

# February 2010 - Market Update In The San Fernando Valley

| City           | ZIP   | NOD  | NTS  | REO | Single Family Homes |                         |                         |                         | Condominiums |                            |                            |                         | SFR   |
|----------------|-------|------|------|-----|---------------------|-------------------------|-------------------------|-------------------------|--------------|----------------------------|----------------------------|-------------------------|-------|
|                |       |      |      |     | Sales               | Price Median SFR Feb 10 | Price Median SFR Feb 09 | Price % Chg from Feb 09 | Sales        | Price Median Condos Feb 10 | Price Median Condos Feb 09 | Price % Chg from Feb 09 |       |
| All LA County  |       | 6111 | 5808 | 988 | 3594                | \$310,000               | \$295,000               | 5.1%                    | 1093         | \$297,000                  | \$283,000                  | 5.0%                    | \$224 |
| Acton          | 93510 | 5    | 7    | 1   | 3                   | \$460,000               | \$410,000               | 12.2%                   | n/a          | n/a                        | n/a                        | n/a                     | \$179 |
| Agoura Hills   | 91301 | 26   | 26   | 3   | 11                  | \$645,000               | \$670,000               | -3.7%                   | 10           | \$450,000                  | \$240,000                  | 87.5%                   | \$305 |
| Burbank        | 91501 | 11   | 14   | 2   | 5                   | \$590,000               | \$295,000               | 33.5%                   | 6            | \$356,000                  | \$479,000                  | -25.7%                  | \$372 |
| Burbank        | 91502 | 2    | 2    | 0   | n/a                 | n/a                     | \$265,000               | n/a                     | 3            | \$360,000                  | \$460,000                  | -21.7%                  | n/a   |
| Burbank        | 91504 | 17   | 11   | 1   | 7                   | \$579,000               | \$575,000               | 0.7%                    | 7            | \$360,000                  | \$403,000                  | -10.6%                  | \$389 |
| Burbank        | 91505 | 15   | 9    | 1   | 10                  | \$493,000               | \$441,000               | 11.8%                   | 2            | \$392,000                  | \$339,000                  | 15.8%                   | \$416 |
| Burbank        | 91506 | 11   | 13   | 2   | 7                   | \$595,000               | \$467,000               | 27.5%                   | 1            | \$335,000                  | n/a                        | n/a                     | \$396 |
| Calabasas      | 91302 | 20   | 16   | 1   | 7                   | \$1,100,000             | \$720,000               | 52.8%                   | 7            | \$1,225,000                | \$405,000                  | 202.5%                  | \$351 |
| Canoga Park    | 91303 | 7    | 15   | 0   | 9                   | \$232,000               | \$255,000               | -9.0%                   | 5            | \$225,000                  | \$157,000                  | 43.3%                   | \$218 |
| Canoga Park    | 91304 | 35   | 27   | 4   | 17                  | \$435,000               | \$365,000               | 19.7%                   | 7            | \$138,000                  | \$148,000                  | -6.8%                   | \$218 |
| Canyon Country | 91351 | 33   | 35   | 6   | 16                  | \$323,000               | \$275,000               | 18.1%                   | 17           | \$195,000                  | \$185,000                  | 4.0%                    | \$188 |
| Canyon Country | 91387 | 55   | 49   | 12  | 14                  | \$384,000               | \$425,000               | -9.8%                   | 14           | \$268,000                  | \$305,000                  | -12.2%                  | \$209 |
| Castaic        | 91384 | 39   | 34   | 12  | 16                  | \$357,000               | \$450,000               | -20.7%                  | 2            | \$260,000                  | n/a                        | n/a                     | \$194 |
| Chatsworth     | 91311 | 32   | 33   | 6   | 9                   | \$450,000               | \$436,000               | -1.5%                   | 9            | \$251,000                  | \$276,000                  | -9.2%                   | \$256 |
| Encino         | 91316 | 29   | 28   | 4   | 10                  | \$399,000               | \$540,000               | -26.2%                  | 10           | \$238,000                  | \$207,000                  | 14.7%                   | \$335 |
