

DECEMBER 2008

RESIDENTIAL
PROPERTIES LISTED
433

SCV RESIDENTIAL MLS SUMMARY

RESIDENTIAL PROP.
ESCROW OPENED
373

RESIDENTIAL PROP.
ESCROW CLOSED
366

MONTHLY RESIDENTIAL SALES STATISTICS

ACTIVE INVENTORY:

	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCV TOTAL	EXT	TOTAL
NEW LISTINGS	14	8	95	24	31	47	22	84	325	108	433
TOTAL ACTIVE LISTINGS	59	49	365	114	162	195	87	303	1,334	518	1,852
AVERAGE DAYS ON MARKET	142	141	124	136	150	120	105	114	126	127	126
AVERAGE LIST PRICE IN THOUSANDS	505.8	742.2	440.8	467.6	403.7	442.0	558.3	524.1	479.3	271.0	421.0
MEDIAN LIST PRICE IN THOUSANDS	479.9	659.0	325.0	415.9	300.0	400.0	539.9	429.0	399.0	200.0	345.0
BOMS	3	0	32	6	10	15	7	23	96	21	117
AVERAGE BOM PRICE IN THOUSANDS	543.3	0	308.3	372.3	256.8	396.9	496.3	399.5	363.7	215.5	337.1
BOM TO SALE RATIO	50.0	0	34.4	31.6	43.5	30.6	41.2	31.9	34.2	24.7	32.0
EXPIRATIONS	15	9	30	10	14	18	12	18	126	82	208

PENDING SALES:

NEW ESCROWS OPENED	4	2	104	21	33	44	16	69	293	80	373
TOTAL YTD ESCROWS OPENED	61	32	947	269	311	572	217	896	3,305	1,012	4,317
NEW OPEN ESCROWS AVERAGE DAYS ON MARKET	106	29	60	104	83	56	54	88	72	80	73
NEW OPEN ESCROWS AVERAGE LIST PRICE	416.0	605.0	318.4	425.6	370.1	404.9	459.2	416.0	378.9	217.4	344.2

CLOSED SALES:

NEW ESCROWS CLOSED	6	2	93	19	23	49	17	72	281	85	366
TOTAL YTD ESCROWS CLOSED	53	29	836	238	272	512	199	819	2,958	935	3,893
VOLUME OF NEW SALE DOLLARS IN MILLIONS	2.179	1.185	28.617	6.721	6.056	19.399	8.702	30.495	103.355	17.167	120.522
VOLUME OF TOTAL YTD SALES IN MILLIONS	23.316	18.497	296.850	99.611	90.143	221.024	117.390	397.505	1264.335	230.568	1494.903
AVERAGE SALE PRICE IN THOUSANDS	363.2	592.5	307.7	353.7	263.3	395.9	511.9	423.5	367.8	202.0	329.3
MEDIAN SALE PRICE IN THOUSANDS	356.3	499.9	305.0	390.0	240.0	366.0	525.0	359.9	339.0	168.9	310.0
COOP SALES	5	2	75	17	20	43	16	66	244	61	305
PERCENT OF COOP SALES	83.3	100.0	80.6	89.5	87.0	87.8	94.1	91.7	86.8	71.8	83.3
AVERAGE DAYS ON MARKET	101	115	114	110	154	106	142	114	117	95	112
SALES AT LIST PRICE	2	1	51	7	10	31	6	33	141	43	184
PERCENT OF SALES AT LIST PRICE	33.3	50.0	54.8	36.8	43.5	63.3	35.3	45.8	50.2	50.6	50.3
SALES TO LISTING INVENTORY RATIO	10.2	4.1	25.5	16.7	14.2	25.1	19.5	23.8	21.1	16.4	19.8
FINAL SALE TO NEW LISTING RATIO	42.9	25.0	97.9	79.2	74.2	104.3	77.3	85.7	86.5	78.7	84.5

