

NOVEMBER 2008

RESIDENTIAL
PROPERTIES LISTED
416

SCV RESIDENTIAL MLS SUMMARY

RESIDENTIAL PROP.
ESCROW OPENED
348

RESIDENTIAL PROP.
ESCROW CLOSED
318

MONTHLY RESIDENTIAL SALES STATISTICS

	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCV TOTAL	EXT	TOTAL
ACTIVE INVENTORY:											
NEW LISTINGS	9	5	100	17	24	57	23	68	303	113	416
TOTAL ACTIVE LISTINGS	69	53	401	132	179	231	103	319	1,487	592	2,079
AVERAGE DAYS ON MARKET	141	156	118	135	143	107	108	112	121	124	122
AVERAGE LIST PRICE IN THOUSANDS	525.1	793.3	453.0	494.3	433.6	443.2	560.5	521.6	490.4	295.8	435.0
MEDIAN LIST PRICE IN THOUSANDS	499.0	659.0	339.0	435.0	344.9	399.9	500.0	430.0	400.0	220.0	351.1
BOMS	3	2	29	1	9	14	11	14	83	27	110
AVERAGE BOM PRICE IN THOUSANDS	485.1	1,350.0	455.6	435.0	291.9	410.1	500.6	378.1	445.4	171.8	378.3
BOM TO SALE RATIO	100.0	40.0	38.2	4.2	34.6	35.9	84.6	29.2	35.5	32.1	34.6
EXPIRATIONS	11	2	20	6	8	12	4	25	88	77	165
PENDING SALES:											
NEW ESCROWS OPENED	9	5	84	29	22	41	13	67	270	78	348
TOTAL YTD ESCROWS OPENED	60	31	867	254	284	531	204	835	3,066	945	4,011
NEW OPEN ESCROWS AVERAGE DAYS ON MARKET	123	110	74	80	113	79	107	91	87	65	82
NEW OPEN ESCROWS AVERAGE LIST PRICE	403.1	594.8	308.8	406.8	264.1	381.3	513.4	446.6	379.2	194.7	337.8
CLOSED SALES:											
NEW ESCROWS CLOSED	3	5	76	24	26	39	13	48	234	84	318
TOTAL YTD ESCROWS CLOSED	47	27	744	221	250	463	182	747	2,681	853	3,534
VOLUME OF NEW SALE DOLLARS IN MILLIONS	1,680	2,028	23,699	9,719	6,998	14,824	6,578	19,421	84,947	18,593	103,540
VOLUME OF TOTAL YTD SALES IN MILLIONS	21,137	17,312	268,951	93,650	84,281	201,624	108,442	367,110	1,162,507	214,481	1,376,988
AVERAGE SALE PRICE IN THOUSANDS	560.0	405.6	311.8	405.0	269.2	380.1	506.0	404.6	363.0	221.3	325.6
MEDIAN SALE PRICE IN THOUSANDS	565.0	475.0	290.0	410.0	222.0	400.0	550.0	385.0	355.0	199.0	315.9
COOP SALES	2	4	65	20	22	31	10	40	194	49	243
PERCENT OF COOP SALES	66.7	80.0	85.5	83.3	84.6	79.5	76.9	83.3	82.9	58.3	76.4
AVERAGE DAYS ON MARKET	183	114	89	91	104	107	156	112	104	106	105
SALES AT LIST PRICE	1	2	53	12	11	22	6	22	129	34	163
PERCENT OF SALES AT LIST PRICE	33.3	40.0	69.7	50.0	42.3	56.4	46.2	45.8	55.1	40.5	51.3
SALES TO LISTING INVENTORY RATIO	4.3	9.4	19.0	18.2	14.5	16.9	12.6	15.0	15.7	14.2	15.3
FINAL SALE TO NEW LISTING RATIO	33.3	100.0	76.0	141.2	108.3	68.4	56.5	70.6	77.2	74.3	76.4

