

APRIL 2009

RESIDENTIAL PROPERTIES LISTED
435

SCV RESIDENTIAL MLS SUMMARY

RESIDENTIAL PROP. ESCROW OPENED
508

RESIDENTIAL PROP. ESCROW CLOSED
382

MONTHLY RESIDENTIAL SALES STATISTICS

ACTIVE INVENTORY:	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCV TOTAL	EXT	TOTAL
NEW LISTINGS	9	10	100	30	30	61	20	93	353	82	435
TOTAL ACTIVE LISTINGS	56	57	287	77	131	164	78	269	1,119	295	1,414
AVERAGE DAYS ON MARKET	143	143	134	125	156	121	127	100	126	142	129
AVERAGE LIST PRICE IN THOUSANDS	486.1	697.2	472.6	462.6	465.3	432.5	581.9	535.3	500.0	280.1	454.1
MEDIAN LIST PRICE IN THOUSANDS	450.0	619.0	329.0	390.0	329.9	399.0	569.0	425.0	399.0	199.0	359.9
BOMS	1	2	18	2	6	11	6	22	68	25	93
AVERAGE BOM PRICE IN THOUSANDS	280.0	454.0	274.2	297.5	255.9	361.1	414.0	397.4	344.9	157.3	294.5
BOM TO SALE RATIO	12.5	66.7	22.2	9.5	26.1	26.8	21.4	32.4	24.9	22.9	24.3
EXPIRATIONS	2	2	13	4	5	8	2	14	50	27	77
PENDING SALES:											
NEW ESCROWS OPENED	8	3	99	35	51	64	19	110	389	119	508
TOTAL YTD ESCROWS OPENED	36	20	353	104	137	222	83	322	1,277	431	1,708
NEW OPEN ESCROWS AVERAGE DAYS ON MARKET	83	49	66	86	92	72	89	77	77	69	75
NEW OPEN ESCROWS AVERAGE LIST PRICE	323.3	470.4	300.3	366.78	284.9	382.9	590.7	414.6	366.1	199.1	327.0
CLOSED SALES:											
NEW ESCROWS CLOSED	8	3	81	21	23	41	28	68	273	109	382
TOTAL YTD ESCROWS CLOSED	16	17	294	72	94	137	60	216	906	338	1,244
VOLUME OF NEW SALE DOLLARS IN MILLIONS	3.050	1.949	23.737	8.798	7.273	16.225	14.417	30.094	105.543	17.207	122.750
VOLUME OF TOTAL YTD SALES IN MILLIONS	6.608	9.191	90.788	29.298	28.859	55.034	29.174	96.239	345.191	60.440	405.631
AVERAGE SALE PRICE IN THOUSANDS	381.3	649.7	293.1	418.9	316.2	395.7	514.9	442.6	386.6	157.9	321.3
MEDIAN SALE PRICE IN THOUSANDS	400.0	699.0	295.0	422.0	320.0	380.0	520.0	400.0	372.5	13.5	315.0
COOP SALES	6	2	63	17	18	37	24	52	219	83	302
PERCENT OF COOP SALES	75.0	66.7	77.8	81.0	78.3	90.2	85.7	76.5	80.2	76.1	79.1
AVERAGE DAYS ON MARKET	178	149	99	139	140	106	141	115	118	112	116
SALES AT LIST PRICE	2	2	49	4	8	16	12	26	119	45	164
PERCENT OF SALES AT LIST PRICE	25.0	66.7	60.5	19.0	34.8	39.0	42.9	38.2	43.6	41.3	42.9
SALES TO LISTING INVENTORY RATIO	14.3	5.3	28.2	27.3	17.6	25.0	35.9	25.3	24.4	36.9	27.0
FINAL SALE TO NEW LISTING RATIO	88.9	30.0	81.0	70.0	76.7	67.2	140.0	73.1	77.3	132.9	87.8

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	50	51	44	33	12468
100,000 TO 109,999	131	11	4	3	52487
110,000 TO 119,999	53	22	5	3	7340
120,000 TO 139,999	89	47	19	13	23543
140,000 TO 159,999	93	36	16	12	25678
160,000 TO 179,999	65	51	16	10	13711
180,000 TO 199,999	102	38	11	8	41490
200,000 TO 249,999	74	99	26	16	18623
250,000 TO 299,999	87	133	36	23	35945
300,000 TO 349,999	74	137	49	33	22063
350,000 TO 399,999	74	138	35	22	25578
400,000 TO 449,999	82	97	41	30	35359
450,000 TO 499,999	94	85	22	17	58089
500,000 TO 549,999	89	61	20	19	44635
550,000 TO 599,999	52	56	9	6	19978
600,000 TO 699,999	73	90	14	10	37892
700,000 TO 799,999	84	28	10	8	167211
800,000 TO 899,999	0	28	0	0	N/A
900,000 TO 999,999	98	28	4	4	326975
1,000,000 TO 1,999,999	222	66	1	1	450000
MORE THAN 2,000,000	0	14	0	0	N/A
TOTALS	79	1316	382	271	35903

LISTINGS
1,965

2009 RMLS TOTAL - VOLUME
\$405,631,000

SALES
1,262

*THE ASSOCIATION DOES NOT VERIFY ACTUAL CLOSED ESCROWS.

