

JUNE 2008

RESIDENTIAL
PROPERTIES LISTED

642

SCV RESIDENTIAL MLS SUMMARY

RESIDENTIAL PROP.
ESCROW OPENED

441

RESIDENTIAL PROP.
ESCROW CLOSED

391

MONTHLY RESIDENTIAL SALES STATISTICS

ACTIVE INVENTORY:

| | AC | ADUL | CC | CA | NE | SAU | SR | VAL | SCV TOTAL | EXT | TOTAL |
|---------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-----------|-------|-------|
| NEW LISTINGS | 16 | 7 | 125 | 44 | 54 | 85 | 47 | 124 | 502 | 140 | 642 |
| TOTAL ACTIVE LISTINGS | 85 | 44 | 501 | 165 | 244 | 290 | 131 | 380 | 1,840 | 735 | 2,575 |
| AVERAGE DAYS ON MARKET | 128 | 164 | 112 | 119 | 129 | 109 | 96 | 102 | 113 | 122 | 116 |
| AVERAGE LIST PRICE IN THOUSANDS | 640.6 | 935.4 | 484.2 | 576.1 | 478.8 | 520.6 | 712.8 | 544.5 | 544.2 | 334.2 | 484.3 |
| MEDIAN LIST PRICE IN THOUSANDS | 624.0 | 809.0 | 375.9 | 479.0 | 349.9 | 450.0 | 629.0 | 475.0 | 450.0 | 264.9 | 395.0 |
| BOMS | 1 | 0 | 30 | 17 | 14 | 18 | 10 | 32 | 122 | 36 | 158 |
| AVERAGE BOM PRICE IN THOUSANDS | 420.0 | 0 | 340.7 | 513.6 | 424.2 | 476.3 | 626.9 | 479.2 | 454.8 | 295.6 | 418.5 |
| BOM TO SALE RATIO | 10.0 | 0 | 39.5 | 68.0 | 50.0 | 34.0 | 55.6 | 36.0 | 40.1 | 41.4 | 40.4 |
| EXPIRATIONS | 9 | 7 | 40 | 8 | 17 | 14 | 8 | 24 | 127 | 118 | 245 |

PENDING SALES:

| | | | | | | | | | | | |
|---|-------|---------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| NEW ESCROWS OPENED | 12 | 1 | 102 | 30 | 33 | 56 | 31 | 105 | 370 | 71 | 441 |
| TOTAL YTD ESCROWS OPENED | 37 | 15 | 421 | 128 | 149 | 275 | 108 | 501 | 1,634 | 570 | 2,204 |
| NEW OPEN ESCROWS AVERAGE DAYS ON MARKET | 92 | 14 | 59 | 85 | 92 | 69 | 45 | 72 | 69 | 96 | 74 |
| NEW OPEN ESCROWS AVERAGE LIST PRICE | 475.1 | 1,299.0 | 375.1 | 422.2 | 296.9 | 477.0 | 553.5 | 501.0 | 443.8 | 266.8 | 415.3 |

CLOSED SALES:

| | | | | | | | | | | | |
|--|--------|--------|---------|--------|--------|--------|--------|---------|---------|---------|---------|
| NEW ESCROWS CLOSED | 10 | 5 | 76 | 25 | 28 | 53 | 18 | 89 | 304 | 87 | 391 |
| TOTAL YTD ESCROWS CLOSED | 25 | 14 | 343 | 97 | 122 | 215 | 79 | 403 | 1,298 | 493 | 1,791 |
| VOLUME OF NEW SALE DOLLARS IN MILLIONS | 4.444 | 2.908 | 28.930 | 11.944 | 9.357 | 24.050 | 11.383 | 45.888 | 138.904 | 23.161 | 162.064 |
| VOLUME OF TOTAL YTD SALES IN MILLIONS | 11.273 | 10.083 | 133.372 | 43.382 | 43.661 | 98.571 | 51.444 | 210.075 | 601.862 | 130.992 | 732.854 |
| AVERAGE SALE PRICE IN THOUSANDS | 444.4 | 581.6 | 380.7 | 477.8 | 334.2 | 453.8 | 632.4 | 515.6 | 456.9 | 266.2 | 414.5 |
| MEDIAN SALE PRICE IN THOUSANDS | 425.0 | 425.0 | 329.2 | 446.9 | 307.0 | 435.0 | 610.0 | 430.0 | 415.0 | 225.0 | 380.0 |
| COOP SALES | 8 | 4 | 62 | 19 | 24 | 47 | 16 | 77 | 257 | 46 | 303 |
| PERCENT OF COOP SALES | 80.0 | 80.0 | 81.6 | 76.0 | 85.7 | 88.7 | 88.9 | 86.5 | 84.5 | 52.9 | 77.5 |
| AVERAGE DAYS ON MARKET | 192 | 92 | 105 | 121 | 102 | 121 | 107 | 109 | 113 | 127 | 116 |
| SALES AT LIST PRICE | 2 | 1 | 39 | 8 | 12 | 15 | 7 | 30 | 114 | 33 | 147 |
| PERCENT OF SALES AT LIST PRICE | 20.0 | 20.0 | 51.3 | 32.0 | 42.9 | 28.3 | 38.9 | 33.7 | 37.5 | 37.9 | 37.6 |
| SALES TO LISTING INVENTORY RATIO | 11.8 | 11.4 | 15.2 | 15.2 | 11.5 | 18.3 | 13.7 | 23.4 | 16.5 | 11.8 | 15.2 |
| FINAL SALE TO NEW LISTING RATIO | 62.5 | 71.4 | 60.8 | 56.8 | 51.9 | 62.4 | 38.3 | 71.8 | 60.6 | 62.1 | 60.9 |