| Encino         | 91436 | 13   | 7    | 0   | 10                  | \$820,000               | \$850,000               | -24.9%                  | 1            | \$270,000                  | n/a                        | n/a                     | \$323 |
| Glendale       | 91201 | 9    | 8    | 0   | 4                   | \$415,000               | \$640,000               | -36.5%                  | n/a          | n/a                        | n/a                        | n/a                     | \$328 |
| Glendale       | 91202 | 17   | 7    | 2   | 8                   | \$592,000               | \$775,000               | -18.6%                  | 3            | \$285,000                  | \$305,000                  | -6.6%                   | \$319 |
| Glendale       | 91203 | 11   | 6    | 0   | 1                   | \$380,000               | \$330,000               | 15.2%                   | 4            | \$341,000                  | \$460,000                  | -25.9%                  | \$345 |
| Glendale       | 91204 | 3    | 4    | 0   | n/a                 | n/a                     | \$355,000               | n/a                     | 3            | \$273,000                  | \$245,000                  | 11.2%                   | n/a   |
| Glendale       | 91205 | 15   | 12   | 2   | 4                   | \$420,000               | \$446,000               | -5.8%                   | 1            | \$347,000                  | n/a                        | 61.6%                   | \$338 |
| Glendale       | 91206 | 17   | 18   | 5   | 8                   | \$883,000               | \$504,000               | 75.1%                   | 8            | \$213,000                  | \$313,000                  | -29.2%                  | \$296 |
| Glendale       | 91207 | 5    | 11   | 1   | 5                   | \$995,000               | \$653,000               | 52.4%                   | 3            | \$350,000                  | \$220,000                  | 59.1%                   | \$358 |
| Glendale       | 91208 | 9    | 4    | 0   | 8                   | \$710,000               | \$700,000               | 1.5%                    | 1            | \$190,000                  | n/a                        | n/a                     | \$371 |
| Glendora       | 91740 | 14   | 12   | 4   | 12                  | \$360,000               | \$350,000               | 6.7%                    | n/a          | n/a                        | \$275,000                  | n/a                     | \$259 |
| Glendora       | 91741 | 15   | 12   | 3   | 15                  | \$539,000               | \$660,000               | -16.5%                  | 3            | \$370,000                  | \$417,000                  | -11.3%                  | \$296 |
| Granada Hills  | 91344 | 42   | 46   | 2   | 35                  | \$413,000               | \$355,000               | 16.2%                   | 3            | \$275,000                  | \$258,000                  | 6.8%                    | \$236 |
| Lake Hughes    | 93532 | 4    | 6    | 2   | 3                   | \$144,000               | \$63,000                | 128.6%                  | n/a          | n/a                        | n/a                        | n/a                     | \$85  |
| Lancaster      | 93534 | 60   | 71   | 28  | 46                  | \$95,000                | \$77,000                | 24.9%                   | 2            | \$55,000                   | 4700000.0%                 | 17.0%                   | \$70  |
| Lancaster      | 93535 | 107  | 133  | 50  | 104                 | \$115,000               | \$95,000                | 21.1%                   | 4            | \$36,000                   | 3000000.0%                 | 20.3%                   | \$66  |
| Lancaster      | 93536 | 109  | 111  | 26  | 87                  | \$195,000               | \$185,000               | 4.6%                    | 1            | \$100,000                  | \$118,000                  | -14.9%                  | \$84  |
| Littlerock     | 93543 | 24   | 29   | 7   | 14                  | \$97,000                | \$105,000               | -7.6%                   | n/a          | n/a                        | n/a                        | n/a                     | \$74  |
| Llano          | 93544 | 0    | 5    | 0   | n/a                 | n/a                     | n/a                     | n/a                     | n/a          | n/a                        | n/a                        | n/a                     | n/a   |
| Newhall        | 91321 | 24   | 16   | 3   | 15                  | \$385,000               | \$403,000               | -4.9%                   | 13           | \$167,000                  | \$190,000                  | -12.1%                  | \$209 |
