

OCTOBER 2008

RESIDENTIAL
PROPERTIES LISTED
634

SCV RESIDENTIAL MLS SUMMARY

RESIDENTIAL PROP.
ESCROW OPENED
448

RESIDENTIAL PROP.
ESCROW CLOSED
371

MONTHLY RESIDENTIAL SALES STATISTICS

	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCV TOTAL	EXT	TOTAL
ACTIVE INVENTORY:											
NEW LISTINGS	11	6	146	30	42	75	22	87	419	215	634
TOTAL ACTIVE LISTINGS	82	59	413	151	191	229	102	346	1,573	659	2,232
AVERAGE DAYS ON MARKET	134	147	111	117	128	105	111	108	114	114	114
AVERAGE LIST PRICE IN THOUSANDS	558.2	794.5	456.2	500.9	423.5	458.5	592.8	538.0	501.7	294.5	440.5
MEDIAN LIST PRICE IN THOUSANDS	499.9	659.0	345.0	439.0	329.0	419.9	559.9	450.0	419.9	229.9	360.0
BOMS	4	2	45	12	16	21	11	28	139	35	174
AVERAGE BOM PRICE IN THOUSANDS	583.3	547.5	442.5	357.7	343.1	376.1	386.2	533.4	433.1	240.0	394.3
BOM TO SALE RATIO	66.7	66.7	52.3	50.0	51.6	38.2	50.0	40.6	47.0	46.7	46.9
EXPIRATIONS	5	0	16	10	18	16	7	16	88	78	166
PENDING SALES:											
NEW ESCROWS OPENED	5	2	115	27	39	54	21	74	337	111	448
TOTAL YTD ESCROWS OPENED	51	26	801	229	268	502	193	778	2,848	876	3,724
NEW OPEN ESCROWS AVERAGE DAYS ON MARKET	80	39	60	81	67	57	113	80	70	58	67
NEW OPEN ESCROWS AVERAGE LIST PRICE	513.4	399.0	305.5	398.1	295.1	389.8	490.5	459.0	374.1	221.5	336.3
CLOSED SALES:											
NEW ESCROWS CLOSED	6	3	86	24	31	55	22	69	296	75	371
TOTAL YTD ESCROWS CLOSED	44	22	668	197	225	424	169	699	2,448	770	3,218
VOLUME OF NEW SALE DOLLARS IN MILLIONS	2.840	1.610	30.510	10.010	10.185	21.344	12.476	31.651	120.626	16.828	137.454
VOLUME OF TOTAL YTD SALES IN MILLIONS	19.457	15.284	245.422	83.931	77.497	186.759	101.864	347.689	1077.904	196.146	1274.050
AVERAGE SALE PRICE IN THOUSANDS	473.3	536.7	354.8	417.1	328.6	388.1	567.1	458.7	407.5	224.4	370.5
MEDIAN SALE PRICE IN THOUSANDS	475.0	605.0	315.0	400.0	285.0	380.0	552.0	420.0	375.0	186.0	347.0
COOP SALES	4	3	68	20	27	47	20	53	242	44	286
PERCENT OF COOP SALES	66.7	100.0	79.1	83.3	87.1	85.5	90.9	76.8	81.8	58.7	77.1
AVERAGE DAYS ON MARKET	97	105	101	98	104	99	127	100	102	101	102
SALES AT LIST PRICE	2	0	53	14	12	29	9	32	151	37	188
PERCENT OF SALES AT LIST PRICE	33.3	0	61.6	58.3	38.7	52.7	40.9	46.4	51.0	49.3	50.7
SALES TO LISTING INVENTORY RATIO	7.3	5.1	20.8	15.9	16.2	24.0	21.6	19.9	18.8	11.4	16.6
FINAL SALE TO NEW LISTING RATIO	54.5	50.0	58.9	80.0	73.8	73.3	100.0	79.3	70.6	34.9	58.5

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	46	73	11	7	19944
100,000 TO 109,999	64	14	2	1	27900
110,000 TO 119,999	58	23	2	2	27450
120,000 TO 139,999	52	80	15	10	13198
140,000 TO 159,999	78	55	20	13	35527
160,000 TO 179,999	96	78	10	6	27944
180,000 TO 199,999	39	83	16	9	13693
200,000 TO 249,999	59	170	40	25	23755
250,000 TO 299,999	63	188	22	16	22750
300,000 TO 349,999	47	216	49	23	19200
350,000 TO 399,999	60	226	50	28	13194
400,000 TO 449,999	83	161	32	19	44676
450,000 TO 499,999	77	164	34	26	34481
500,000 TO 549,999	78	108	19	14	53347
550,000 TO 599,999	65	103	16	10	49984
600,000 TO 699,999	74	124	15	8	25858
700,000 TO 799,999	55	49	6	3	16950
800,000 TO 899,999	41	43	3	3	31050
900,000 TO 999,999	146	33	3	3	82967
1,000,000 TO 1,999,999	148	95	5	5	371100
MORE THAN 2,000,000	126	21	1	1	184999
TOTALS	66	2107	371	232	33248

LISTINGS
6,765

2008 RMLS TOTAL - VOLUME
\$1,274,050,000

SALES
3,300

*THE ASSOCIATION DOES NOT VERIFY ACTUAL CLOSED ESCROWS.