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	53	72	22	17	22853	21.0
100,000 TO 109,999	191	24	6	5	79232	38.3
110,000 TO 119,999	25	22	6	2	5020	2.3
120,000 TO 139,999	78	62	18	13	26958	14.8
140,000 TO 159,999	22	61	11	5	3793	3
160,000 TO 179,999	66	74	20	14	24667	10.2
180,000 TO 199,999	72	68	16	14	26280	10.9
200,000 TO 249,999	55	151	30	17	30421	8.2
250,000 TO 299,999	70	172	37	22	14456	3.8
300,000 TO 349,999	68	197	61	35	19218	4.6
350,000 TO 399,999	65	168	46	27	23615	5.1
400,000 TO 449,999	81	128	26	18	39741	7.7
450,000 TO 499,999	127	147	15	13	91723	12.7
500,000 TO 549,999	74	78	20	14	34053	5.3
550,000 TO 599,999	65	78	11	6	36938	5.7
600,000 TO 699,999	91	89	10	7	72911	9.2
700,000 TO 799,999	191	43	4	4	196200	15.4
800,000 TO 899,999	6	38	1	0	N/A	N/A
900,000 TO 999,999	106	19	2	2	147000	13.6
1,000,000 TO 1,999,999	159	66	3	3	318300	19.9
MORE THAN 2,000,000	289	16	1	1	149000	6.2
TOTALS	73	1773	366	239	34939	8.3

LISTINGS
7,614

2008 RMLS TOTAL - VOLUME
\$1,494,903,000

SALES
3,984

*THE ASSOCIATION DOES NOT VERIFY ACTUAL CLOSED ESCROWS.

SANTA CLARITA VALLEY SINGLE FAMILY SALES STATISTICS FOR DECEMBER

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	14	8	70	23	19	39	18	54	245	99	344
Total Active Listings.....	59	49	271	112	90	151	64	208	1,004	493	1,497
Average Days on Market.....	142	141	128	137	152	121	99	113	127	128	127
Average List Price in Thousands.....	505.8	742.2	520.4	471.6	566.5	496.1	643.9	613.6	552.6	269.4	459.3
Median List Price in Thousands.....	479.9	659.0	380.0	419.9	420.0	450.0	625.0	499.9	450.0	199.9	389.0
BOMS.....	3	0	22	5	6	13	6	17	72	21	93
Average BOM Price in Thousands.....	543.3	0	361.5	380.8	317.9	410.8	520.7	435.7	406.5	215.5	363.4
BOM to Sale Ratio.....	50.0	0	36.7	26.3	60.0	32.5	46.2	40.5	37.5	26.3	34.2
Expirations.....	15	9	24	9	10	16	9	6	98	80	178

PENDING SALES

New Escrows Opened.....	4	2	71	20	22	35	9	43	206	76	282
Total YTD Escrows Opened.....	61	32	661	262	164	450	161	601	2,392	963	3,355
New Open Escrows Average Days on Market.....	106	29	54	100	77	49	34	84	66	83	71
New Open Escrows Average List Price.....	416.0	605.0	386.1	441.4	454.5	431.2	592.4	495.5	441.0	215.7	380.3

CLOSED SALES:

