

# December 2009 - Market Update In The San Fernando Valley

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR Dec 09	Price Median SFR Dec 08	Price % Chg from Dec 08	Sales	Price Median Condos Dec 09	Price Median Condos Dec 08	Price % Chg from Dec 08	
All LA County		4574	5681	788	5343	\$340,000	\$320,000	6.3%	1692	\$315,000	\$290,000	8.6%	\$239
Acton	93510	6	11	2	3	\$431,000	\$422,000	3.9%	0	\$0	\$125,000	0.0%	\$140
Agoura Hills	91301	18	28	4	11	\$631,000	\$586,000	-38.1%	28	\$363,000	\$483,000	-24.8%	\$305
Burbank	91501	4	12	2	10	\$706,000	\$600,000	26.0%	12	\$374,000	\$418,000	-11.4%	\$374
Burbank	91502	4	3	0	2	\$430,000	\$510,000	27.8%	3	\$360,000	\$0	0.0%	\$330
Burbank	91504	14	14	1	10	\$610,000	\$550,000	10.9%	4	\$353,000	\$369,000	-4.5%	\$360
Burbank	91505	10	11	1	24	\$485,000	\$500,000	0.2%	2	\$403,000	\$427,000	-5.7%	\$418
Burbank	91506	6	5	0	14	\$490,000	\$495,000	-4.4%	5	\$450,000	\$0	-29.6%	\$361
Calabasas	91302	8	12	0	14	\$1,195,000	\$875,000	52.5%	17	\$815,000	\$450,000	81.1%	\$345
Canoga Park	91303	9	12	2	12	\$320,000	\$324,000	-17.3%	7	\$174,000	\$214,000	-18.5%	\$246
Canoga Park	91304	27	37	6	35	\$417,000	\$410,000	-7.4%	21	\$131,000	\$173,000	-24.3%	\$228
Canyon Country	91351	31	19	0	20	\$318,000	\$275,000	6.7%	18	\$256,000	\$170,000	50.3%	\$234
Canyon Country	91387	33	35	7	41	\$435,000	\$380,000	41.7%	24	\$174,000	\$227,000	-23.3%	\$202
Castaic	91384	24	20	4	23	\$395,000	\$385,000	5.3%	1	\$303,000	\$289,000	4.8%	\$170
Chatsworth	91311	30	24	3	26	\$475,000	\$442,000	5.6%	13	\$240,000	\$252,000	-4.6%	\$228
Encino	91316	13	18	4	21	\$468,000	\$435,000	-22.0%	17	\$215,000	\$280,000	-23.2%	\$341
Encino	91436	7	15	1	18	\$1,287,000	\$1,070,000	11.9%	2	\$593,000	\$518,000	14.5%	\$404
Glendale	91201	6	11	1	13	\$535,000	\$448,000	-20.1%	1	\$265,000	\$100,000.0%	-14.5%	\$353
Glendale	91202	7	11	0	10	\$585,000	\$773,000	-8.9%	3	\$290,000	\$272,000	6.6%	\$319
Glendale	91203	7	7	1	3	\$365,000	\$0	0.0%	8	\$320,000	\$350,000	-8.6%	\$379
Glendale	91204	5	6	1	2	\$335,000	\$0	0.0%	6	\$275,000	\$0	0.0%	\$275
Glendale	91205	11	8	1	7	\$436,000	\$370,000	11.8%	4	\$250,000	\$308,000	-18.8%	\$302
Glendale	91206	9	14	1	10	\$662,000	\$613,000	-5.5%	12	\$276,000	\$292,000	-5.5%	\$366
Glendale	91207	2	3	0	12	\$690,000	\$720,000	-18.8%	1	\$390,000	\$0	0.0%	\$377
Glendale	91208	8	12	2	14	\$734,000	\$640,000	13.8%	2	\$211,000	\$305,000	-30.8%	\$362
Glendora	91740	10	19	2	12	\$350,000	\$343,000	-7.5%	5	\$380,000	\$239,000	59.0%	\$286
Glendora	91741	13	14	3	27	\$538,000	\$419,000	14.4%	2	\$405,000	\$450,000	-10.0%	\$320
Granada Hills	91344	27	37	4	52	\$392,000	\$390,000	-5.0%	7	\$199,000	\$235,000	-15.3%	\$250
Lake Hughes	93532	4	3	0	4	\$188,000	\$187,000	78.6%	0	\$0	\$0	0.0%	\$107
Lancaster	93534	45	77	19	59	\$82,000	\$115,000	-8.4%	2	\$119,000	\$0	0.0%	\$64
Lancaster	93535	109	152	47	147	\$110,000	\$113,000	-2.2%	6	\$53,000	\$500,000.0%	-19.2%	\$66
Lancaster	93536	88	107	26	104	\$203,000	\$199,000	6.4%	2	\$52,000	\$130,000	-60.0%	\$80
Littlerock	93543	22	20	7	32	\$104,000	\$140,000	1.0%	0	\$0	\$0	0.0%	\$75
Llano	93544	5	0	0	5	\$57,000	\$0	-83.5%	0	\$0	\$0	0.0%	\$76
Newhall	91321	14	36	4	16	\$392,000	\$320,000	-8.4%	15	\$170,000	\$208,000	-18.2%	\$210
North Hills	91343	39	42	4	28	\$380,000	\$370,000	3.8%	16	\$160,000	\$195,000	-17.9%	\$233

