

FEBRUARY 2009

RESIDENTIAL
PROPERTIES LISTED

450

SCV RESIDENTIAL MLS SUMMARY

RESIDENTIAL PROP.
ESCROW OPENED

440

RESIDENTIAL PROP.
ESCROW CLOSED

281

MONTHLY RESIDENTIAL SALES STATISTICS

ACTIVE INVENTORY:

	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCV TOTAL	EXT	TOTAL
NEW LISTINGS	11	15	86	24	32	47	18	96	329	121	450
TOTAL ACTIVE LISTINGS	63	54	330	89	155	193	83	317	1,284	421	1,705
AVERAGE DAYS ON MARKET	154	122	127	141	150	123	110	96	123	138	126
AVERAGE LIST PRICE IN THOUSANDS	463.0	755.7	443.5	492.6	401.8	426.0	574.6	521.1	481.0	272.6	429.5
MEDIAN LIST PRICE IN THOUSANDS	419.9	660.0	325.0	435.0	299.9	399.9	569.0	429.9	392.5	188.9	349.0
BOMS	2	1	23	4	8	13	5	15	71	22	93
AVERAGE BOM PRICE IN THOUSANDS	425.0	449.9	355.0	375.0	291.5	384.5	416.8	490.6	390.7	170.6	338.6
BOM TO SALE RATIO	200.0	33.3	32.4	21.1	34.8	43.3	45.5	27.8	33.5	31.9	33.1
EXPIRATIONS	3	0	16	14	6	8	4	18	69	38	107

PENDING SALES:

NEW ESCROWS OPENED	8	8	95	29	25	54	22	75	316	124	440
TOTAL YTD ESCROWS OPENED	12	15	174	53	54	102	45	144	599	213	812
NEW OPEN ESCROWS AVERAGE DAYS ON MARKET	135	81	88	91	60	64	100	72	80	66	76
NEW OPEN ESCROWS AVERAGE LIST PRICE	471.1	440.3	315.7	389.2	289.1	374.7	500.6	454.0	383.2	192.4	329.4

CLOSED SALES:

NEW ESCROWS CLOSED	1	3	71	19	23	30	11	54	212	69	281
TOTAL YTD ESCROWS CLOSED	3	8	146	37	43	57	21	94	409	127	536
VOLUME OF NEW SALE DOLLARS IN MILLIONS	429	1,411	24,057	8,412	8,227	12,290	4,725	23,964	83,515	13,635	97,151
VOLUME OF TOTAL YTD SALES IN MILLIONS	1,424	4,293	47,017	15,457	13,654	23,524	9,327	41,521	156,216	24,987	181,113
AVERAGE SALE PRICE IN THOUSANDS	429.0	470.3	338.8	442.7	357.7	409.7	429.6	443.8	393.9	197.6	345.7
MEDIAN SALE PRICE IN THOUSANDS	429.0	395.0	313.0	415.0	302.0	400.0	380.0	425.0	360.0	140.0	325.0
COOP SALES	1	3	58	17	18	28	10	44	179	49	228
PERCENT OF COOP SALES	100.0	100.0	81.7	89.5	78.3	93.3	90.9	81.5	84.4	71.0	81.1
AVERAGE DAYS ON MARKET	147	171	109	139	99	95	112	103	108	104	107
SALES AT LIST PRICE	1	1	34	10	11	12	4	20	93	39	132
PERCENT OF SALES AT LIST PRICE	100.0	33.3	47.9	52.6	47.8	40.0	36.4	37.0	43.9	56.5	47.0
SALES TO LISTING INVENTORY RATIO	1.6	5.6	21.5	21.3	14.8	15.5	13.3	17.0	16.5	16.4	16.5
FINAL SALE TO NEW LISTING RATIO	9.1	20.0	82.6	79.2	71.9	63.8	61.1	56.3	64.4	57.0	62.4

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	73	81	23	16	28829	25.1
100,000 TO 109,999	68	21	5	4	25980	14.3
110,000 TO 119,999	62	21	2	1	300	8
120,000 TO 139,999	32	54	8	5	6800	4.7
140,000 TO 159,999	93	52	11	8	26470	11.2
160,000 TO 179,999	48	76	11	7	17723	8.2
180,000 TO 199,999	47	46	10	5	1130	1
200,000 TO 249,999	50	121	22	9	4506	1.4
250,000 TO 299,999	41	167	28	18	13642	4.0
300,000 TO 349,999	50	169	38	21	21652	4.9
350,000 TO 399,999	77	172	24	16	34107	7.7
400,000 TO 449,999	62	106	31	20	21864	4.5
450,000 TO 499,999	131	128	24	22	71867	11.9
500,000 TO 549,999	58	65	15	14	41899	7.2
550,000 TO 599,999	132	63	5	5	96360	13.7
600,000 TO 699,999	110	82	11	9	91287	11.8
700,000 TO 799,999	59	42	5	5	145540	14.1
800,000 TO 899,999	9	26	2	2	12925	1.5
900,000 TO 999,999	198	30	2	2	342500	24.6
1,000,000 TO 1,999,999	77	71	4	4	230213	12.8
MORE THAN 2,000,000	0	15	0	0	N/A	N/A
TOTALS	68	1608	281	193	38111	8.4

LISTINGS

1,024

2009 RMLS TOTAL - VOLUME

\$181,113,000

SALES

544

*THE ASSOCIATION DOES NOT VERIFY ACTUAL CLOSED ESCROWS.