| North Hills    | 91343 | 4    | 8    | 1   | 28                  | \$369,000               | \$377,000               | -1.1%                   | 11           | \$265,000                  | \$180,000                  | 47.2%                   | \$214 |

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| North Hollywood     | 91601 | 32  | 26  | 3   | 7                   | \$515,000               | \$280,000               | 83.9%                   | 4            | \$169,000                  | n/a                        | n/a                     | \$278 |
| North Hollywood     | 91602 | 25  | 19  | 4   | 7                   | \$625,000               | \$781,000               | -19.9%                  | 7            | \$340,000                  | \$370,000                  | -8.0%                   | \$409 |
| North Hollywood     | 91605 | 27  | 20  | 4   | 35                  | \$291,000               | \$300,000               | -2.9%                   | 1            | \$91,000                   | \$163,000                  | -44.2%                  | \$218 |
| North Hollywood     | 91606 | 54  | 46  | 6   | 17                  | \$330,000               | \$307,000               | 7.6%                    | 3            | \$220,000                  | \$250,000                  | -11.9%                  | \$259 |
| Northridge          | 91324 | 18  | 16  | 1   | 8                   | \$366,000               | \$393,000               | -6.8%                   | 2            | \$277,000                  | \$275,000                  | 0.8%                    | \$213 |
| Northridge          | 91325 | 17  | 19  | 2   | 10                  | \$444,000               | \$321,000               | 38.1%                   | 7            | \$290,000                  | \$163,000                  | 77.9%                   | \$245 |
| Northridge          | 91326 | 26  | 33  | 5   | 13                  | \$540,000               | \$574,000               | -4.4%                   | 6            | \$570,000                  | \$583,000                  | -2.2%                   | \$235 |
| Palmdale            | 93550 | 92  | 137 | 44  | 81                  | \$125,000               | \$105,000               | 19.0%                   | 5            | \$70,000                   | \$73,000                   | -3.4%                   | \$74  |
| Palmdale            | 93551 | 85  | 107 | 33  | 64                  | \$202,000               | \$230,000               | -12.4%                  | 1            | \$140,000                  | \$136,000                  | 2.9%                    | \$92  |
| Palmdale            | 93552 | 62  | 92  | 25  | 63                  | \$148,000               | \$145,000               | 1.9%                    | n/a          | n/a                        | n/a                        | n/a                     | \$80  |
| Palmdale            | 93591 | 9   | 10  | 3   | 14                  | \$60,000                | \$55,000                | 9.1%                    | n/a          | n/a                        | n/a                        | n/a                     | \$46  |
| Panorama City       | 91402 | 53  | 45  | 8   | 21                  | \$276,000               | \$245,000               | 12.8%                   | 14           | \$123,000                  | \$118,000                  | 3.8%                    | \$233 |
| Pearblossom         | 93553 | 3   | 5   | 3   | 1                   | \$235,000               | \$329,000               | -28.6%                  | n/a          | n/a                        | n/a                        | n/a                     | \$100 |
| Reseda              | 91335 | 38  | 65  | 8   | 42                  | \$336,000               | \$283,000               | 19.6%                   | 10           | \$208,000                  | \$185,000                  | 12.5%                   | \$219 |
| San Fernando        | 91340 | 20  | 28  | 6   | 21                  | \$235,000               | \$240,000               | -2.1%                   | 2            | \$90,000                   | \$80,000                   | 12.5%                   | \$168 |
| Santa Clarita       | 91350 | 13  | 6   | 2   | 20                  | \$420,000               | \$359,000               | 17.0%                   | 19           | \$315,000                  | \$520,000                  | -39.4%                  | \$212 |
| Santa Clarita       | 91390 | 11  | 19  | 2   | 11                  | \$405,000               | \$510,000               | -20.6%                  | 3            | \$300,000                  | \$375,000                  | -20.0%                  | \$173 |