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR Dec 09	Price Median SFR Dec 08	Price % Chg from Dec 08	Sales	Price Median Condos Dec 09	Price Median Condos Dec 08	Price % Chg from Dec 08	
North Hollywood	91601	10	11	2	15	\$400,000	\$590,000	-5.9%	5	\$255,000	\$269,000	-5.2%	\$296
North Hollywood	91602	7	7	1	12	\$648,000	\$866,000	-17.9%	21	\$370,000	\$417,000	-11.2%	\$430
North Hollywood	91605	28	35	2	33	\$325,000	\$320,000	8.3%	2	\$320,000	\$0	0.0%	\$223
North Hollywood	91606	24	21	3	19	\$268,000	\$315,000	-14.3%	4	\$264,000	\$260,000	1.4%	\$228
Northridge	91324	16	15	0	15	\$420,000	\$375,000	5.0%	1	\$263,000	\$315,000	-16.5%	\$237
Northridge	91325	17	19	2	23	\$520,000	\$465,000	40.5%	5	\$270,000	\$431,000	-37.4%	\$248
Northridge	91326	10	33	3	9	\$470,000	\$565,000	-11.7%	19	\$594,000	\$564,000	5.4%	\$241
Palmdale	93550	76	132	27	126	\$112,000	\$116,000	6.7%	9	\$110,000	\$94,000	17.6%	\$71
Palmdale	93551	75	84	22	96	\$210,000	\$225,000	5.5%	0	\$0	\$169,000	0.0%	\$94
Palmdale	93552	59	94	14	78	\$146,000	\$150,000	4.3%	0	\$0	\$125,000	0.0%	\$77
Palmdale	93591	15	13	5	11	\$70,000	\$65,000	-5.4%	0	\$0	\$0	0.0%	\$58
Panorama City	91402	31	46	3	29	\$248,000	\$258,000	2.1%	24	\$146,000	\$145,000	0.3%	\$201
Pearblossom	93553	2	4	1	3	\$150,000	\$154,000	0.0%	0	\$0	\$0	0.0%	\$114
Reseda	91335	37	73	13	48	\$330,000	\$320,000	0.8%	18	\$186,000	\$220,000	-15.5%	\$218
San Fernando	91340	11	23	2	21	\$244,000	\$250,000	10.7%	3	\$87,000	\$172,000	-49.3%	\$215
Santa Clarita	91350	32	26	3	25	\$405,000	\$375,000	11.0%	19	\$288,000	\$295,000	-2.5%	\$211
Santa Clarita	91390	17	24	2	23	\$445,000	\$520,000	-4.7%	2	\$318,000	\$0	0.0%	\$174
Sherman Oaks	91403	7	12	2	10	\$688,000	\$625,000	-12.8%	5	\$333,000	\$365,000	-8.8%	\$371
Sherman Oaks	91423	7	14	1	17	\$900,000	\$803,000	24.1%	5	\$349,000	\$350,000	9.1%	\$446
Slevenson Ranch	91381	21	22	1	19	\$548,000	\$640,000	-23.4%	14	\$310,000	\$386,000	-12.1%	\$223
Studio City	91604	8	14	1	23	\$830,000	\$900,000	12.5%	8	\$450,000	\$492,000	-8.5%	\$464
Sun Valley	91352	13	36	6	35	\$260,000	\$259,000	-15.3%	0	\$0	\$225,000	0.0%	\$214
Sunland	91040	23	23	4	24	\$353,000	\$345,000	-6.0%	0	\$0	\$270,000	0.0%	\$277
Sylmar	91342	62	87	12	53	\$295,000	\$295,000	-1.7%	29	\$150,000	\$238,000	-36.8%	\$204
Tarzana	91356	30	26	1	27	\$947,000	\$680,000	15.5%	20	\$315,000	\$173,000	82.3%	\$316
Valencia	91354	22	32	2	19	\$480,000	\$450,000	4.9%	25	\$340,000	\$355,000	-4.2%	\$187
Valencia	91355	30	28	1	5	\$438,000	\$459,000	0.7%	30	\$315,000	\$270,000	16.7%	\$206
Valley Village	91607	7	14	1	23	\$608,000	\$525,000	-0.7%	7	\$265,000	\$308,000	-8.6%	\$333
Van Nuys	91401	10	14	2	20	\$618,000	\$481,000	62.5%	6	\$360,000	\$202,000	4.3%	\$334
Van Nuys	91405	20	30	2	20	\$335,000	\$329,000	-10.7%	11	\$153,000	\$150,000	1.7%	\$218
Van Nuys/Lk Balboa	91406	30	28	5	40	\$318,000	\$325,000	-1.6%	8	\$177,000	\$263,000	-32.6%	\$239
Van Nuys/Shirri Oaks	91411	6	12	3	12	\$442,000	\$420,000	-11.3%	6	\$230,000	\$211,000	9.3%	\$289
West Hills	91307	17	23	2	25	\$560,000	\$450,000	15.5%	5	\$252,000	\$325,000	-22.5%	\$258
Winnetka	91306	23	33	6	33	\$335,000	\$338,000	-4.8%	10	\$176,000	\$191,000	-7.9%	\$235
Woodland Hills	91364	13	22	2	37	\$595,000	\$605,000	-6.6%	3	\$259,000	\$0	0.0%	\$336
Woodland Hills	91367	26	31	6	28	\$550,000	\$558,000	4.8%	14	\$265,000	\$281,000	-5.4%	\$261



Fidelity National Title Company

Source: www.DQNews.com and LA Times