SANTA CLARITA VALLEY SINGLE FAMILY SALES STATISTICS FOR FEBRUARY

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	11	15	55	22	19	38	14	64	238	114	352
Total Active Listings.....	63	54	242	87	85	156	54	213	954	391	1,345
Average Days on Market.....	154	122	132	142	157	119	111	98	125	141	130
Average List Price in Thousands.....	463.0	755.7	533.8	499.7	568.5	470.2	730.2	615.2	560.6	273.3	477.1
Median List Price in Thousands.....	419.9	660.0	375.0	437.4	415.1	449.0	698.0	495.0	449.9	179.9	395.0
BOMS.....	2	1	19	4	5	11	3	11	56	21	77
Average BOM Price in Thousands.....	425.0	449.9	401.5	375.0	364.4	398.0	523.0	549.6	432.9	176.6	363.0
BOM to Sale Ratio.....	200.0	33.3	33.9	21.1	35.7	39.3	50.0	27.5	33.5	31.8	33.0
Expirations.....	3	0	8	14	2	6	3	15	51	38	89
PENDING SALES											
New Escrows Opened.....	8	8	72	26	15	37	19	58	243	120	363
Total YTD Escrows Opened.....	12	15	132	50	34	76	33	112	464	205	669
New Open Escrows Average Days on Market.....	135	81	90	93	25	67	96	72	80	66	75
New Open Escrows Average List Price.....	471.1	440.3	356.2	395.5	346.7	449.6	527.1	499.0	428.1	192.5	350.2
CLOSED SALES:											
New Escrows Closed.....	1	3	56	19	14	28	6	40	167	66	233
Total YTD Escrows Closed.....	3	8	110	36	24	47	14	69	311	123	434
Volume of New Sales Dollars in Millions.....	429	1,411	21,284	8,412	6,695	11,465	3,281	19,201	72,178	12,875	85,053
Volume of total YTD Sales in Millions.....	1,424	4,293	40,251	15,345	10,353	20,432	7,403	33,321	132,822	23,949	156,771
Average Sale price in Thousands.....	429.0	470.3	380.1	442.7	478.2	409.5	545.68	480.0	432.2	195.1	365.0
Median Sale Price in Thousands.....	429.0	395.0	345.0	415.0	390.0	400.0	583.0	435.0	408.0	125.0	350.0
Coop Sales.....	1	3	45	17	10	26	6	33	141	47	188
Percent of Coop Sales.....	100.0	100.0	80.4	89.5	71.4	92.9	100.0	82.5	84.4	71.2	80.7
Average Days on Market.....	147	171	113	139	101	97	104	107	112	106	110
Sales at List Price.....	1	1	26	10	6	10	2	12	68	36	104
Percent of Sales at List Price.....	100.0	33.3	46.4	52.6	42.9	35.7	33.3	30.0	40.7	54.5	44.6
Sales to Listing Inventory Ratio.....	1.6	5.6	23.1	21.8	16.5	17.9	11.1	18.8	17.5	16.9	17.3
Final Sale to New Listing Ratio.....	9.1	20.0	101.8	86.4	73.7	73.7	42.9	62.5	70.2	57.9	66.2

SANTA CLARITA VALLEY CONDOMINIUM SALES STATISTICS FOR FEBRUARY

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	0	0	31	2	13	9	4	32	91	7	98
Total Active Listings.....	0	0	88	2	70	37	29	104	330	30	360
Average Days on Market.....	0	0	112	84	143	141	110	92	115	99	114
Average List Price in Thousands.....	0	0	195.2	182.0	199.3	239.7	284.9	328.4	250.9	262.4	251.8
Median List Price in Thousands.....	0	0	176.5	165.0	194.9	249.9	289.9	315.0	240.0	249.0	245.0
BOMS.....	0	0	4	0	3	2	2	4	15	1	16
Average BOM Price in Thousands.....	0	0	134.0	0	169.9	309.9	257.4	328.5	233.0	44.9	221.2
BOM to Sale Ratio.....	0	0	26.7	0	33.3	100.0	40.0	28.6	33.3	33.3	33.3
Expirations.....	0	0	8	0	4	2	1	3	18	0	18
PENDING SALES											
New Escrows Opened.....	0	0	23	3	10	17	3	17	73	4	77
Total YTD Escrows Opened.....	0	0	42	3	20	26	12	32	135	8	143
New Open Escrows Average Days on Market.....	0	0	83	68	111	55	125	71	79	63	78
New Open Escrows Average List Price.....	0	0	189.1	334.6	202.8	211.4	332.9	300.5	234.0	188.5	231.6
CLOSED SALES:											
New Escrows Closed.....	0	0	15	0	9	2	5	14	45	3	48
Total YTD Escrows Closed.....	0	0	36	1	19	10	7	25	98	4	102
Volume of New Sales Dollars in Millions.....	0	0	2,773	0	1,532	825	1,445	4,763	11,338	760	12,098
Volume of Total YTD Sales in Millions.....	0	0	6,766	112	3,301	3,092	1,924	8,200	23,394	948	24,342
Average Sale price in Thousands.....	0	0	184.9	0	170.2	412.5	288.9	340.2	251.9	253.3	252.0
Median Sale Price in Thousands.....	0	0	185.0	0	162.8	300.0	270.0	315.9	225.0	250.0	239.9
Coop Sales.....	0	0	13	0	8	2	4	11	38	2	40
Percent of Coop Sales.....	0	0	86.7	0	88.9	100.0	80.0	78.6	84.4	66.7	83.3
Average Days on Market.....	0	0	95	0	97	56	122	94	96	61	94
Sales at List Price.....	0	0	8	0	5	2	2	8	25	3	28
Percent of Sales at List Price.....	0	0	53.3	0	55.6	100.0	40.0	57.1	55.6	100.0	58.3
Sales to Listing Inventory Ratio.....	0	0	17.0	0	12.9	5.4	17.2	13.5	13.6	10.0	13.3
Final Sale to New Listing Ratio.....	0	0	48.4	0	69.2	22.2	125.0	43.8	49.5	42.9	49.0