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 | 70 | 16 | 3 | 3 | 54500 31.9 |
| 100,000 TO 109,999 | 0 | 17 | 0 | 0 | N/A N/A |
| 110,000 TO 119,999 | 129 | 16 | 2 | 2 | 55050 26.3 |
| 120,000 TO 139,999 | 87 | 47 | 9 | 7 | 25833 12.7 |
| 140,000 TO 159,999 | 52 | 68 | 12 | 9 | 27955 13.3 |
| 160,000 TO 179,999 | 51 | 79 | 10 | 7 | 16040 7.7 |
| 180,000 TO 199,999 | 68 | 93 | 11 | 8 | 41488 17.7 |
| 200,000 TO 249,999 | 81 | 209 | 34 | 26 | 32000 11.4 |
| 250,000 TO 299,999 | 87 | 247 | 42 | 36 | 39777 11.4 |
| 300,000 TO 349,999 | 83 | 227 | 45 | 32 | 36652 8.7 |
| 350,000 TO 399,999 | 72 | 278 | 50 | 37 | 36542 7.7 |
| 400,000 TO 449,999 | 52 | 173 | 46 | 31 | 30411 5.5 |
| 450,000 TO 499,999 | 72 | 195 | 34 | 25 | 53903 8.6 |
| 500,000 TO 549,999 | 64 | 144 | 24 | 19 | 58825 9.4 |
| 550,000 TO 599,999 | 94 | 148 | 23 | 19 | 65971 9.5 |
| 600,000 TO 699,999 | 111 | 175 | 22 | 20 | 67066 8.8 |
| 700,000 TO 799,999 | 93 | 102 | 9 | 8 | 111994 12.5 |
| 800,000 TO 899,999 | 80 | 58 | 2 | 1 | 41450 4.4 |
| 900,000 TO 999,999 | 101 | 37 | 5 | 4 | 79625 7.8 |
| 1,000,000 TO 1,999,999 | 86 | 128 | 5 | 4 | 128980 8.8 |
| MORE THAN 2,000,000 | 145 | 30 | 3 | 3 | 333000 11.7 |
| TOTALS | 77 | 2487 | 391 | 301 | 47196 9.6 |

LISTINGS
4,218

2008 RMLS TOTAL - VOLUME
\$732,854,000

SALES
1,828

*THE ASSOCIATION DOES NOT VERIFY ACTUAL CLOSED ESCROWS.

