August 2009 - Market Update In The San Fernando Valley

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR Aug 09	Price Median SFR Aug 08	Price % Chg from Aug 08	Sales	Price Median Condos Aug 09	Price Median Condos Aug 08	Price % Chg from Aug 08	Median Home Price / Sq Ft
All LA County		7693	7659	851	5119	$325,000	$385,000	-15.6%	1551	$321,000	$356,000	-10.1%	$229
Acton	93510	15	10	1	11	$360,000	$520,000	-30.7%	2	$87,000	$270,000	-67.7%	$159
Agoura Hills	91301	28	26	3	9	$823,000	$735,000	12.0%	18	$535,000	$436,000	27.4%	$326
Burbank	91501	9	13	1	6	$608,000	$610,000	-0.4%	7	$385,000	$388,000	-0.8%	$387
Burbank	91502	7	3	0	0	$0	$436,000	0.0%	2	$575,000	$400,000	0.0%	$0
Burbank	91504	22	12	1	10	$634,000	$639,000	1.1%	3	$349,000	$428,000	-18.5%	$318
Burbank	91505	29	19	0	23	$451,000	$530,000	-14.9%	6	$411,000	$400,000	2.8%	$418
Burbank	91506	23	5	0	11	$531,000	$521,000	1.8%	0	$0	$0	0.0%	$376
Calabasas	91302	23	20	1	15	$1,796,000	$1,155,000	55.5%	16	$1,068,000	$1,025,000	4.1%	$358
Canoga Park	91303	12	19	1	8	$344,000	$560,000	-38.6%	2	$124,000	$267,000	-53.5%	$287
Canoga Park	91304	39	36	4	38	$373,000	$385,000	-3.2%	14	$129,000	$226,000	-42.8%	$235
Canyon Country	91351	46	38	5	23	$270,000	$282,000	-4.3%	19	$214,000	$235,000	-8.7%	$204
Canyon Country	91387	70	48	5	18	$354,000	$445,000	-20.6%	23	$213,000	$270,000	-21.1%	$227
Castaic	91384	45	32	2	23	$435,000	$449,000	-0.6%	3	$290,000	$287,000	1.2%	$196
Chatsworth	91311	38	42	7	24	$438,000	$485,000	-9.8%	8	$331,000	$390,000	-15.0%	$239
Encino	91316	28	33	2	19	$463,000	$627,000	-26.2%	12	$229,000	$419,000	-45.5%	$343
Encino	91436	11	11	0	14	$805,000	$1,050,000	-24.0%	0	$0	$366,000	0.0%	$358
Glendale	91201	18	11	1	10	$515,000	$725,000	-25.4%	1	$474,000	$360,000	31.7%	$354
Glendale	91202	16	21	1	2	$792,000	$585,000	35.3%	6	$318,000	$298,000	6.7%	$317
Glendale	91203	14	5	1	0	$0	$428,000	0.0%	3	$285,000	$365,000	-21.9%	$0
Glendale	91204	6	7	0	0	$0	$0	0.0%	1	$355,000	$360,000	-1.3%	$0
Glendale	91205	12	10	2	5	$390,000	$393,000	-0.6%	3	$306,000	$368,000	-16.7%	$357
Glendale	91206	22	23	1	8	$565,000	$611,000	-7.5%	10	$310,000	$355,000	-12.8%	$325
Glendale	91207	5	7	0	9	$725,000	$740,000	-4.0%	1	$365,000	$415,000	-12.0%	$291
Glendale	91208	10	14	0	17	$738,000	$820,000	-10.0%	0	$0	$0	0.0%	$365
Glendora	91740	12	19	2	10	$365,000	$385,000	-5.2%	1	$389,000	$485,000	-19.8%	$251
Glendora	91741	14	22	3	16	$550,000	$596,000	-0.4%	3	$417,000	$393,000	6.2%	$289
Granada Hills	91344	58	53	3	49	$370,000	$410,000	-10.8%	5	$220,000	$260,000	-15.4%	$242
Lake Hughes	93532	5	7	2	2	$52,000	$0	0.0%	0	$0	$0	0.0%	$107
Lancaster	93534	80	88	21	69	$80,000	$125,000	-36.0%	4	$49,000	$205,000	-76.1%	$62
Lancaster	93535	174	174	37	157	$102,000	$140,000	-27.5%	4	$42,000	$110,000	-61.9%	$61
Lancaster	93536	164	159	38	112	$185,000	$240,000	-22.7%	5	$95,000	$170,000	-44.5%	$82
Littlerock	93543	31	35	6	16	$89,000	$158,000	-43.9%	0	$0	$0	0.0%	$70
Llano	93544	2	2	0	2	$179,000	$103,000	74.6%	0	$0	$0	0.0%	$102
Newhall	91321	51	29	9	23	$391,000	$413,000	-5.4%	11	$150,000	$223,000	-33.0%	$208
North Hills	91343	79	72	10	24	$375,000	$402,000	-6.6%	19	$168,000	$191,000	-12.3%	$245

