

MAY 2008

RESIDENTIAL
PROPERTIES LISTED
2,629

SFV RESIDENTIAL MLS SUMMARY

RESIDENTIAL PROP.
ESCROW OPENED
1,505

RESIDENTIAL PROP.
ESCROW CLOSED
1,165

MONTHLY RESIDENTIAL SALES STATISTICS

ACTIVE INVENTORY:	EN	ES	CS	WN	WS	SFV TOT	EXT	TOTAL
NEW LISTINGS	406	383	313	317	401	1,820	809	2,629
TOTAL ACTIVE LISTINGS	1,787	1,521	1,110	1,253	1,407	7,078	3,331	10,409
AVERAGE DAYS ON MARKET	102	93	100	95	96	97	103	99
AVERAGE LIST PRICE IN THOUSANDS	383.8	733.5	754.5	588.8	859.1	647.9	622.3	639.7
MEDIAN LIST PRICE IN THOUSANDS	350.0	532.0	449.0	479.9	549.0	450.0	399.9	439.0
BOMS	74	67	52	71	79	343	102	445
AVERAGE BOM PRICE IN THOUSANDS	307.3	636.8	599.2	487.7	595.2	519.6	588.7	535.4
BOM TO SALE RATIO	51.7	35.8	36.1	39.9	42.7	41.0	31.1	38.2
EXPIRATIONS	155	147	94	93	116	605	297	902
PENDING SALES:								
NEW ESCROWS OPENED	234	217	196	243	235	1,122	380	1,505
TOTAL YTD ESCROWS OPENED	742	871	705	871	833	4,022	1,488	5,510
NEW OPEN ESCROWS AVERAGE DAYS ON MARKET	68	76	68	72	74	72	73	72
NEW OPEN ESCROWS AVERAGE LIST PRICE	329.8	619.6	555.0	504.5	649.2	530.8	522.6	527.7
CLOSED SALES:								
NEW ESCROWS CLOSED	143	187	144	178	185	837	328	1,165
TOTAL YTD ESCROWS CLOSED	454	661	527	631	628	2,901	1,152	4,053
VOLUME OF NEW SALE DOLLARS IN MILLIONS	49.857	116.322	76.673	92.307	114.944	450.103	176.391	626.493
VOLUME OF TOTAL YTD SALES IN MILLIONS	166.439	422.952	293.104	325.571	430.505	1,638.570	636.829	2,275.398
AVERAGE SALE PRICE IN THOUSANDS	348.6	622.0	532.5	518.6	621.3	537.8	537.8	537.8
MEDIAN SALE PRICE IN THOUSANDS	339.0	485.0	399.9	430.0	470.0	415.0	430.0	420.0
COOP SALES	112	145	97	143	146	643	242	885
PERCENT OF COOP SALES	78.3	77.5	67.4	80.3	78.9	76.8	73.8	76.0
AVERAGE DAYS ON MARKET	107	113	121	111	110	112	116	113
SALES AT LIST PRICE	70	63	39	63	55	290	97	387
PERCENT OF SALES AT LIST PRICE	49.0	33.7	27.1	35.4	29.7	34.6	29.6	33.2
SALES TO LISTING INVENTORY RATIO	8.0	12.3	13.0	14.2	13.1	11.8	9.8	11.2
FINAL SALE TO NEW LISTING RATIO	35.2	48.8	46.0	56.2	46.1	46.0	40.5	44.3

SELLING TIME - PRICE CHANGE - PRICE REDUCTION

SELLING PRICE RANGE:	AVG. SELL TIME	ACTIVE NO. LISTINGS	TOTAL # SOLD	REDUCED \$	\$ AVERAGE PRICE REDUCTION %
LESS THAN 100,000	81	27	2	2	57000 39.9
100,000 TO 109,999	95	22	2	2	86500 41.2
110,000 TO 119,999	80	29	2	2	31400 22.1
120,000 TO 139,999	70	93	12	9	41770 21.6
140,000 TO 159,999	40	144	10	4	13563 7.0
160,000 TO 179,999	46	168	14	10	33667 13.7
180,000 TO 199,999	80	257	19	14	38897 14.0
200,000 TO 249,999	64	560	46	35	49579 14.3
250,000 TO 299,999	61	971	99	71	37318 10.3
300,000 TO 349,999	75	921	134	91	49068 10.5
350,000 TO 399,999	89	1210	174	136	67227 12.6
400,000 TO 449,999	89	880	140	110	62096 11.1
450,000 TO 499,999	79	895	67	46	56447 9.2
500,000 TO 549,999	60	508	71	50	46289 6.8
550,000 TO 599,999	70	498	51	44	56288 7.8
600,000 TO 699,999	71	669	86	74	62919 8.3
700,000 TO 799,999	82	441	66	54	101439 10.0
800,000 TO 899,999	62	338	50	41	94222 8.4
900,000 TO 999,999	86	220	26	23	104243 8.9
1,000,000 TO 1,999,999	82	853	80	73	155346 9.6
MORE THAN 2,000,000	98	383	13	12	367858 11.2
TOTALS	76	10087	1164	903	70850 10.5

LISTINGS
14,024

2008 RMLS TOTAL - \$ VOLUME
\$2,275,398,000

SALES
4,168

*THE ASSOCIATION DOES NOT VERIFY ACTUAL CLOSED ESCROWS.