SANTA CLARITA VALLEY SINGLE FAMILY SALES STATISTICS FOR JUNE

| ACTIVE INVENTORY | AC | ADUL | CC | CA | NE | SAU | SR | VAL | SCVTOT | EXT | TOTAL |
|--|-----------|-------------|-----------|-----------|-----------|------------|-----------|------------|---------------|------------|--------------|
| New Listings..... | 16 | 7 | 83 | 42 | 28 | 61 | 40 | 78 | 355 | 128 | 483 |
| Total Active Listings..... | 85 | 44 | 366 | 159 | 127 | 228 | 100 | 233 | 1,342 | 689 | 2,031 |
| Average Days on Market..... | 128 | 164 | 115 | 120 | 126 | 114 | 93 | 105 | 116 | 124 | 118 |
| Average List Price in Thousands..... | 640.6 | 935.4 | 576.0 | 579.7 | 688.5 | 581.2 | 828.7 | 656.4 | 636.7 | 336.3 | 534.8 |
| Median List Price in Thousands..... | 624.0 | 809.0 | 449.9 | 485.0 | 495.0 | 500.0 | 698.0 | 565.0 | 520.0 | 264.9 | 449.0 |
| BOMS..... | 1 | 0 | 20 | 15 | 7 | 14 | 7 | 21 | 85 | 34 | 119 |
| Average BOM Price in Thousands..... | 420.0 | 0 | 391.5 | 551.5 | 588.5 | 516.4 | 743.4 | 517.2 | 516.9 | 274.0 | 447.5 |
| BOM to Sale Ratio..... | 10.0 | 0 | 38.5 | 60.0 | 46.7 | 32.6 | 46.7 | 32.8 | 37.1 | 42.0 | 38.4 |
| Expirations..... | 9 | 7 | 24 | 8 | 10 | 7 | 5 | 20 | 90 | 113 | 203 |
| PENDING SALES | | | | | | | | | | | |
| New Escrows Opened..... | 12 | 1 | 76 | 29 | 15 | 46 | 22 | 71 | 272 | 68 | 340 |
| Total YTD Escrows Opened..... | 37 | 15 | 302 | 124 | 82 | 225 | 83 | 342 | 1,210 | 542 | 1,752 |
| New Open Escrows Average Days on Market..... | 92 | 14 | 66 | 84 | 108 | 71 | 54 | 74 | 73 | 97 | 78 |
| New Open Escrows Average List Price..... | 475.1 | 1,299.0 | 429.7 | 429.9 | 372.6 | 516.3 | 659.1 | 577.9 | 503.7 | 271.0 | 457.1 |
| CLOSED SALES: | | | | | | | | | | | |
| New Escrows Closed..... | 10 | 5 | 52 | 25 | 15 | 43 | 15 | 64 | 229 | 81 | 310 |
| Total YTD Escrows Closed..... | 25 | 14 | 247 | 95 | 69 | 177 | 64 | 276 | 967 | 466 | 1,433 |
| Volume of New Sales Dollars in Millions..... | 4.444 | 2.908 | 23.396 | 11.944 | 6.397 | 21.171 | 10.361 | 37.008 | 117.629 | 21.822 | 139.450 |
| Volume of total YTD Sales in Millions..... | 11.273 | 10.083 | 110.306 | 42.845 | 31.903 | 87.372 | 46.201 | 165.650 | 505.633 | 124.266 | 629.898 |
| Average Sale price in Thousands..... | 444.4 | 581.6 | 449.9 | 477.8 | 426.4 | 492.3 | 690.8 | 578.2 | 513.7 | 269.4 | 449.8 |
| Median Sale Price in Thousands..... | 425.0 | 425.0 | 392.0 | 446.9 | 440.0 | 452.0 | 655.0 | 470.0 | 450.0 | 237.9 | 415.0 |
| Coop Sales..... | 8 | 4 | 40 | 19 | 14 | 38 | 13 | 56 | 192 | 41 | 233 |
| Percent of Coop Sales..... | 80.0 | 80.0 | 76.9 | 76.0 | 93.3 | 88.4 | 86.7 | 87.5 | 83.8 | 50.6 | 75.2 |
| Average Days on Market..... | 192 | 92 | 109 | 121 | 72 | 121 | 114 | 107 | 113 | 128 | 117 |
| Sales at List Price..... | 2 | 1 | 23 | 8 | 9 | 11 | 6 | 19 | 79 | 32 | 111 |
| Percent of Sales at List Price..... | 20.0 | 20.0 | 44.2 | 32.0 | 60.0 | 25.6 | 40.0 | 29.7 | 34.5 | 39.5 | 35.8 |
| Sales to Listing Inventory Ratio..... | 11.8 | 11.4 | 14.2 | 15.7 | 11.8 | 18.9 | 15.0 | 27.5 | 17.1 | 11.8 | 15.3 |
| Final Sale to New Listing Ratio..... | 62.5 | 71.4 | 62.7 | 59.5 | 53.6 | 70.5 | 37.5 | 82.1 | 64.5 | 63.3 | 64.2 |