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North Hollywood	91601	19	18	1	18	$375,000	$383,000	-0.4%	3	$220,000	$270,000	-18.5%	$340
North Hollywood	91602	8	9	2	12	$683,000	$867,000	-28.1%	8	$396,000	$383,000	3.4%	$399
North Hollywood	91605	48	41	6	28	$295,000	$330,000	-10.7%	4	$219,000	$285,000	-23.2%	$221
North Hollywood	91606	27	35	2	24	$333,000	$360,000	-8.7%	4	$166,000	$257,000	-35.6%	$233
Northridge	91324	17	26	1	18	$442,000	$342,000	31.2%	6	$260,000	$293,000	-11.3%	$227
Northridge	91325	32	39	1	10	$470,000	$565,000	-16.9%	5	$245,000	$275,000	-10.9%	$218
Northridge	91326	39	38	2	13	$604,000	$566,000	6.7%	14	$519,000	$565,000	-10.8%	$260
Palmdale	93550	171	196	27	124	$104,000	$145,000	-28.9%	10	$105,000	$101,000	-9.1%	$68
Palmdale	93551	139	136	24	95	$205,000	$251,000	-19.0%	1	$119,000	$203,000	-41.2%	$86
Palmdale	93552	97	124	18	102	$155,000	$179,000	-13.2%	0	$0	$0	0.0%	$73
Palmdale	93591	21	22	6	17	$68,000	$101,000	-32.7%	0	$0	$0	0.0%	$48
Panorama City	91402	56	75	7	29	$250,000	$315,000	-19.5%	17	$125,000	$180,000	-30.6%	$184
Pearblossom	93553	3	2	0	4	$133,000	$230,000	-42.4%	0	$0	$0	0.0%	$86
Reseda	91335	93	83	5	56	$320,000	$322,000	-1.5%	19	$200,000	$200,000	0.0%	$221
San Fernando	91340	21	40	6	24	$210,000	$300,000	-30.0%	3	$80,000	$130,000	-38.5%	$172
Santa Clarita	91350	48	47	4	28	$385,000	$410,000	-6.1%	9	$270,000	$310,000	-12.9%	$221
Santa Clarita	91390	31	31	3	20	$438,000	$590,000	-25.8%	1	$540,000	$321,000	68.5%	$196
Sherman Oaks	91403	20	20	1	17	$750,000	$738,000	1.7%	7	$380,000	$333,000	4.1%	$316
Sherman Oaks	91423	12	18	1	18	$694,000	$968,000	-19.7%	10	$335,000	$329,000	1.8%	$369
Stevenson Ranch	91381	30	26	0	15	$650,000	$717,000	-9.3%	8	$333,000	$356,000	-6.5%	$216
Studio City	91604	19	20	3	24	$700,000	$1,025,000	-29.1%	10	$370,000	$532,000	-30.4%	$446
Sun Valley	91352	45	27	0	29	$275,000	$340,000	-19.1%	5	$163,000	$227,000	-28.0%	$223
Sunland	91040	29	27	2	15	$415,000	$419,000	-0.9%	1	$185,000	$308,000	-39.8%	$277
Sylmar	91342	104	124	12	62	$263,000	$355,000	-26.0%	32	$181,000	$230,000	-21.3%	$189
Tarzana	91356	32	25	0	22	$750,000	$853,000	-12.0%	17	$211,000	$220,000	-4.1%	$324
Valencia	91354	53	26	3	14	$404,000	$467,000	-13.5%	27	$340,000	$426,000	-20.2%	$206
Valencia	91355	41	34	6	10	$433,000	$475,000	-8.8%	34	$267,000	$325,000	-18.0%	$222
Valley Village	91607	18	21	2	12	$603,000	$698,000	-13.5%	8	$234,000	$365,000	-36.0%	$336
Van Nuys	91401	28	30	2	11	$560,000	$473,000	31.6%	6	$303,000	$270,000	12.0%	$302
Van Nuys	91405	44	29	1	14	$305,000	$353,000	-13.6%	7	$115,000	$195,000	-41.0%	$240
Van Nuys	91406	31	49	6	32	$315,000	$360,000	-12.5%	9	$130,000	$165,000	-21.2%	$232
Van Nuys	91411	19	9	2	9	$495,000	$528,000	-6.3%	1	$200,000	$429,000	-53.4%	$366
West Hills	91307	33	30	1	28	$458,000	$460,000	-0.4%	2	$418,000	$575,000	-27.4%	$283
Winnetka	91306	53	62	12	49	$345,000	$359,000	-3.6%	12	$171,000	$210,000	-18.6%	$222
Woodland Hills	91364	31	45	3	28	$570,000	$593,000	-3.8%	0	$0	$292,000	0.0%	$270
Woodland Hills	91367	55	41	2	32	$593,000	$570,000	5.9%	19	$285,000	$322,000	-11.6%	$257

Fidelity National Title Company

Source: www.DQNews.com and LA Times