

JANUARY 2009

RESIDENTIAL PROPERTIES LISTED
574

SCV RESIDENTIAL MLS SUMMARY

RESIDENTIAL PROP. ESCROW OPENED
405

RESIDENTIAL PROP. ESCROW CLOSED
263

MONTHLY RESIDENTIAL SALES STATISTICS

	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCV TOTAL	EXT	TOTAL
ACTIVE INVENTORY:											
NEW LISTINGS	12	13	112	27	45	69	37	114	429	145	574
TOTAL ACTIVE LISTINGS	62	46	364	106	167	206	95	321	1,367	538	1,905
AVERAGE DAYS ON MARKET	142	124	121	143	146	110	108	99	119	129	122
AVERAGE LIST PRICE IN THOUSANDS	481.2	869.6	434.6	471.1	387.2	433.6	567.9	519.6	477.5	269.0	418.6
MEDIAN LIST PRICE IN THOUSANDS	449.0	670.0	320.0	415.0	299.0	415.0	549.0	439.9	399.0	195.0	340.0
BOMS	5	5	27	10	14	23	3	21	108	29	137
AVERAGE BOM PRICE IN THOUSANDS	453.2	702.8	295.6	340.9	34.7	340.9	551.6	463.0	381.1	171.2	336.7
BOM TO SALE RATIO	250.0	100.0	36.0	52.6	66.7	85.2	30.0	50.0	53.7	46.8	52.1
EXPIRATIONS	3	3	25	5	6	12	2	17	73	39	112
PENDING SALES:											
NEW ESCROWS OPENED	4	7	87	26	30	56	27	75	312	93	405
TOTAL YTD ESCROWS OPENED	4	7	87	26	30	56	27	75	312	93	405
NEW OPEN ESCROWS AVERAGE DAYS ON MARKET	150	137	79	52	62	88	72	93	81	67	78
NEW OPEN ESCROWS AVERAGE LIST PRICE	363.5	519.4	307.4	425.0	347.5	431.5	493.4	468.0	403.5	210.9	359.3
CLOSED SALES:											
NEW ESCROWS CLOSED	2	5	75	19	21	27	10	42	201	62	263
TOTAL YTD ESCROWS CLOSED	2	5	75	19	21	27	10	42	201	62	263
VOLUME OF NEW SALE DOLLARS IN MILLIONS	995	2,882	22,960	7,444	5,787	11,234	4,602	18,157	74,061	12,316	86,377
VOLUME OF TOTAL YTD SALES IN MILLIONS	995	2,882	22,960	7,444	5,787	11,234	4,602	18,157	74,061	12,316	86,377
AVERAGE SALE PRICE IN THOUSANDS	497.5	576.5	306.1	391.8	275.6	416.1	460.2	432.3	368.5	198.6	328.4
MEDIAN SALE PRICE IN THOUSANDS	374.9	550.0	303.0	380.0	225.0	360.0	450.0	395.0	352.8	145.0	310.0
COOP SALES	2	5	64	13	18	23	8	33	166	42	208
PERCENT OF COOP SALES	100.0	100.0	85.3	68.4	85.7	85.2	80.0	78.6	82.6	67.7	79.1
AVERAGE DAYS ON MARKET	258	180	97	135	132	98	93	127	114	114	114
SALES AT LIST PRICE	1	2	50	12	9	14	5	21	114	31	145
PERCENT OF SALES AT LIST PRICE	50.0	40.0	66.7	63.2	42.9	51.9	50.0	50.0	56.7	50.0	55.1
SALES TO LISTING INVENTORY RATIO	3.2	10.9	20.6	17.9	12.6	13.1	10.5	13.1	14.7	11.5	13.8
FINAL SALE TO NEW LISTING RATIO	16.7	38.5	67.0	70.4	46.7	39.1	27.0	36.8	46.9	42.8	45.8

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	97	97	17	14	38260
100,000 TO 109,999	45	26	4	4	35450
110,000 TO 119,999	118	27	6	5	45452
120,000 TO 139,999	59	71	7	4	5415
140,000 TO 159,999	56	64	17	11	11581
160,000 TO 179,999	61	71	8	6	28800
180,000 TO 199,999	47	67	12	6	14840
200,000 TO 249,999	65	159	24	16	18760
250,000 TO 299,999	78	175	30	17	20015
300,000 TO 349,999	79	185	29	15	12506
350,000 TO 399,999	77	171	34	19	24723
400,000 TO 449,999	78	124	26	17	19520
450,000 TO 499,999	75	141	14	9	28949
500,000 TO 549,999	33	77	9	6	30889
550,000 TO 599,999	36	74	7	4	47440
600,000 TO 699,999	105	80	10	8	50818
700,000 TO 799,999	38	52	3	2	86500
800,000 TO 899,999	61	28	2	1	20550
900,000 TO 999,999	239	27	1	1	225442
1,000,000 TO 1,999,999	119	67	3	3	216333
MORE THAN 2,000,000	0	19	0	0	N/A
TOTALS	73	1802	263	168	26896

LISTINGS
574

2009 RMLS TOTAL - VOLUME
\$86,377,000

SALES
263

*THE ASSOCIATION DOES NOT VERIFY ACTUAL CLOSED ESCROWS.