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	42	86	10	9	16470	12.7
100,000 TO 109,999	56	20	4	4	21425	16.2
110,000 TO 119,999	80	24	4	4	25450	15.3
120,000 TO 139,999	45	72	17	8	8320	4.5
140,000 TO 159,999	43	53	12	5	14331	6.4
160,000 TO 179,999	53	65	14	8	6778	3.1
180,000 TO 199,999	67	84	11	8	18782	7.4
200,000 TO 249,999	81	150	33	23	31009	10.4
250,000 TO 299,999	69	189	38	21	14123	3.6
300,000 TO 349,999	57	211	45	24	15684	3.7
350,000 TO 399,999	58	202	31	23	21886	5.0
400,000 TO 449,999	63	155	34	20	28030	5.4
450,000 TO 499,999	60	145	21	15	32924	5.2
500,000 TO 549,999	82	105	21	13	32920	4.7
550,000 TO 599,999	192	81	11	9	637700	19.8
600,000 TO 699,999	113	100	10	7	35062	2.3
700,000 TO 799,999	0	60	0	0	N/A	N/A
800,000 TO 899,999	15	31	2	1	6450	8
900,000 TO 999,999	0	26	0	0	N/A	N/A
1,000,000 TO 1,999,999	0	88	0	0	N/A	N/A
MORE THAN 2,000,000	0	22	0	0	N/A	N/A
TOTALS	69	1969	318	202	44427	6.2

LISTINGS
7,181

2008 RMLS TOTAL - VOLUME
\$1,376,988,000

SALES
3,618

*THE ASSOCIATION DOES NOT VERIFY ACTUAL CLOSED ESCROWS.

SANTA CLARITA VALLEY SINGLE FAMILY SALES STATISTICS FOR NOVEMBER

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	9	5	74	17	15	44	14	47	225	109	334
Total Active Listings.....	69	53	293	128	107	182	69	211	1,112	567	1,679
Average Days on Market.....	141	156	122	134	145	106	107	104	121	124	122
Average List Price in Thousands.....	525.1	793.3	542.8	503.2	586.6	489.3	678.8	616.6	567.0	295.9	475.4
Median List Price in Thousands.....	499.0	659.0	399.9	435.0	440.0	440.0	645.0	500.0	460.0	219.0	399.0
BOMS.....	3	2	20	1	6	11	10	10	63	27	90
Average BOM Price in Thousands.....	485.1	1,350.0	569.2	435.0	364.2	446.6	525.7	414.4	515.4	171.8	412.3
BOM to Sale Ratio.....	100.0	40.0	35.1	4.2	66.7	37.9	90.9	29.4	36.6	32.9	35.4
Expirations.....	11	2	17	5	3	9	4	15	66	76	142

PENDING SALES

New Escrows Opened.....	9	5	62	29	11	30	11	45	202	76	278
Total YTD Escrows Opened.....	60	31	607	248	144	416	155	564	2,225	900	3,125
New Open Escrows Average Days on Market.....	123	110	70	80	121	95	113	101	91	67	84
New Open Escrows Average List Price.....	403.1	594.8	351.1	406.8	336.0	429.2	550.5	508.7	424.2	194.2	361.3

CLOSED SALES:

New Escrows Closed.....	3	5	57	24	9	29	11	34	172	82	254
Total YTD Escrows Closed.....	47	27	524	216	129	367	140	500	1,950	808	2,758
Volume of New Sales Dollars in Millions.....	1.680	2.028	20.248	9.719	3.773	12.300	5.963	14.931	70.642	17.800	88.442
Volume of total YTD Sales in Millions.....	21.137	17.312	219.252	92.049	58.061	174.779	95.109	284.480	962.178	203.238	1165.416
Average Sale price in Thousands.....	560.0	405.6	355.2	405.0	419.2	424.1	542.1	439.1	410.7	217.1	348.2
Median Sale Price in Thousands.....	565.0	475.0	330.0	410.0	420.0	415.0	550.0	425.0	400.0	199.0	349.9
Coop Sales.....	2	4	50	20	7	23	8	28	142	47	189
Percent of Coop Sales.....	66.7	80.0	87.7	83.3	77.8	79.3	72.7	82.4	82.6	57.3	74.4
Average Days on Market.....	183	114	92	91	102	115	174	124	110	105	108
Sales at List Price.....	1	2	38	12	5	16	5	15	94	34	128
Percent of Sales at List Price.....	33.3	40.0	66.7	50.0	55.6	55.2	45.5	44.1	54.7	41.5	50.4
Sales to Listing Inventory Ratio.....	4.3	9.4	19.5	18.8	8.4	15.9	15.9	16.1	15.5	14.5	15.1
Final Sale to New Listing Ratio.....	33.3	100.0	77.0	141.2	60.0	65.9	78.6	72.3	76.4	75.2	76.0

SANTA CLARITA VALLEY CONDOMINIUM SALES STATISTICS FOR NOVEMBER

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	0	0	26	0	9	13	9	21	78	4	82
Total Active Listings.....	0	0	108	4	72	49	34	108	375	25	400
Average Days on Market.....	0	0	108	156	139	112	108	127	120	116	120
Average List Price in Thousands.....	0	0	209.3	211.2	206.2	272.1	320.3	335.9	263.5	293.4	265.3
Median List Price in Thousands.....	0	0	199.0	165.0	189.0	279.9	325.0	330.0	259.9	289.0	259.9
BOMS.....	0	0	9	0	3	3	1	4	20	0	20
Average BOM Price in Thousands.....	0	0	203.2	0	147.3	276.3	249.9	287.2	224.9	0	224.9
BOM to Sale Ratio.....	0	0	47.4	0	17.6	30.0	50.0	28.6	32.3	0	31.3
Expirations.....	0	0	3	1	5	3	0	10	22	1	23

PENDING SALES

New Escrows Opened.....	0	0	22	0	11	11	2	22	68	2	70
Total YTD Escrows Opened.....	0	0	260	6	140	115	49	271	841	45	886
New Open Escrows Average Days on Market.....	0	0	84	0	104	35	74	70	75	15	73
New Open Escrows Average List Price.....	0	0	189.8	0	192.3	250.7	309.0	319.7	245.6	213.7	244.7

CLOSED SALES:

New Escrows Closed.....	0	0	19	0	17	10	2	14	62	2	64
Total YTD Escrows Closed.....	0	0	220	5	121	96	42	247	731	45	776
Volume of New Sales Dollars in Millions.....	0	0	3.451	0	3.225	2.524	615	4.490	14.305	793	15.098
Volume of total YTD Sales in Millions.....	0	0	49.699	1.601	26.220	26.845	13.333	82.630	200.329	11.243	211.572
Average Sale price in Thousands.....	0	0	181.6	0	189.7	252.4	307.5	320.7	230.7	396.5	235.9
Median Sale Price in Thousands.....	0	0	173.4	0	189.5	275.0	281.5	314.9	210.0	135.0	210.0
Coop Sales.....	0	0	15	0	15	8	2	12	52	2	54
Percent of Coop Sales.....	0	0	78.9	0	88.2	80.0	100.0	85.7	83.9	100.0	84.4
Average Days on Market.....	0	0	81	0	106	86	60	82	88	146	90
Sales at List Price.....	0	0	15	0	6	6	1	7	35	0	35
Percent of Sales at List Price.....	0	0	78.9	0	35.3	60.0	50.0	50.0	56.5	0	54.7
Sales to Listing Inventory Ratio.....	0	0	17.6	0	23.6	20.4	5.9	13.0	16.5	8.0	16.0
Final Sale to New Listing Ratio.....	0	0	73.1	0	188.9	76.9	22.2	66.7	79.5	50.0	78.0