SAN FERNANDO VALLEY SINGLE FAMILY SALES STATISTICS FOR MAY

ACTIVE INVENTORY	EN	ES	CS	WN	WS	SFV TOTAL	EXT	TOTAL
New Listings.....	323	264	227	252	314	1,380	668	2,048
Total Active Listings.....	1,379	949	817	985	1,085	5,215	2,776	7,991
Average Days on Market.....	101	87	97	93	95	95	105	99
Average List Price in Thousands.....	421.3	904.3	905.0	655.4	1,013.3	752.4	662.6	721.2
Median List Price in Thousands.....	385.0	650.0	525.0	525.0	649.9	500.0	405.0	479.5
BOMS.....	56	44	41	57	61	259	89	348
Average BOM Price in Thousands.....	335.1	796.6	687.0	529.7	679.3	593.1	621.4	600.3
BOM to Sale Ratio.....	47.1	31.4	36.6	37.5	41.8	38.7	32.5	36.9
Expirations.....	114	79	73	80	86	432	245	677
PENDING SALES								
New Escrows Opened.....	181	144	141	194	189	847	315	1,164
Total YTD Escrows Opened.....	598	597	521	712	668	3,096	1,238	4,334
New Open Escrows Average Days on Market.....	62	65	71	76	73	70	73	71
New Open Escrows Average List Price.....	365.0	746.5	653.0	543.6	729.2	600.8	561.1	589.0
CLOSED SALES:								
New Escrows Closed.....	119	140	112	152	146	669	274	943
Total YTD Escrows Closed.....	374	459	394	518	498	2,243	947	3,190
Volume of New Sales Dollars in Millions.....	44.082	99.040	67.037	83.782	102.662	396.604	153.904	550.507
Volume of total YTD Sales in Millions.....	146.316	343.607	248.931	286.164	388.296	1,413.313	552.875	1,966.188
Average Sale price in Thousands.....	370.4	707.4	598.5	551.2	703.2	592.8	561.7	583.8
Median Sale Price in Thousands.....	350.0	589.0	440.0	450.0	525.0	450.0	441.0	450.0
Coop Sales.....	92	115	72	19	114	512	201	713
Percent of Coop Sales.....	77.3	82.1	64.3	78.3	78.1	76.5	73.4	75.6
Average Days on Market.....	103	106	123	114	113	112	120	114
Sales at List Price.....	55	49	27	51	42	224	76	300
Percent of Sales at List Price.....	46.2	35.0	24.1	33.6	28.8	33.5	27.7	31.8
Sales to Listing Inventory Ratio.....	8.6	14.8	13.7	15.4	13.5	12.8	9.9	11.8
Final Sale to New Listing Ratio.....	36.8	53.0	49.3	60.3	46.5	48.5	41.0	46.0

SAN FERNANDO VALLEY CONDOMINIUM SALES STATISTICS FOR MAY

ACTIVE INVENTORY	EN	ES	CS	WN	WS	SFV TOTAL	EXT	TOTAL
New Listings.....	83	119	86	65	87	440	141	581
Total Active Listings.....	408	572	293	268	322	1,863	555	2,418
Average Days on Market.....	106	102	108	99	99	103	91	100
Average List Price in Thousands.....	257.2	450.0	335.0	343.8	339.4	355.3	421.1	370.4
Median List Price in Thousands.....	240.0	429.0	300.0	305.0	299.0	319.0	379.0	329.9
BOMS.....	18	23	11	14	18	84	13	97
Average BOM Price in Thousands.....	221.1	331.1	271.8	316.5	310.2	292.9	364.7	302.5
BOM to Sale Ratio.....	75.0	48.9	34.4	53.8	46.2	50.0	24.1	43.7
Expirations.....	41	68	21	13	30	173	52	225
PENDING SALES								
New Escrows Opened.....	53	73	55	49	46	275	65	341
Total YTD Escrows Opened.....	144	274	184	159	165	926	250	1,176
New Open Escrows Average Days on Market.....	86	98	61	58	77	78	72	77
New Open Escrows Average List Price.....	209.9	369.2	303.8	349.8	320.6	315.2	336.3	318.3
CLOSED SALES:								
New Escrows Closed.....	24	47	32	26	39	168	54	222
Total YTD Escrows Closed.....	80	202	133	113	130	658	205	863
Volume of New Sales Dollars in Millions.....	5.774	17.282	9.636	8.525	12.282	53.499	22.487	75.986
Volume of total YTD Sales in Millions.....	20.123	79.345	44.173	39.407	42.209	225.257	83.954	309.210
Average Sale price in Thousands.....	240.6	367.7	301.1	327.9	314.9	318.4	416.4	342.3
Median Sale Price in Thousands.....	239.0	360.0	280.5	312.5	290.0	299.0	379.0	312.5
Coop Sales.....	20	30	25	24	32	131	41	172
Percent of Coop Sales.....	83.3	63.8	78.1	92.3	82.1	78.0	75.9	77.5
Average Days on Market.....	126	132	114	98	99	115	98	111
Sales at List Price.....	15	14	12	12	13	66	21	87
Percent of Sales at List Price.....	62.5	29.8	37.5	46.2	33.3	39.3	38.9	39.2
Sales to Listing Inventory Ratio.....	5.9	8.2	10.9	9.7	12.1	9.0	9.7	9.2
Final Sale to New Listing Ratio.....	28.9	39.5	37.2	40.0	44.8	38.2	38.3	38.2