

SEPTEMBER 2008

RESIDENTIAL
PROPERTIES LISTED

625

SCV RESIDENTIAL MLS SUMMARY

RESIDENTIAL PROP.
ESCROW OPENED

466

RESIDENTIAL PROP.
ESCROW CLOSED

342

MONTHLY RESIDENTIAL SALES STATISTICS

ACTIVE INVENTORY:

	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCV TOTAL	EXT	TOTAL
NEW LISTINGS	17	12	125	51	56	78	28	103	470	155	625
TOTAL ACTIVE LISTINGS	85	55	401	158	202	233	104	350	1,588	655	2,243
AVERAGE DAYS ON MARKET	127	128	107	112	131	104	99	102	110	125	114
AVERAGE LIST PRICE IN THOUSANDS	565.4	846.6	481.5	515.6	442.6	473.9	647.6	549.2	521.8	317.6	462.2
MEDIAN LIST PRICE IN THOUSANDS	519.0	689.0	350.0	439.9	340.0	430.0	625.0	459.0	429.0	250.0	376.0
BOMS	3	2	34	9	12	22	8	28	118	21	139
AVERAGE BOM PRICE IN THOUSANDS	436.3	802.0	372.0	541.6	254.0	429.4	520.8	452.0	421.6	305.8	404.1
BOM TO SALE RATIO	60.0	100.0	39.1	29.0	48.0	52.4	42.1	38.4	41.5	36.2	40.6
EXPIRATIONS	9	5	35	11	14	16	2	23	115	69	184

PENDING SALES:

NEW ESCROWS OPENED	4	5	116	29	34	71	35	91	385	81	466
TOTAL YTD ESCROWS OPENED	46	25	709	208	234	464	184	722	2,592	777	3,369
NEW OPEN ESCROWS AVERAGE DAYS ON MARKET	60	56	67	39	71	74	120	76	73	55	70
NEW OPEN ESCROWS AVERAGE LIST PRICE	478.0	465.1	354.0	416.5	315.8	389.3	566.3	414.8	398.2	210.2	365.6

CLOSED SALES:

NEW ESCROWS CLOSED	5	2	87	31	25	42	19	73	284	58	342
TOTAL YTD ESCROWS CLOSED	38	19	582	173	195	368	147	630	2,152	697	2,849
VOLUME OF NEW SALE DOLLARS IN MILLIONS	2.394	1.525	30.319	12.583	7.521	17.525	11.032	33.554	116.453	13.888	130.341
VOLUME OF TOTAL YTD SALES IN MILLIONS	16.617	13.674	215.062	73.921	67.732	164.797	89.388	316.038	957.229	180.221	1,137.450
AVERAGE SALE PRICE IN THOUSANDS	478.8	762.5	348.5	405.9	300.9	417.3	580.6	459.6	410.0	239.4	381.1
MEDIAN SALE PRICE IN THOUSANDS	535.0	725.0	330.0	415.0	235.0	405.0	575.0	420.0	380.0	220.0	359.3
COOP SALES	4	2	69	25	20	32	17	60	229	41	270
PERCENT OF COOP SALES	80.0	100.0	79.3	80.6	80.0	76.2	89.5	82.2	80.6	70.7	78.9
AVERAGE DAYS ON MARKET	214	93	108	96	106	120	160	101	112	130	115
SALES AT LIST PRICE	1	1	40	14	12	22	7	24	121	29	150
PERCENT OF SALES AT LIST PRICE	20.0	50.0	46.0	45.2	48.0	52.4	36.8	32.9	42.6	50.0	43.9
SALES TO LISTING INVENTORY RATIO	5.9	3.6	21.7	19.6	12.4	18.0	18.3	20.9	17.9	8.9	15.2
FINAL SALE TO NEW LISTING RATIO	29.4	16.7	69.6	60.8	44.6	53.8	67.9	70.9	60.4	37.4	54.7

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	136	49	8	6	58543
100,000 TO 109,999	61	11	3	2	17950
110,000 TO 119,999	50	22	2	1	29900
120,000 TO 139,999	109	61	6	4	34908
140,000 TO 159,999	50	71	14	10	22996
160,000 TO 179,999	102	77	10	6	30600
180,000 TO 199,999	54	77	11	5	18069
200,000 TO 249,999	72	171	36	21	14782
250,000 TO 299,999	58	203	30	18	15311
300,000 TO 349,999	71	209	37	22	18864
350,000 TO 399,999	68	252	51	34	26578
400,000 TO 449,999	91	146	40	29	49812
450,000 TO 499,999	74	178	27	22	38998
500,000 TO 549,999	69	110	19	14	40141
550,000 TO 599,999	128	118	15	13	68377
600,000 TO 699,999	49	124	15	13	37201
700,000 TO 799,999	107	65	7	5	91043
800,000 TO 899,999	66	37	1	0	85100
900,000 TO 999,999	91	37	6	6	110483
1,000,000 TO 1,999,999	86	100	3	3	227667
MORE THAN 2,000,000	24	29	1	1	250000
TOTALS	76	2147	342	235	36420

LISTINGS

6,131

2008 RMLS TOTAL - VOLUME

\$1,137,450,000

SALES

2,929

*THE ASSOCIATION DOES NOT VERIFY ACTUAL CLOSED ESCROWS.