SANTA CLARITA VALLEY SINGLE FAMILY SALES STATISTICS FOR APRIL

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	9	10	69	28	21	49	18	64	268	79	347
Total Active Listings.....	56	57	203	73	79	128	58	181	835	272	1,107
Average Days on Market.....	143	143	141	129	142	118	113	97	125	146	130
Average List Price in Thousands.....	486.1	697.2	592.1	478.5	642.8	482.5	684.8	643.7	587.9	276.0	511.2
Median List Price in Thousands.....	450.0	619.0	389.0	399.0	480.0	430.0	645.0	499.0	459.0	199.0	400.0
BOMS.....	1	2	17	2	4	10	3	15	54	25	79
Average BOM Price in Thousands.....	280.0	454.0	280.7	297.5	307.7	367.4	550.0	453.3	368.7	157.3	301.8
BOM to Sale Ratio.....	12.5	66.7	26.6	10.5	28.6	27.8	13.0	31.9	25.2	24.3	24.9
Expirations.....	2	2	10	4	4	6	2	11	41	23	64

PENDING SALES

New Escrows Opened.....	8	3	67	33	30	51	15	75	282	113	395
Total YTD Escrows Opened.....	36	20	262	98	81	173	58	228	956	410	1,366
New Open Escrows Average Days on Market.....	83	49	68	89	88	74	64	76	76	67	73
New Open Escrows Average List Price.....	323.3	470.4	352.4	377.0	341.6	423.2	671.4	479.9	418.3	195.7	354.6

CLOSED SALES:

New Escrows Closed.....	8	3	64	19	14	36	23	47	214	103	317
Total YTD Escrows Closed.....	16	17	227	68	53	112	44	158	695	322	1,017
Volume of New Sales Dollars in Millions.....	3.050	1.949	20.650	8.343	5.787	14.723	12.947	23.986	91.435	16.458	107.893
Volume of total YTD Sales in Millions.....	6.608	9.191	78.727	28.391	21.786	48.681	24.558	78.090	296.032	57.405	353.437
Average Sale price in Thousands.....	381.3	649.7	322.7	439.1	413.4	409.0	562.9	510.3	427.3	159.8	340.4
Median Sale Price in Thousands.....	400.0	699.0	322.8	426.0	385.0	415.0	530.0	440.0	410.0	135.0	340.0
Coop Sales.....	6	2	50	15	10	33	19	35	170	79	249
Percent of Coop Sales.....	75.0	66.7	78.1	78.9	71.4	91.7	82.6	74.5	79.4	76.7	78.5
Average Days on Market.....	178	149	99	140	117	102	140	121	117	116	117
Sales at List Price.....	2	2	39	4	5	13	9	15	89	43	132
Percent of Sales at List Price.....	25.0	66.7	60.9	21.1	35.7	36.1	39.1	31.9	41.6	41.7	41.6
Sales to Listing Inventory Ratio.....	14.3	5.3	31.5	26.0	17.7	28.1	39.7	26.0	25.6	37.9	28.6
Final Sale to New Listing Ratio.....	88.9	30.0	92.8	67.9	66.7	73.5	127.8	73.4	79.9	130.4	91.4

SANTA CLARITA VALLEY CONDOMINIUM SALES STATISTICS FOR APRIL

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	0	0	31	2	9	12	2	29	85	3	88
Total Active Listings.....	0	0	84	4	52	36	20	88	284	23	307
Average Days on Market.....	0	0	117	53	177	129	166	106	129	91	126
Average List Price in Thousands.....	0	0	183.8	172.0	195.6	254.7	283.3	312.4	241.6	328.1	248.1
Median List Price in Thousands.....	0	0	170.0	155.0	185.0	255.0	290.0	299.0	235.0	228.0	235.0
BOMS.....	0	0	1	0	2	1	3	7	14	0	14
Average BOM Price in Thousands.....	0	0	163.9	0	152.5	299.0	278.0	277.6	253.2	0	253.2
BOM to Sale Ratio.....	0	0	5.9	0	22.2	20.0	60.0	33.3	23.7	0	21.5
Expirations.....	0	0	3	0	1	2	0	3	9	4	13

PENDING SALES

New Escrows Opened.....	0	0	32	2	21	13	4	35	107	6	113
Total YTD Escrows Opened.....	0	0	91	6	56	49	25	94	321	21	342
New Open Escrows Average Days on Market.....	0	0	60	52	98	63	187	79	79	108	80
New Open Escrows Average List Price.....	0	0	191.1	196.9	203.7	225.0	288.0	274.5	228.7	262.5	230.5

CLOSED SALES:

New Escrows Closed.....	0	0	17	2	9	5	5	21	59	6	65
Total YTD Escrows Closed.....	0	0	67	4	41	25	16	58	211	16	227
Volume of New Sales Dollars in Millions.....	0	0	3.087	455	1.486	1.502	1.470	6.108	14.108	749	14.857
Volume of Total YTD Sales in Millions.....	0	0	12.061	907	7.074	6.352	4.616	18.149	49.159	3.035	52.194
Average Sale price in Thousands.....	0	0	181.6	227.5	165.1	300.4	294.0	290.8	239.1	124.8	228.6
Median Sale Price in Thousands.....	0	0	175.0	160.0	137.0	310.0	299.9	295.0	250.0	75.0	234.0
Coop Sales.....	0	0	13	2	8	4	5	17	49	4	53
Percent of Coop Sales.....	0	0	76.5	100.0	88.9	80.0	100.0	81.0	83.1	66.7	81.5
Average Days on Market.....	0	0	97	135	177	130	143	101	119	56	113
Sales at List Price.....	0	0	10	0	3	3	3	11	30	2	32
Percent of Sales at List Price.....	0	0	58.8	0	33.3	60.0	60.0	52.4	50.8	33.3	49.2
Sales to Listing Inventory Ratio.....	0	0	20.2	50.0	17.3	13.9	25.0	23.9	20.8	26.1	21.2
Final Sale to New Listing Ratio.....	0	0	54.8	100.0	100.0	41.7	250.0	72.4	69.4	200.0	73.9