

FEBRUARY 2009

RESIDENTIAL
PROPERTIES LISTED
1,778

SFV RESIDENTIAL MLS SUMMARY

RESIDENTIAL PROP.
ESCROW OPENED
1,424

RESIDENTIAL PROP.
ESCROW CLOSED
876

MONTHLY RESIDENTIAL SALES STATISTICS

	EN	ES	CS	WN	WS	SFV TOT	EXT	TOTAL
ACTIVE INVENTORY:								
NEW LISTINGS	260	289	187	221	262	1,219	559	1,778
TOTAL ACTIVE LISTINGS	1,065	973	674	845	894	4,451	2,468	6,919
AVERAGE DAYS ON MARKET	122	107	129	123	112	118	124	120
AVERAGE LIST PRICE IN THOUSANDS	268.6	705.4	833.6	501.9	925.4	625.9	599.0	616.3
MEDIAN LIST PRICE IN THOUSANDS	250.0	464.0	419.0	399.0	549.9	379.0	349.0	369.0
BOMS	78	56	43	67	58	302	83	385
AVERAGE BOM PRICE IN THOUSANDS	239.0	517.5	447.6	417.7	599.7	429.3	363.5	415.1
BOM TO SALE RATIO	43.1	43.1	51.2	50.8	50.4	47.0	35.5	43.9
EXPIRATIONS	71	81	43	48	59	302	189	491
PENDING SALES:								
NEW ESCROWS OPENED	258	196	163	206	206	1,028	395	1,424
TOTAL YTD ESCROWS OPENED	510	367	308	420	371	1,976	743	2,719
NEW OPEN ESCROWS AVERAGE DAYS ON MARKET	86	77	86	76	76	80	77	80
NEW OPEN ESCROWS AVERAGE LIST PRICE	240.9	451.0	434.6	392.5	460.9	386.4	339.4	373.1
CLOSED SALES:								
NEW ESCROWS CLOSED	181	130	84	132	115	642	234	876
TOTAL YTD ESCROWS CLOSED	373	242	182	277	233	1,307	508	1,815
VOLUME OF NEW SALE DOLLARS IN MILLIONS	44.394	59.578	37.045	53.647	47.218	241.882	88.701	330.583
VOLUME OF TOTAL YTD SALES IN MILLIONS	92.370	109.955	79.394	116.018	98.485	496.222	184.394	680.616
AVERAGE SALE PRICE IN THOUSANDS	245.3	458.3	441.0	406.4	410.6	376.8	379.1	377.4
MEDIAN SALE PRICE IN THOUSANDS	241.5	351.0	321.0	355.0	350.0	309.0	295.0	305.0
COOP SALES	156	105	72	117	97	547	203	750
PERCENT OF COOP SALES	86.2	80.8	85.7	88.6	84.3	85.2	86.8	85.6
AVERAGE DAYS ON MARKET	123	106	118	121	110	116	125	118
SALES AT LIST PRICE	112	54	36	60	43	305	93	398
PERCENT OF SALES AT LIST PRICE	61.9	41.5	42.9	45.5	37.4	47.5	39.7	45.4
SALES TO LISTING INVENTORY RATIO	17.0	13.4	12.5	15.6	12.9	14.4	9.5	12.7
FINAL SALE TO NEW LISTING RATIO	69.6	45.0	44.9	59.7	43.9	52.7	41.9	49.3

SELLING TIME - PRICE CHANGE - PRICE REDUCTION

SELLING PRICE RANGE:	AVG. SELL TIME	ACTIVE NO. LISTINGS	TOTAL # SOLD	REDUCED \$	\$ AVERAGE PRICE REDUCTION %
LESS THAN 100,000	87	219	34	28	29393
100,000 TO 109,999	129	59	5	5	29940
110,000 TO 119,999	83	71	17	13	36290
120,000 TO 139,999	57	166	27	14	13330
140,000 TO 159,999	81	223	23	19	31726
160,000 TO 179,999	71	220	31	21	27017
180,000 TO 199,999	89	265	31	21	32078
200,000 TO 249,999	75	537	119	71	24836
250,000 TO 299,999	80	743	134	83	25482
300,000 TO 349,999	66	554	96	68	38989
350,000 TO 399,999	88	601	95	66	36947
400,000 TO 449,999	74	352	59	40	43837
450,000 TO 499,999	64	346	44	33	40809
500,000 TO 549,999	76	194	32	24	38800
550,000 TO 599,999	88	244	25	21	87882
600,000 TO 699,999	84	309	34	25	66514
700,000 TO 799,999	151	281	18	15	152265
800,000 TO 899,999	63	206	15	15	99173
900,000 TO 999,999	48	147	8	6	48843
1,000,000 TO 1,999,999	89	547	23	20	208057
MORE THAN 2,000,000	155	315	5	3	757667
TOTALS	79	6599	875	611	46084

LISTINGS
3,862

2009 RMLS TOTAL - \$ VOLUME
\$680,616,000

SALES
1,840

*THE ASSOCIATION DOES NOT VERIFY ACTUAL CLOSED ESCROWS.