SANTA CLARITA VALLEY SINGLE FAMILY SALES STATISTICS FOR SEPTEMBER

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	17	12	90	48	27	60	22	67	343	151	494
Total Active Listings.....	85	55	294	151	114	184	80	231	1,194	633	1,827
Average Days on Market.....	127	128	113	111	135	109	96	100	112	124	116
Average List Price in Thousands.....	565.4	846.6	576.0	528.6	615.1	529.9	745.9	648.0	603.7	319.6	505.2
Median List Price in Thousands.....	519.0	689.0	405.0	449.0	450.0	479.0	659.9	529.9	488.0	250.0	410.0
BOMS.....	3	2	24	9	6	19	6	22	91	20	111
Average BOM Price in Thousands.....	436.3	802.0	433.2	541.6	331.0	460.2	589.6	497.0	476.7	298.3	444.6
BOM to Sale Ratio.....	60.0	100.0	41.4	29.0	75.0	55.9	46.2	50.0	46.7	38.5	44.9
Expirations.....	9	5	25	11	8	10	2	13	83	66	149
PENDING SALES											
New Escrows Opened.....	4	5	80	28	15	46	30	60	268	78	346
Total YTD Escrows Opened.....	46	25	498	202	122	367	141	486	1,887	739	2,626
New Open Escrows Average Days on Market.....	60	56	68	40	57	70	132	79	74	54	69
New Open Escrows Average List Price.....	478.0	465.1	412.5	408.1	437.0	461.5	606.8	464.2	457.1	208.6	401.1
CLOSED SALES:											
New Escrows Closed.....	5	2	58	31	8	34	13	44	195	52	247
Total YTD Escrows Closed.....	38	19	410	170	104	298	111	421	1,571	660	2,231
Volume of New Sales Dollars in Millions.....	2.394	1.525	24.028	12.583	3.721	15.232	9.147	24.427	93.057	12.739	105.796
Volume of total YTD Sales in Millions.....	16.617	13.674	175.069	73.199	47.566	144.497	77.903	245.101	793.626	171.186	964.812
Average Sale price in Thousands.....	478.8	762.5	414.3	405.9	465.1	448.0	703.6	555.2	477.2	245.0	428.3
Median Sale Price in Thousands.....	535.0	725.0	378.0	415.0	390.0	426.0	630.0	470.0	433.5	220.0	405.0
Coop Sales.....	4	2	43	25	8	26	13	35	156	38	194
Percent of Coop Sales.....	80.0	100.0	74.1	80.6	100.0	76.5	100.0	79.5	80.0	73.1	78.5
Average Days on Market.....	214	93	114	96	74	115	179	104	114	117	115
Sales at List Price.....	1	1	22	14	6	17	6	10	77	27	104
Percent of Sales at List Price.....	20.0	50.0	37.9	45.2	75.0	50.0	46.2	22.7	39.5	51.9	42.1
Sales to Listing Inventory Ratio.....	5.9	3.6	19.7	20.5	7.0	18.5	16.3	19.0	16.3	8.2	13.5
Final Sale to New Listing Ratio.....	29.4	16.7	64.4	64.6	29.6	56.7	59.1	65.7	56.9	34.4	50.0

SANTA CLARITA VALLEY CONDOMINIUM SALES STATISTICS FOR SEPTEMBER

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	0	0	35	3	29	18	6	36	127	4	131
Total Active Listings.....	0	0	107	7	88	49	24	119	394	22	416
Average Days on Market.....	0	0	90	128	127	84	110	105	104	138	106
Average List Price in Thousands.....	0	0	221.8	236.1	219.2	263.6	320.0	357.5	273.6	260.8	273.0
Median List Price in Thousands.....	0	0	199.9	229.9	199.9	269.0	319.0	346.0	259.9	199.0	259.0
BOMS.....	0	0	10	0	6	3	2	6	27	1	28
Average BOM Price in Thousands.....	0	0	225.1	0	176.9	234.3	314.5	287.3	235.8	456.3	243.7
BOM to Sale Ratio.....	0	0	34.5	0	35.3	37.5	33.3	20.7	30.3	16.7	29.5
Expirations.....	0	0	10	0	6	6	0	10	32	3	35
PENDING SALES											
New Escrows Opened.....	0	0	36	1	19	25	5	31	117	3	120
Total YTD Escrows Opened.....	0	0	211	6	112	97	43	236	705	38	743
New Open Escrows Average Days on Market.....	0	0	66	14	83	80	50	71	72	99	72
New Open Escrows Average List Price.....	0	0	223.8	649.9	220.0	256.4	323.3	319.3	263.3	251.7	263.1
CLOSED SALES:											
New Escrows Closed.....	0	0	29	0	17	8	6	29	89	6	95
Total YTD Escrows Closed.....	0	0	172	3	91	70	36	209	581	37	618
Volume of New Sales Dollars in Millions.....	0.000	0.000	6.291	0.000	3.801	2.292	1.885	9.127	23.396	1.149	24.545
Volume of Total YTD Sales in Millions.....	0.000	0.000	39.993	722	20.1666	20.300	11.486	70.937	163.603	9.035	172.638
Average Sale price in Thousands.....	0	0	216.9	0	223.6	286.6	314.2	314.7	262.9	191.5	258.4
Median Sale Price in Thousands.....	0	0	206.0	0	225.0	289.9	305.0	300.0	250.0	98.4	247.0
Coop Sales.....	0	0	26	0	12	6	4	25	73	3	76
Percent of Coop Sales.....	0	0	89.7	0	70.6	75.0	66.7	86.2	82.0	50.0	80.0
Average Days on Market.....	0	0	97	0	121	144	120	97	107	242	116
Sales at List Price.....	0	0	18	0	6	5	1	14	44	2	46
Percent of Sales at List Price.....	0	0	62.1	0	35.3	62.5	16.7	48.3	49.4	33.3	48.4
Sales to Listing Inventory Ratio.....	0	0	27.1	0	19.3	16.3	25.0	24.4	22.6	27.3	22.8
Final Sale to New Listing Ratio.....	0	0	82.9	0	58.6	44.4	100.0	80.6	70.1	150.0	72.5