SANTA CLARITA VALLEY CONDOMINIUM SALES STATISTICS FOR JUNE

| ACTIVE INVENTORY | AC | ADUL | CC | CA | NE | SAU | SR | VAL | SCVTOT | EXT | TOTAL |
|--|-----------|-------------|-----------|-----------|-----------|------------|-----------|------------|---------------|------------|--------------|
| New Listings..... | 0 | 0 | 42 | 2 | 26 | 24 | 7 | 46 | 147 | 12 | 159 |
| Total Active Listings..... | 0 | 0 | 135 | 6 | 117 | 62 | 31 | 147 | 498 | 46 | 544 |
| Average Days on Market..... | 0 | 0 | 104 | 115 | 132 | 87 | 106 | 98 | 107 | 100 | 106 |
| Average List Price in Thousands..... | 0 | 0 | 235.2 | 480.5 | 251.1 | 297.4 | 339.0 | 367.1 | 295.0 | 303.2 | 295.7 |
| Median List Price in Thousands..... | 0 | 0 | 224.5 | 265.0 | 235.0 | 299.3 | 349.0 | 349.9 | 279.0 | 260.0 | 279.0 |
| BOMS..... | 0 | 0 | 10 | 2 | 7 | 4 | 3 | 11 | 37 | 2 | 39 |
| Average BOM Price in Thousands..... | 0 | 0 | 239.1 | 230.0 | 259.8 | 336.0 | 355.0 | 406.5 | 312.2 | 662.4 | 330.1 |
| BOM to Sale Ratio..... | 0 | 0 | 41.7 | 0 | 53.8 | 40.0 | 100.0 | 44.0 | 49.3 | 33.3 | 48.1 |
| Expirations..... | 0 | 0 | 16 | 0 | 7 | 7 | 3 | 4 | 37 | 5 | 42 |
| PENDING SALES | | | | | | | | | | | |
| New Escrows Opened..... | 0 | 0 | 26 | 1 | 18 | 10 | 9 | 34 | 98 | 3 | 101 |
| Total YTD Escrows Opened..... | 0 | 0 | 119 | 4 | 67 | 50 | 25 | 159 | 424 | 28 | 452 |
| New Open Escrows Average Days on Market..... | 0 | 0 | 40 | 126 | 80 | 56 | 23 | 69 | 58 | 74 | 59 |
| New Open Escrows Average List Price..... | 0 | 0 | 215.4 | 199.9 | 233.8 | 296.6 | 295.4 | 340.3 | 277.6 | 171.6 | 274.4 |
| CLOSED SALES: | | | | | | | | | | | |
| New Escrows Closed..... | 0 | 0 | 24 | 0 | 13 | 10 | 3 | 25 | 75 | 6 | 81 |
| Total YTD Escrows Closed..... | 0 | 0 | 96 | 2 | 53 | 38 | 15 | 127 | 331 | 27 | 358 |
| Volume of New Sales Dollars in Millions..... | 0 | 0 | 5.533 | 0 | 2.960 | 2.879 | 1.022 | 8.881 | 21.275 | 1.339 | 22.614 |
| Volume of Total YTD Sales in Millions..... | 0 | 0 | 23.065 | 538 | 11.759 | 11.199 | 5.244 | 44.425 | 96.229 | 6.726 | 102.955 |
| Average Sale price in Thousands..... | 0 | 0 | 230.6 | 0 | 227.7 | 287.9 | 340.6 | 355.2 | 283.7 | 223.1 | 279.2 |
| Median Sale Price in Thousands..... | 0 | 0 | 211.0 | 0 | 225.0 | 281.5 | 330.0 | 349.0 | 285.0 | 203.9 | 281.5 |
| Coop Sales..... | 0 | 0 | 22 | 0 | 10 | 9 | 3 | 21 | 65 | 5 | 70 |
| Percent of Coop Sales..... | 0 | 0 | 91.7 | 0 | 76.9 | 90.0 | 100.0 | 84.0 | 86.7 | 83.3 | 86.4 |
| Average Days on Market..... | 0 | 0 | 96 | 0 | 138 | 122 | 77 | 114 | 112 | 120 | 112 |
| Sales at List Price..... | 0 | 0 | 16 | 0 | 3 | 4 | 1 | 11 | 35 | 1 | 36 |
| Percent of Sales at List Price..... | 0 | 0 | 66.7 | 0 | 23.1 | 40.0 | 33.3 | 44.0 | 46.7 | 16.7 | 44.4 |
| Sales to Listing Inventory Ratio..... | 0 | 0 | 17.8 | 0 | 11.1 | 16.1 | 9.7 | 17.0 | 15.1 | 13.0 | 14.9 |
| Final Sale to New Listing Ratio..... | 0 | 0 | 57.1 | 0 | 50.0 | 41.7 | 42.9 | 54.3 | 51.0 | 50.0 | 50.9 |