10.8	14.3	10.3	7.1	6.3	21.2	12.6	9.8	12.4
Final Sale to New Listing Ratio.....	0	0	32.1	100.0	54.2	23.8	18.2	78.4	45.6	62.5	46.5