

FEBRUARY 2008

RESIDENTIAL
PROPERTIES LISTED
706

SCV RESIDENTIAL MLS SUMMARY

RESIDENTIAL PROP.
ESCROW OPENED
336

RESIDENTIAL PROP.
ESCROW CLOSED
237

MONTHLY RESIDENTIAL SALES STATISTICS

	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCV TOTAL	EXT	TOTAL
ACTIVE INVENTORY:											
NEW LISTINGS	16	8	135	44	58	90	35	120	506	200	706
TOTAL ACTIVE LISTINGS	101	52	579	183	278	370	123	496	2,182	1,123	3,305
AVERAGE DAYS ON MARKET	139	152	102	122	116	104	86	99	107	110	108
AVERAGE LIST PRICE IN THOUSANDS	654.6	1,009.2	506.2	571.8	491.9	520.9	723.0	569.3	557.8	360.0	490.6
MEDIAN LIST PRICE IN THOUSANDS	649.0	850.0	400.0	489.9	389.9	491.0	654.9	499.0	475.0	286.3	400.0
BOMS	3	2	22	5	7	14	6	22	81	21	102
AVERAGE BOM PRICE IN THOUSANDS	435.0	674.5	377.2	532.4	440.2	569.3	604.1	649.1	525.6	334.9	486.3
BOM TO SALE RATIO	100.0	100.0	55.0	55.6	46.7	63.6	50.0	44.9	53.3	24.7	43.0
EXPIRATIONS	4	2	54	19	20	24	12	40	175	134	309
PENDING SALES:											
NEW ESCROWS OPENED	5	3	64	17	26	38	11	83	247	89	336
TOTAL YTD ESCROWS OPENED	9	5	101	32	44	64	21	140	416	190	606
NEW OPEN ESCROWS AVERAGE DAYS ON MARKET	105	97	94	119	91	88	82	79	89	78	86
NEW OPEN ESCROWS AVERAGE LIST PRICE	467.6	640.0	436.5	479.7	432.5	489.9	738.8	530.9	495.6	254.0	431.6
CLOSED SALES:											
NEW ESCROWS CLOSED	3	2	40	9	15	22	12	49	152	85	237
TOTAL YTD ESCROWS CLOSED	6	3	76	23	24	39	20	85	276	137	413
VOLUME OF NEW SALE DOLLARS IN MILLIONS	1.620	1.370	17.513	3.725	5.027	10.448	7.694	28.581	75.977	21.699	97.677
VOLUME OF TOTAL YTD SALES IN MILLIONS	2.855	2.119	31.500	10.251	8.551	18.768	12.734	48.360	135.138	37.540	172.678
AVERAGE SALE PRICE IN THOUSANDS	540.0	684.8	437.8	413.9	335.1	474.9	641.2	583.3	499.9	255.3	412.1
MEDIAN SALE PRICE IN THOUSANDS	570.0	594.5	398.0	399.0	306.0	475.0	660.0	445.0	435.0	230.0	359.0
COOP SALES	2	2	33	4	10	15	11	38	115	39	154
PERCENT OF COOP SALES	66.7	100.0	82.5	44.4	66.7	68.2	91.7	77.6	75.7	45.9	65.0
AVERAGE DAYS ON MARKET	132	204	130	173	122	118	159	115	129	106	120
SALES AT LIST PRICE	0	0	12	3	5	6	2	8	36	27	63
PERCENT OF SALES AT LIST PRICE	0	0	30.0	33.3	33.3	27.3	16.7	16.3	23.7	31.8	26.6
SALES TO LISTING INVENTORY RATIO	3.0	3.8	6.9	4.9	5.4	5.9	9.8	9.9	7.0	7.6	7.2
FINAL SALE TO NEW LISTING RATIO	18.8	25.0	29.6	20.5	25.9	24.4	34.3	40.8	30.0	42.5	33.6

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	0	4	0	0	N/A
100,000 TO 109,999	31	2	1	1	1000
110,000 TO 119,999	35	9	2	2	28750
120,000 TO 139,999	49	38	4	4	16225
140,000 TO 159,999	61	62	8	6	24629
160,000 TO 179,999	102	94	7	5	64417
180,000 TO 199,999	80	118	10	7	63035
200,000 TO 249,999	92	251	30	28	43631
250,000 TO 299,999	85	352	26	25	55788
300,000 TO 349,999	88	274	24	23	144071
350,000 TO 399,999	94	344	23	21	53263
400,000 TO 449,999	90	273	27	22	46377
450,000 TO 499,999	85	275	15	15	57920
500,000 TO 549,999	69	189	10	9	47028
550,000 TO 599,999	76	193	15	14	75851
600,000 TO 699,999	89	242	17	16	80288
700,000 TO 799,999	165	152	4	4	131975
800,000 TO 899,999	84	72	5	5	103380
900,000 TO 999,999	252	59	2	2	574000
1,000,000 TO 1,999,999	147	129	7	6	311483
MORE THAN 2,000,000	0	32	0	0	N/A
TOTALS	90	3164	237	215	77505

LISTINGS
1,528

2008 RMLS TOTAL - VOLUME
\$172,678,000

SALES
418

*THE ASSOCIATION DOES NOT VERIFY ACTUAL CLOSED ESCROWS.