New Escrows Closed.....	6	2	60	19	10	40	13	42	192	80	272
Total YTD Escrows Closed.....	53	29	583	233	139	407	153	542	2,139	885	3,024
Volume of New Sales Dollars in Millions.....	2.179	1.185	22.636	6.721	3.305	17.266	7.612	22.028	82.932	16.227	99.159
Volume of total YTD Sales in Millions.....	23.316	18.497	241.169	98.010	61.352	192.045	102.967	306.508	1043.862	218.385	1262.247
Average Sale price in Thousands.....	363.2	592.5	377.3	353.7	330.5	431.6	585.6	524.5	431.9	202.8	364.6
Median Sale Price in Thousands.....	356.3	499.9	345.0	390.0	319.9	380.0	542.5	435.0	385.0	168.9	348.5
Coop Sales.....	5	2	49	17	7	36	12	40	168	58	226
Percent of Coop Sales.....	83.3	100.0	81.7	89.5	70.0	90.0	92.3	95.2	87.5	72.5	83.1
Average Days on Market.....	101	115	112	110	137	107	153	123	117	96	111
Sales at List Price.....	2	1	32	7	5	27	4	15	93	41	134
Percent of Sales at List Price.....	33.3	50.0	53.3	36.8	50.0	67.5	30.8	35.7	48.4	51.3	49.3
Sales to Listing Inventory Ratio.....	10.2	4.1	22.1	17.0	11.1	26.5	20.3	20.2	19.1	16.2	18.2
Final Sale to New Listing Ratio.....	42.9	25.0	85.7	82.6	52.6	102.6	72.2	77.8	78.4	80.8	79.1

SANTA CLARITA VALLEY CONDOMINIUM SALES STATISTICS FOR DECEMBER

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	0	0	25	1	12	8	4	30	80	9	89
Total Active Listings.....	0	0	94	2	72	44	23	95	330	25	355
Average Days on Market.....	0	0	115	105	147	117	123	116	123	96	121
Average List Price in Thousands.....	0	0	211.3	247.5	200.2	256.4	319.9	328.1	256.3	301.7	259.5
Median List Price in Thousands.....	0	0	200.0	165.0	189.0	279.0	315.0	317.0	249.0	255.0	249.0
BOMS.....	0	0	10	1	4	2	1	6	24	0	24
Average BOM Price in Thousands.....	0	0	191.3	329.9	165.0	307.0	349.9	297.0	235.3	0	235.3
BOM to Sale Ratio.....	0	0	30.3	0	30.8	22.2	25.0	20.0	27.0	0	25.5
Expirations.....	0	0	6	1	4	2	3	12	28	2	30

PENDING SALES

New Escrows Opened.....	0	0	33	1	11	9	7	26	87	4	91
Total YTD Escrows Opened.....	0	0	286	7	147	122	56	295	913	49	962
New Open Escrows Average Days on Market.....	0	0	72	174	94	83	79	93	84	28	81
New Open Escrows Average List Price.....	0	0	172.9	109.9	201.1	302.4	288.0	284.5	231.8	249.5	232.5

CLOSED SALES:

New Escrows Closed.....	0	0	33	0	13	9	4	30	89	5	94
Total YTD Escrows Closed.....	0	0	253	5	133	105	46	277	819	50	869
Volume of New Sales Dollars in Millions.....	0	0	5.982	0	2.751	2.134	1.090	8.467	20.423	940	21.363
Volume of Total YTD Sales in Millions.....	0	0	55.681	1.601	28.792	28.979	14.423	90.997	220.474	12.183	232.565
Average Sale price in Thousands.....	0	0	181.3	0	211.6	237.1	272.5	282.2	229.5	188.0	227.3
Median Sale Price in Thousands.....	0	0	169.0	0	210.0	270.0	270.0	285.0	225.0	130.0	225.0
Coop Sales.....	0	0	26	0	13	7	4	26	76	3	79
Percent of Coop Sales.....	0	0	78.8	0	100.0	77.8	100.0	86.7	85.4	670.0	84.0
Average Days on Market.....	0	0	117	0	166	103	108	102	117	68	115
Sales at List Price.....	0	0	19	0	5	4	2	18	48	2	50
Percent of Sales at List Price.....	0	0	57.6	0	38.5	44.4	50.0	60.0	53.9	40.0	53.2
Sales to Listing Inventory Ratio.....	0	0	35.1	0	18.1	20.5	17.4	31.6	27.0	20.0	26.5
Final Sale to New Listing Ratio.....	0	0	132.0	0	108.3	112.5	100.0	100.0	111.3	55.6	105.6