

MAY 2008

RESIDENTIAL
PROPERTIES LISTED
614

SCV RESIDENTIAL MLS SUMMARY

RESIDENTIAL PROP.
ESCROW OPENED
440

RESIDENTIAL PROP.
ESCROW CLOSED
396

MONTHLY RESIDENTIAL SALES STATISTICS

	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCV TOTAL	EXT	TOTAL
ACTIVE INVENTORY:											
NEW LISTINGS	21	9	129	34	32	64	36	122	447	167	614
TOTAL ACTIVE LISTINGS	93	51	535	184	257	292	126	408	1,946	828	2,774
AVERAGE DAYS ON MARKET	131	168	113	126	130	108	96	110	116	123	118
AVERAGE LIST PRICE IN THOUSANDS	659.4	983.1	493.7	582.2	487.8	538.8	709.0	561.4	556.9	357.0	497.3
MEDIAN LIST PRICE IN THOUSANDS	615.0	825.0	379.0	489.0	350.0	470.0	635.0	479.9	459.0	279.9	399.9
BOMS	5	0	34	8	16	13	6	21	103	30	133
AVERAGE BOM PRICE IN THOUSANDS	544.1	0	383.7	386.4	380.8	457.2	600.5	482.8	433.4	267.9	396.0
BOM TO SALE RATIO	83.3	0	41.5	47.1	57.1	21.3	30.0	26.9	34.9	29.7	33.6
EXPIRATIONS	14	4	28	7	11	19	6	23	112	114	226
PENDING SALES:											
NEW ESCROWS OPENED	9	3	91	36	27	63	20	90	339	101	440
TOTAL YTD ESCROWS OPENED	27	15	342	104	118	229	81	405	1,321	512	1,833
NEW OPEN ESCROWS AVERAGE DAYS ON MARKET	120	133	63	95	89	89	64	67	77	90	80
NEW OPEN ESCROWS AVERAGE LIST PRICE	452.9	779.3	346.8	438.9	374.7	441.8	560.4	530.1	444.4	275.5	405.6
CLOSED SALES:											
NEW ESCROWS CLOSED	6	3	82	17	28	61	20	78	295	101	396
TOTAL YTD ESCROWS CLOSED	16	9	270	72	94	165	61	314	1,001	407	1,408
VOLUME OF NEW SALE DOLLARS IN MILLIONS	2.742	3.375	28.697	7.477	10.306	27.624	11.543	37.493	129.257	24.162	153.419
VOLUME OF TOTAL YTD SALES IN MILLIONS	7.128	7.175	105.864	31.438	34.304	75.902	40.061	164.187	466.060	107.986	574.046
AVERAGE SALE PRICE IN THOUSANDS	457.0	1,125.0	350.0	439.8	368.1	452.9	577.2	480.7	438.2	239.2	387.4
MEDIAN SALE PRICE IN THOUSANDS	398.9	689.9	340.0	445.0	360.0	449.9	526.0	432.5	407.0	209.9	370.0
COOP SALES	4	3	60	14	24	50	19	65	239	56	295
PERCENT OF COOP SALES	66.7	100.0	73.2	82.4	85.7	82.0	95.0	83.3	81.0	55.4	74.5
AVERAGE DAYS ON MARKET	245	240	110	100	137	116	114	104	116	117	116
SALES AT LIST PRICE	1	2	38	11	9	22	1	23	107	41	148
PERCENT OF SALES AT LIST PRICE	16.7	66.7	46.3	64.7	32.1	36.1	5.0	29.5	36.3	40.6	37.4
SALES TO LISTING INVENTORY RATIO	6.5	5.9	15.3	9.2	10.9	20.9	15.9	19.1	15.2	12.2	14.3
FINAL SALE TO NEW LISTING RATIO	28.6	33.3	63.6	50.0	87.5	95.3	55.6	63.9	66.0	60.5	64.5

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	142	13	5	5	54960 33.6
100,000 TO 109,999	31	13	2	2	55900 30.0
110,000 TO 119,999	37	14	4	3	18950 11.1
120,000 TO 139,999	139	39	7	6	77767 32.0
140,000 TO 159,999	73	58	15	12	30664 13.9
160,000 TO 179,999	80	73	16	13	39193 16.4
180,000 TO 199,999	91	97	13	9	44689 16.4
200,000 TO 249,999	84	203	38	23	34122 10.8
250,000 TO 299,999	63	281	30	19	32829 8.7
300,000 TO 349,999	80	237	42	33	37314 9.1
350,000 TO 399,999	87	313	57	45	40096 8.5
400,000 TO 449,999	70	203	44	33	44299 8.4
450,000 TO 499,999	71	203	28	23	69311 11.7
500,000 TO 549,999	90	140	36	30	62053 9.9
550,000 TO 599,999	80	163	19	16	80934 11.6
600,000 TO 699,999	83	200	21	19	63298 8.4
700,000 TO 799,999	93	120	7	6	56093 6.7
800,000 TO 899,999	101	72	5	5	105980 11.0
900,000 TO 999,999	55	38	4	2	154938 10.5
1,000,000 TO 1,999,999	116	135	2	2	57500 4.7
MORE THAN 2,000,000	338	32	1		N/A 34.4
TOTALS	82	2647	396	307	52121 11.0