SANTA CLARITA VALLEY SINGLE FAMILY SALES STATISTICS FOR JANUARY

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	12	13	86	26	26	57	23	79	322	134	456
Total Active Listings.....	62	46	262	103	91	159	66	220	1,009	506	1,515
Average Days on Market.....	142	124	121	144	153	107	109	98	120	131	123
Average List Price in Thousands.....	481.2	869.6	524.5	476.4	543.7	490.0	684.5	606.0	557.2	269.1	461.0
Median List Price in Thousands.....	449.0	670.0	380.0	419.0	420.0	459.0	639.0	499.0	450.0	189.9	389.0
BOMS.....	5	5	18	10	9	16	2	16	81	29	110
Average BOM Price in Thousands.....	453.2	702.8	368.4	340.9	439.3	402.6	712.5	519.2	443.8	171.2	371.9
BOM to Sale Ratio.....	250.0	100.0	33.3	55.6	81.8	84.2	25.0	53.3	55.1	47.5	52.9
Expirations.....	3	3	19	5	5	10	2	10	57	37	94
PENDING SALES											
New Escrows Opened.....	4	7	68	26	20	49	17	59	250	89	339
Total YTD Escrows Opened.....	4	7	68	26	20	49	17	59	250	89	339
New Open Escrows Average Days on Market.....	150	137	82	52	50	89	71	97	83	69	79
New Open Escrows Average List Price.....	363.5	519.4	342.0	425.0	422.7	457.0	612.1	505.0	441.8	207.5	380.3
CLOSED SALES:											
New Escrows Closed.....	2	5	54	18	11	19	8	30	147	61	208
Total YTD Escrows Closed.....	2	5	54	18	11	19	8	30	147	61	208
Volume of New Sales Dollars in Millions.....	995	2,882	18,967	7,332	4,018	8,967	4,122	14,521	61,805	12,128	73,932
Volume of total YTD Sales in Millions.....	995	2,882	18,967	7,332	4,018	8,967	4,122	14,521	61,805	12,128	73,932
Average Sale price in Thousands.....	497.5	576.5	351.2	407.4	365.3	472.0	515.3	484.0	420.4	198.8	355.4
Median Sale Price in Thousands.....	374.9	550.0	340.0	380.0	360.0	395.0	450.0	400.0	396.0	145.0	350.0
Coop Sales.....	2	5	46	13	9	16	6	23	120	42	162
Percent of Coop Sales.....	100.0	100.0	85.2	72.2	81.8	84.2	75.0	76.7	81.6	68.9	77.9
Average Days on Market.....	258	180	92	130	102	88	75	143	112	115	113
Sales at List Price.....	1	2	34	11	5	9	4	17	83	31	114
Percent of Sales at List Price.....	50.0	40.0	63.0	61.1	45.5	47.4	50.0	56.7	56.5	50.8	54.8
Sales to Listing Inventory Ratio.....	3.2	10.9	20.6	17.5	12.1	11.9	12.1	13.6	14.6	12.1	13.7
Final Sale to New Listing Ratio.....	16.7	38.5	62.8	69.2	42.3	33.3	34.8	38.0	45.7	45.5	45.6

SANTA CLARITA VALLEY CONDOMINIUM SALES STATISTICS FOR JANUARY

ACTIVE INVENTORY	AC	ADUL	CC	CA	NE	SAU	SR	VAL	SCVTOT	EXT	TOTAL
New Listings.....	0	0	26	1	19	12	14	35	107	11	118
Total Active Listings.....	0	0	102	3	76	47	29	101	358	32	390
Average Days on Market.....	0	0	122	94	137	121	107	102	118	97	116
Average List Price in Thousands.....	0	0	203.9	286.6	199.8	242.6	302.6	331.6	252.8	268.1	254.1
Median List Price in Thousands.....	0	0	185.0	319.9	189.0	250.0	299.0	314.9	239.9	249.0	240.0
BOMS.....	0	0	9	0	5	7	1	5	27	0	27
Average BOM Price in Thousands.....	0	0	150.1	0	163.4	199.8	229.9	283.4	193.1	0	193.1
BOM to Sale Ratio.....	0	0	42.9	0	50.0	87.5	50.0	41.7	50.0	0	49.1
Expirations.....	0	0	6	0	1	2	0	7	16	2	18
PENDING SALES											
New Escrows Opened.....	0	0	19	0	10	7	10	16	62	4	66
Total YTD Escrows Opened.....	0	0	19	0	10	7	10	16	62	4	66
New Open Escrows Average Days on Market.....	0	0	67	0	87	74	72	79	75	16	71
New Open Escrows Average List Price.....	0	0	183.4	0	197.1	253.0	291.5	331.6	249.1	286.6	251.4
CLOSED SALES:											
New Escrows Closed.....	0	0	21	1	10	8	2	12	54	1	55
Total YTD Escrows Closed.....	0	0	21	1	10	8	2	12	54	1	55
Volume of New Sales Dollars in Millions.....	0	0	3,993	112	1,769	2,267	480	3,636	12,256	188	12,444
Volume of Total YTD Sales in Millions.....	0	0	3,993	112	1,769	2,267	480	3,636	12,256	188	12,444
Average Sale price in Thousands.....	0	0	190.1	112.0	176.9	283.3	240.0	303.0	227.0	188.0	226.3
Median Sale Price in Thousands.....	0	0	169.9	112.0	179.0	292.5	230.0	295.0	205.0	188.0	205.0
Coop Sales.....	0	0	18	0	9	7	2	10	46	0	46
Percent of Coop Sales.....	0	0	85.7	0	90.0	87.5	100.0	83.3	85.2	0	83.6
Average Days on Market.....	0	0	110	219	166	121	167	86	121	52	119
Sales at List Price.....	0	0	16	1	4	5	1	4	31	0	31
Percent of Sales at List Price.....	0	0	76.2	100.0	40.0	62.5	50.0	33.3	57.4	0	56.4
Sales to Listing Inventory Ratio.....	0	0	20.6	33.3	13.2	17.0	6.9	11.9	15.1	3.1	14.1
Final Sale to New Listing Ratio.....	0	0	80.8	100.0	52.6	66.7	14.3	34.3	50.5	9.1	46.6