SAN FERNANDO VALLEY SINGLE FAMILY SALES STATISTICS FOR FEBRUARY

ACTIVE INVENTORY	EN	ES	CS	WN	WS	SFV TOTAL	EXT	TOTAL
New Listings.....	195	206	133	183	201	918	444	1,362
Total Active Listings.....	799	645	502	684	686	3,316	2,020	5,336
Average Days on Market.....	122	102	130	121	110	117	126	120
Average List Price in Thousands.....	300.6	876.7	1,027.4	561.7	1,124.1	746.9	640.6	706.7
Median List Price in Thousands.....	275.0	600.0	550.0	439.9	685.0	449.9	340.0	410.0
BOMS.....	55	38	30	55	45	223	66	289
Average BOM Price in Thousands.....	281.0	589.0	547.8	461.1	707.8	499.9	371.8	470.7
BOM to Sale Ratio.....	38.2	41.8	47.6	55.6	54.2	46.5	35.3	43.3
Expirations.....	56	50	34	38	45	223	166	389

PENDING SALES

New Escrows Opened.....	203	136	115	161	159	773	329	1,103
Total YTD Escrows Opened.....	396	256	218	326	283	1,479	620	2,099
New Open Escrows Average Days on Market.....	86	73	85	74	76	79	76	78
New Open Escrows Average List Price.....	265.1	496.7	525.7	431.4	521.9	432.4	346.9	406.5

CLOSED SALES:

New Escrows Closed.....	144	91	63	99	83	480	187	667
Total YTD Escrows Closed.....	291	167	133	223	177	991	418	1,409
Volume of New Sales Dollars in Millions.....	39.016	46.747	32.238	45.477	40.788	204.266	73.918	278.184
Volume of total YTD Sales in Millions.....	79.426	85.948	67.507	103.317	87.264	423.462	156.353	579.815
Average Sale price in Thousands.....	270.9	513.7	511.7	459.4	491.4	425.6	395.3	417.1
Median Sale Price in Thousands.....	260.0	355.0	359.9	400.0	415.0	339.9	305.0	335.0
Coop Sales.....	121	74	52	86	71	404	160	564
Percent of Coop Sales.....	84.0	81.3	82.5	86.9	85.5	84.2	85.6	84.6
Average Days on Market.....	121	109	100	120	111	114	124	117
Sales at List Price.....	87	40	25	43	31	226	75	301
Percent of Sales at List Price.....	60.4	44.0	39.7	43.4	37.3	47.1	40.1	45.1
Sales to Listing Inventory Ratio.....	18.0	14.1	12.5	14.5	12.1	14.5	9.3	12.5
Final Sale to New Listing Ratio.....	73.8	44.2	47.4	54.1	41.3	52.3	42.1	49.0

SAN FERNANDO VALLEY CONDOMINIUM SALES STATISTICS FOR FEBRUARY

ACTIVE INVENTORY	EN	ES	CS	WN	WS	SFV TOTAL	EXT	TOTAL
New Listings.....	65	83	54	38	61	301	115	416
Total Active Listings.....	266	328	172	161	208	1,135	448	1,583
Average Days on Market.....	121	117	125	135	117	122	112	119
Average List Price in Thousands.....	172.5	368.3	268.3	248.1	269.9	272.2	411.7	311.7
Median List Price in Thousands.....	155.0	360.0	244.9	220.0	235.0	235.0	349.9	260.0
BOMS.....	23	18	13	12	13	79	17	96
Average BOM Price in Thousands.....	138.6	366.6	216.4	219.2	225.5	229.9	331.1	247.8
BOM to Sale Ratio.....	62.2	46.2	61.9	36.4	40.6	48.8	36.2	45.9
Expirations.....	15	31	9	10	14	79	23	102

PENDING SALES

New Escrows Opened.....	55	60	48	45	47	255	66	321
Total YTD Escrows Opened.....	114	111	90	94	88	497	123	620
New Open Escrows Average Days on Market.....	86	87	88	83	78	85	83	84
New Open Escrows Average List Price.....	151.5	347.5	216.4	253.4	254.4	246.8	301.9	258.1

CLOSED SALES:

New Escrows Closed.....	37	39	21	33	32	162	47	209
Total YTD Escrows Closed.....	82	75	49	54	56	316	90	406
Volume of New Sales Dollars in Millions.....	5.378	12.831	4.808	8.170	6.430	37.617	14.783	52.399
Volume of total YTD Sales in Millions.....	12.945	24.007	11.887	12.701	11.220	72.760	28.041	100.801
Average Sale price in Thousands.....	145.3	329.0	228.9	247.6	200.9	232.2	314.5	250.7
Median Sale Price in Thousands.....	138.0	350.0	210.0	255.0	180.0	210.0	275.0	225.0
Coop Sales.....	35	31	20	31	26	143	43	186
Percent of Coop Sales.....	94.6	79.5	95.2	93.9	81.3	88.3	91.5	89.0
Average Days on Market.....	132	97	172	127	107	123	129	124
Sales at List Price.....	25	14	11	17	12	79	18	97
Percent of Sales at List Price.....	67.6	35.9	52.4	51.5	37.5	48.8	38.3	46.4
Sales to Listing Inventory Ratio.....	13.9	11.9	12.2	20.5	15.4	14.3	10.5	13.2
Final Sale to New Listing Ratio.....	56.9	47.0	38.9	86.8	52.5	53.8	40.9	50.2