SANTA CLARITA VALLEY SINGLE FAMILY SALES STATISTICS FOR FEBRUARY

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	16	8	103	42	32	72	28	88	389	191	580
Total Active Listings.....	101	52	421	176	140	290	95	327	1,602	1,049	2,651
Average Days on Market.....	139	152	101	123	123	106	80	95	108	110	109
Average List Price in Thousands.....	654.6	1,009.2	592.9	584.1	707.2	574.0	823.5	664.0	644.1	361.0	532.1
Median List Price in Thousands.....	649.0	850.0	474.9	499.0	530.0	525.0	729.0	579.0	549.0	285.0	450.0
BOMS.....	3	2	15	5	3	12	4	18	62	18	80
Average BOM Price in Thousands.....	435.0	674.5	440.7	532.4	666.1	603.0	707.2	730.7	599.1	318.3	535.9
BOM to Sale Ratio.....	100.0	100.0	48.4	55.6	33.3	66.7	44.4	52.9	53.9	23.4	41.7
Expirations.....	4	1	33	18	12	18	7	22	115	116	231
PENDING SALES											
New Escrows Opened.....	5	3	47	17	19	29	10	56	186	83	269
Total YTD Escrows Opened.....	9	5	74	31	27	49	16	96	307	176	483
New Open Escrows Average Days on Market.....	105	97	95	119	88	84	66	72	86	81	85
New Open Escrows Average List Price.....	467.6	640.0	501.2	479.7	507.0	542.1	772.7	607.1	554.0	255.1	461.8
CLOSED SALES:											
New Escrows Closed.....	3	2	31	9	9	18	9	34	115	77	192
Total YTD Escrows Closed.....	6	3	58	23	12	33	15	58	208	125	333
Volume of New Sales Dollars in Millions.....	1.620	1.370	15.119	3.725	3.863	9.188	6.609	23.481	64.974	19.752	84.726
Volume of total YTD Sales in Millions.....	2.855	2.119	26.834	10.251	5.730	16.599	10.984	39.037	114.408	35.147	149.555
Average Sale price in Thousands.....	540.0	684.8	487.7	413.9	429.2	510.4	734.3	690.6	565.0	256.5	441.3
Median Sale Price in Thousands.....	570.0	594.5	440.0	399.0	425.0	480.0	676.0	525.0	490.0	238.0	398.0
Coop Sales.....	2	2	25	4	6	12	8	27	86	34	120
Percent of Coop Sales.....	66.7	100.0	80.6	44.4	66.7	66.7	88.9	79.4	74.8	44.2	62.5
Average Days on Market.....	132	204	126	173	125	118	165	108	127	104	118
Sales at List Price.....	0	0	8	3	1	4	2	5	23	26	49
Percent of Sales at List Price.....	0	0	25.8	33.3	11.1	22.2	22.2	14.7	20.0	33.8	25.5
Sales to Listing Inventory Ratio.....	3.0	3.8	7.4	5.1	6.4	6.2	9.5	10.4	7.2	7.3	7.2
Final Sale to New Listing Ratio.....	18.8	25.0	30.1	21.4	28.1	25.0	32.1	38.6	29.6	40.3	33.1

SANTA CLARITA VALLEY CONDOMINIUM SALES STATISTICS FOR FEBRUARY

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	0	0	32	2	26	18	7	32	117	9	126
Total Active Listings.....	0	0	158	7	138	80	28	169	580	74	654
Average Days on Market.....	0	0	104	86	110	96	106	107	105	117	106
Average List Price in Thousands.....	0	0	275.2	261.5	273.5	328.2	382.2	386.1	319.4	345.9	322.4
Median List Price in Thousands.....	0	0	269.9	265.0	274.0	315.0	376.0	374.0	305.0	294.9	302.0
BOMS.....	0	0	7	0	4	2	2	4	19	3	22
Average BOM Price in Thousands.....	0	0	241.1	0	270.7	367.5	398.0	281.8	285.7	434.9	306.1
BOM to Sale Ratio.....	0	0	77.8	0	66.7	50.0	66.7	26.7	51.4	37.5	48.9
Expirations.....	0	1	21	1	8	6	5	18	60	18	78
PENDING SALES											
New Escrows Opened.....	0	0	17	0	7	9	1	27	61	6	67
Total YTD Escrows Opened.....	0	0	27	1	17	15	5	44	109	14	123
New Open Escrows Average Days on Market.....	0	0	92	0	99	101	238	93	97	38	92
New Open Escrows Average List Price.....	0	0	257.6	0	230.3	321.6	399.9	372.9	317.3	238.4	310.2
CLOSED SALES:											
New Escrows Closed.....	0	0	9	0	6	4	3	15	37	8	45
Total YTD Escrows Closed.....	0	0	18	0	12	6	5	27	68	12	80
Volume of New Sales Dollars in Millions.....	0	0	2.394	0	1.164	1.260	1.085	5.101	11.004	1.947	12.951
Volume of Total YTD Sales in Millions.....	0	0	4.666	0	2.821	2.170	1.750	9.323	20.730	2.393	23.123
Average Sale price in Thousands.....	0	0	266.0	0	194.0	315.0	361.7	340.1	297.4	243.4	287.8
Median Sale Price in Thousands.....	0	0	270.0	0	175.0	275.0	350.0	359.0	309.0	220.0	295.0
Coop Sales.....	0	0	8	0	4	3	3	11	29	5	34
Percent of Coop Sales.....	0	0	88.9	0	66.7	75.0	100.0	73.3	78.4	62.5	75.6
Average Days on Market.....	0	0	146	0	119	117	143	132	132	126	131
Sales at List Price.....	0	0	4	0	4	2	0	3	13	1	14
Percent of Sales at List Price.....	0	0	44.4	0	66.7	50.0	0	20.0	35.1	12.5	31.1
Sales to Listing Inventory Ratio.....	0	0	5.7	0	4.3	5.0	10.7	8.9	6.4	10.8	6.9
Final Sale to New Listing Ratio.....	0	0	28.1	0	23.1	22.2	42.9	46.9	31.6	88.9	35.7