| Sherman Oaks        | 91403 | 0   | 5   | 5   | 11                  | \$599,000               | \$689,000               | -25.5%                  | 7            | \$321,000                  | \$315,000                  | 1.9%                    | \$351 |
| Sherman Oaks        | 91423 | 7   | 3   | 0   | 14                  | \$800,000               | \$764,000               | -17.9%                  | 5            | \$350,000                  | \$370,000                  | -5.5%                   | \$400 |
| Sieverson Ranch     | 91381 | 23  | 22  | 2   | 9                   | \$726,000               | \$669,000               | 8.5%                    | 4            | \$301,000                  | \$325,000                  | -7.5%                   | \$216 |
| Studio City         | 91604 | 20  | 12  | 2   | 18                  | \$760,000               | \$676,000               | 12.4%                   | 3            | \$505,000                  | n/a                        | n/a                     | \$429 |
| Sun Valley          | 91352 | 32  | 29  | 3   | 11                  | \$230,000               | \$269,000               | -14.5%                  | 3            | \$160,000                  | \$180,000                  | -8.6%                   | \$207 |
| Sunland             | 91040 | 20  | 20  | 1   | 11                  | \$365,000               | \$363,000               | 0.7%                    | n/a          | n/a                        | \$310,000                  | n/a                     | \$263 |
| Sylmar              | 91342 | 94  | 87  | 11  | 63                  | \$280,000               | \$280,000               | 0.0%                    | 10           | \$208,000                  | \$197,000                  | 5.3%                    | \$202 |
| Tarzana             | 91356 | 22  | 30  | 5   | 16                  | \$725,000               | \$679,000               | 6.8%                    | 9            | \$165,000                  | \$185,000                  | -10.8%                  | \$265 |
| Valencia            | 91354 | 42  | 40  | 9   | 14                  | \$453,000               | \$410,000               | 10.4%                   | 17           | \$345,000                  | \$350,000                  | -1.4%                   | \$215 |
| Valencia            | 91355 | 10  | 10  | 4   | 6                   | \$379,000               | \$435,000               | -12.8%                  | 17           | \$241,000                  | \$353,000                  | -31.6%                  | \$239 |
| Valley Village      | 91607 | 31  | 23  | 0   | 11                  | \$630,000               | \$519,000               | 21.4%                   | 5            | \$263,000                  | \$269,000                  | -4.5%                   | \$366 |
| Van Nuys            | 91401 | 32  | 19  | 8   | 14                  | \$545,000               | \$451,000               | 17.2%                   | 4            | \$265,000                  | \$366,000                  | -27.7%                  | \$327 |
| Van Nuys            | 91405 | 9   | 18  | 2   | 19                  | \$295,000               | \$345,000               | -15.2%                  | 8            | \$171,000                  | \$130,000                  | 31.3%                   | \$198 |
| Van Nuys/Lk Balboa  | 91406 | 17  | 18  | 0   | 27                  | \$328,000               | \$327,000               | 0.3%                    | 6            | \$216,000                  | \$185,000                  | 16.8%                   | \$261 |
| Van Nuys/Sherm Oaks | 91411 | 37  | 33  | 6   | 5                   | \$509,000               | \$404,000               | 26.1%                   | 1            | \$240,000                  | \$303,000                  | -31.4%                  | \$365 |
| West Hills          | 91307 | 18  | 18  | 2   | 20                  | \$483,000               | \$535,000               | -9.8%                   | 2            | \$268,000                  | n/a                        | n/a                     | \$274 |
| Winnetka            | 91306 | 66  | 51  | 6   | 24                  | \$350,000               | \$913,000               | 5.6%                    | 16           | \$155,000                  | \$486,000                  | -19.5%                  | \$255 |
| Woodland Hills      | 91364 | 39  | 25  | 3   | 23                  | \$560,000               | \$1,205,000             | 8.2%                    | 3            | \$375,000                  | \$538,000                  | 53.1%                   | \$268 |
| Woodland Hills      | 91367 | 46  | 26  | 7   | 21                  | \$565,000               | \$1,458,000             | 6.6%                    | 9            | \$347,000                  | \$382,000                  | 42.5%                   | \$276 |



Fidelity National Title Company

Source: www.DQNews.com and LA Times