SANTA CLARITA VALLEY SINGLE FAMILY SALES STATISTICS FOR OCTOBER

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	11	6	108	30	26	58	15	57	311	203	514
Total Active Listings.....	82	59	308	144	108	180	76	233	1,190	632	1,822
Average Days on Market.....	134	147	113	114	132	108	112	105	116	115	116
Average List Price in Thousands.....	558.2	794.5	538.0	514.1	591.6	512.7	684.9	630.1	577.7	294.4	479.4
Median List Price in Thousands.....	499.9	659.0	399.0	439.9	449.0	459.9	649.0	510.0	469.0	229.0	399.9
BOMS.....	4	2	35	12	10	18	4	22	107	35	142
Average BOM Price in Thousands.....	583.3	547.5	516.5	357.7	418.4	404.9	543.5	579.1	487.7	240.0	426.7
BOM to Sale Ratio.....	66.7	66.7	60.3	54.5	58.8	47.4	22.2	48.9	51.7	50.7	51.4
Expirations.....	5	0	13	10	9	14	6	12	69	77	146
PENDING SALES											
New Escrows Opened.....	5	2	78	27	21	43	14	49	239	106	345
Total YTD Escrows Opened.....	51	26	557	223	139	397	146	524	2,063	833	2,896
New Open Escrows Average Days on Market.....	80	39	64	81	56	62	129	87	74	56	68
New Open Escrows Average List Price.....	513.4	399.0	366.2	398.1	369.3	424.0	594.3	536.5	432.1	220.3	367.0
CLOSED SALES:											
New Escrows Closed.....	6	3	58	22	17	38	18	45	207	69	276
Total YTD Escrows Closed.....	44	22	467	192	120	338	129	466	1,778	727	2,505
Volume of New Sales Dollars in Millions.....	2.840	1.610	24.449	9.130	7.142	17.011	11.243	24.448	97.873	15.413	113.286
Volume of total YTD Sales in Millions.....	19.457	15.284	199.174	82.329	54.288	162.438	89.146	269.549	891.665	185.696	1077.361
Average Sale price in Thousands.....	473.3	536.7	421.5	415.0	420.1	447.7	624.6	543.3	472.8	223.4	410.5
Median Sale Price in Thousands.....	475.0	605.0	366.5	400.0	417.0	430.0	644.0	451.0	430.0	186.0	385.0
Coop Sales.....	4	3	49	19	14	32	17	31	169	40	209
Percent of Coop Sales.....	66.7	100.0	84.5	86.4	82.4	84.2	94.4	68.9	81.6	58.0	75.7
Average Days on Market.....	97	105	104	102	84	101	132	103	104	99	103
Sales at List Price.....	2	0	35	12	8	22	8	20	107	35	142
Percent of Sales at List Price.....	33.3	0	60.3	54.5	47.1	57.9	44.4	44.4	51.7	50.7	51.4
Sales to Listing Inventory Ratio.....	7.3	5.1	18.8	15.3	15.7	21.1	23.7	19.3	17.4	10.9	15.1
Final Sale to New Listing Ratio.....	54.5	50.0	53.7	73.3	65.4	65.5	120.0	78.9	66.6	34.0	53.7

SANTA CLARITA VALLEY CONDOMINIUM SALES STATISTICS FOR OCTOBER

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	0	0	38	0	16	17	7	30	108	12	120
Total Active Listings.....	0	0	105	7	83	49	26	113	383	27	410
Average Days on Market.....	0	0	102	172	122	94	105	114	110	94	109
Average List Price in Thousands.....	0	0	216.3	228.2	204.8	259.4	323.6	348.0	265.7	297.2	267.8
Median List Price in Thousands.....	0	0	199.9	189.0	195.0	279.0	329.5	325.0	250.0	299.0	255.0
BOMS.....	0	0	10	0	6	3	7	6	32	0	32
Average BOM Price in Thousands.....	0	0	183.5	0	217.7	202.8	296.4	365.6	250.6	0	250.6
BOM to Sale Ratio.....	0	0	35.7	0	42.9	17.6	175.0	25.0	36.0	0	33.7
Expirations.....	0	0	3	0	9	2	1	4	19	1	20
PENDING SALES											
New Escrows Opened.....	0	0	37	0	18	11	7	25	98	5	103
Total YTD Escrows Opened.....	0	0	244	6	129	105	47	254	785	43	828
New Open Escrows Average Days on Market.....	0	0	51	0	80	39	81	65	61	91	62
New Open Escrows Average List Price.....	0	0	177.5	0	208.6	256.3	283.0	307.2	232.7	245.9	233.3
CLOSED SALES:											
New Escrows Closed.....	0	0	28	2	14	17	4	24	89	6	95
Total YTD Escrows Closed.....	0	0	201	5	105	86	40	233	670	43	713
Volume of New Sales Dollars in Millions.....	0	0	6.061	880	3.043	4.333	1.233	7.204	22.754	1.415	24.168
Volume of Total YTD Sales in Millions.....	0	0	46.248	1.601	23.209	24.321	12.718	78.140	186.239	10.450	196.689
Average Sale price in Thousands.....	0	0	216.5	440.0	217.4	254.9	308.1	300.2	255.7	235.8	254.4
Median Sale Price in Thousands.....	0	0	199.9	229.9	215.0	260.0	290.0	305.0	241.0	165.0	239.0
Coop Sales.....	0	0	19	1	13	15	3	22	73	4	77
Percent of Coop Sales.....	0	0	67.9	50.0	92.9	88.2	75.0	91.7	82.0	66.7	81.1
Average Days on Market.....	0	0	93	61	129	94	105	94	99	129	101
Sales at List Price.....	0	0	18	2	4	7	1	12	44	2	46
Percent of Sales at List Price.....	0	0	64.3	100.0	28.6	41.2	25.0	50.0	49.4	33.3	48.4
Sales to Listing Inventory Ratio.....	0	0	26.7	28.6	16.9	34.7	15.4	21.2	23.2	22.2	23.2
Final Sale to New Listing Ratio.....	0	0	73.7	0	87.5	100.0	57.1	80.0	82.4	50.0	79.2