LISTINGS
3,576

2008 RMLS TOTAL - VOLUME
\$574,046,000

SALES
1,437

*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.....	21	9	98	31	17	53	26	76	331	158	489
Total Active Listings.....	93	51	387	176	136	236	92	268	1,439	781	2,220
Average Days on Market.....	131	168	113	126	128	109	100	111	117	123	119
Average List Price in Thousands.....	659.4	983.1	583.2	588.0	695.3	592.3	843.1	659.8	645.9	360.0	545.3
Median List Price in Thousands.....	615.0	825.0	450.0	490.0	499.0	514.9	700.0	650.0	534.0	280.0	449.9
BOMS.....	5	0	28	8	7	13	5	14	80	27	107
Average BOM Price in Thousands.....	544.1	0	426.1	386.4	556.8	457.2	650.8	532.7	478.7	260.0	423.5
BOM to Sale Ratio.....	83.3	0	49.1	47.1	38.9	26.5	31.3	25.9	36.4	27.0	33.4
Expirations.....	4	4	25	7	7	12	4	12	85	110	195

PENDING SALES

New Escrows Opened.....	9	3	62	35	15	48	15	66	253	95	348
Total YTD Escrows Opened.....	27	15	240	101	69	187	64	277	980	486	1,466
New Open Escrows Average Days on Market.....	120	133	69	97	69	86	66	71	79	92	82
New Open Escrows Average List Price.....	452.9	779.3	403.4	446.0	484.9	487.0	636.7	584.8	497.4	272.9	436.1

CLOSED SALES:

New Escrows Closed.....	6	3	57	17	18	49	16	54	220	100	320
Total YTD Escrows Closed.....	16	9	198	70	54	136	49	212	744	386	1,130
Volume of New Sales Dollars in Millions.....	2.742	3.375	22.397	7.477	8.121	23.959	10.185	28.804	107.061	23.928	130.989
Volume of total YTD Sales in Millions.....	7.128	7.175	88.332	30.901	25.506	67.262	35.839	128.642	390.787	102.599	493.385
Average Sale price in Thousands.....	457.0	1,125.0	392.9	439.8	451.2	489.0	636.6	533.4	486.6	239.3	409.3
Median Sale Price in Thousands.....	398.9	689.9	375.0	445.0	463.0	480.0	580.0	485.0	450.0	208.0	395.0
Coop Sales.....	4	3	40	14	14	40	16	45	176	55	231
Percent of Coop Sales.....	66.7	100.0	70.2	82.4	77.8	81.6	100.0	83.3	80.0	55.0	72.2
Average Days on Market.....	245	240	115	100	140	123	111	102	119	116	118
Sales at List Price.....	1	2	26	11	5	17	1	15	78	40	118
Percent of Sales at List Price.....	16.7	66.7	45.6	64.7	27.8	34.7	6.3	27.8	35.5	40.0	36.9
Sales to Listing Inventory Ratio.....	6.5	5.9	14.7	9.7	13.2	20.8	17.4	20.1	15.3	12.8	14.4
Final Sale to New Listing Ratio.....	28.6	33.3	58.2	54.8	105.9	92.5	61.5	71.1	66.5	63.3	65.4

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	31	3	15	11	10	46	116	9	125
Total Active Listings.....	0	0	148	8	121	56	34	140	507	47	554
Average Days on Market.....	0	0	114	111	132	103	86	109	114	126	115
Average List Price in Thousands.....	0	0	259.7	454.1	254.4	313.2	345.9	373.2	304.5	307.3	304.8
Median List Price in Thousands.....	0	0	252.8	265.0	246.9	300.0	349.0	355.0	299.0	260.0	299.0
BOMS.....	0	0	6	0	9	0	1	7	23	3	26
Average BOM Price in Thousands.....	0	0	186.1	0	244.0	0	349.0	383.1	275.8	338.5	283.0
BOM to Sale Ratio.....	0	0	24.0	0	90.0	0	25.0	29.2	30.7	300.0	34.2
Expirations.....	0	0	3	0	4	7	2	11	27	4	31

PENDING SALES

New Escrows Opened.....	0	0	29	1	12	15	5	24	86	6	92
Total YTD Escrows Opened.....	0	0	102	3	49	42	17	128	341	26	367
New Open Escrows Average Days on Market.....	0	0	52	18	114	97	58	56	70	70	70
New Open Escrows Average List Price.....	0	0	225.8	189.0	237.0	297.2	331.4	379.4	288.4	316.6	290.2

CLOSED SALES:

New Escrows Closed.....	0	0	25	0	10	12	4	24	75	1	76
Total YTD Escrows Closed.....	0	0	72	2	40	29	12	102	257	21	278
Volume of New Sales Dollars in Millions.....	0	0	6.300	0	2.185	3.665	1.358	8.688	22.196	233	22.430
Volume of Total YTD Sales in Millions.....	0	0	17.532	538	8.798	8.639	4.222	35.544	75.273	5.388	80.661
Average Sale price in Thousands.....	0	0	252.0	0	218.5	305.4	339.5	362.0	296.0	233.3	295.1
Median Sale Price in Thousands.....	0	0	233.5	0	215.0	315.0	333.5	379.9	305.0	233.3	300.0
Coop Sales.....	0	0	20	0	10	10	3	20	63	1	64
Percent of Coop Sales.....	0	0	80.0	0	100.0	83.3	75.0	83.3	84.0	100.0	84.2
Average Days on Market.....	0	0	98	0	133	89	126	109	106	233	108
Sales at List Price.....	0	0	12	0	4	5	0	8	29	1	30
Percent of Sales at List Price.....	0	0	48.0	0	40.0	41.7	0	33.3	38.7	100.0	39.5
Sales to Listing Inventory Ratio.....	0	0	16.9	0	8.3	21.4	11.8	17.1	14.8	2.1	13.7
Final Sale to New Listing Ratio.....	0	0	80.6	0	66.7	109.1	40.0	52.2	64.7	11.1	60.8