

July 2009 - Market Update In The San Fernando Valley

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR Jul 09	Price Median SFR Jul 08	Price % Chg from Jul 08	Sales	Price Median Condos Jul 09	Price Median Condos Jul 08	Price % Chg from Jul 08	
All LA County		9234	7533	631	5810	\$319,000	\$410,000	-22.2%	1670	\$306,000	\$355,000	-13.9%	\$228
Acton	93510	13	11	2	9	\$410,000	\$508,000	-19.2%	1	\$185,000	n/a	n/a	\$181
Agoura Hills	91301	29	21	2	11	\$818,000	\$870,000	-23.9%	20	\$525,000	\$315,000	2.9%	\$285
Burbank	91501	17	17	0	8	\$795,000	\$751,000	5.9%	7	\$335,000	\$420,000	-29.4%	\$368
Burbank	91502	8	7	2	n/a	n/a	n/a	n/a	2	\$330,000	n/a	n/a	n/a
Burbank	91504	22	11	2	13	\$610,000	\$640,000	-6.2%	11	\$360,000	\$410,000	-12.2%	\$372
Burbank	91505	21	23	0	19	\$491,000	\$490,000	0.3%	3	\$399,000	\$486,000	-17.9%	\$390
Burbank	91506	11	15	2	18	\$434,000	\$553,000	-21.4%	1	\$247,000	\$475,000	-48.0%	\$384
Calabasas	91302	36	20	0	13	\$1,200,000	\$1,350,000	-45.2%	11	\$775,000	\$325,000	-27.1%	\$342
Canoga Park	91303	27	16	0	14	\$299,000	\$350,000	-14.6%	9	\$183,000	\$245,000	-25.4%	\$248
Canoga Park	91304	45	37	2	28	\$430,000	\$483,000	-9.5%	13	\$150,000	\$188,000	-20.3%	\$236
Canyon Country	91351	67	38	0	20	\$309,000	\$368,000	-3.1%	19	\$295,000	\$223,000	-12.1%	\$215
Canyon Country	91387	96	63	4	24	\$385,000	\$399,000	-9.3%	32	\$212,000	\$282,000	-26.9%	\$196
Castaic	91384	57	35	2	22	\$390,000	\$419,000	-8.9%	3	\$340,000	n/a	n/a	\$206
Chatsworth	91311	53	49	9	32	\$501,000	\$498,000	2.7%	6	\$308,000	\$321,000	-13.9%	\$232
Encino	91316	47	34	3	19	\$530,000	\$561,000	-17.6%	16	\$244,000	\$270,000	-9.6%	\$306
Encino	91436	13	11	1	19	\$855,000	\$1,120,000	-25.0%	1	\$201,000	n/a	n/a	\$385
Glendale	91201	14	11	0	12	\$675,000	\$560,000	20.5%	1	\$315,000	\$555,000	-43.2%	\$376
Glendale	91202	26	9	0	7	\$650,000	\$763,000	-14.8%	4	\$366,000	\$375,000	-0.5%	\$305
Glendale	91203	15	7	0	4	\$457,000	\$405,000	12.9%	5	\$229,000	\$325,000	-29.5%	\$361
Glendale	91204	6	3	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Glendale	91205	26	16	2	5	\$404,000	\$500,000	-19.2%	4	\$210,000	\$395,000	-46.9%	\$314
Glendale	91206	31	21	2	11	\$606,000	\$645,000	-11.6%	13	\$268,000	\$361,000	-26.8%	\$374
Glendale	91207	7	8	1	2	\$748,000	\$818,000	-25.3%	4	\$277,000	n/a	n/a	\$350
Glendale	91208	17	15	1	14	\$730,000	\$750,000	-2.7%	5	\$335,000	n/a	n/a	\$407
Glendora	91740	15	14	0	25	\$375,000	\$380,000	-1.3%	5	\$275,000	\$280,000	-1.8%	\$263
Glendora	91741	14	11	0	26	\$477,000	\$558,000	-16.3%	2	\$362,000	n/a	-27.7%	\$272
Granada Hills	91344	56	62	2	64	\$413,000	\$430,000	-4.5%	2	\$214,000	\$283,000	-24.4%	\$241
Lake Hughes	93532	8	8	0	1	\$182,000	\$195,000	-6.5%	n/a	n/a	n/a	n/a	\$137
Lancaster	93534	119	78	12	74	\$75,000	\$124,000	-39.3%	2	\$73,000	\$129,000	-43.8%	\$57
Lancaster	93535	225	167	27	229	\$96,000	\$148,000	-35.2%	4	\$65,000	n/a	n/a	\$59
Lancaster	93536	214	149	26	123	\$183,000	\$240,000	-24.0%	4	\$52,000	n/a	n/a	\$83
Littlerock	93543	44	29	3	30	\$97,000	\$180,000	-46.3%	n/a	n/a	n/a	n/a	\$72
Llano	93544	8	3	0	2	\$63,000	\$317,000	-80.3%	n/a	n/a	n/a	n/a	\$80
Newhall	91321	54	33	3	22	\$405,000	\$412,000	-5.6%	18	\$215,000	\$210,000	2.4%	\$201
North Hills	91343	61	58	5	37	\$340,000	\$395,000	-14.5%	21	\$146,000	\$219,000	-38.7%	\$223

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North Hollywood	91601	15	22	2	9	\$300,000	\$525,000	-42.2%	3	\$228,000	n/a	n/a	\$321
North Hollywood	91602	5	18	2	8	\$630,000	\$758,000	-16.4%	6	\$366,000	\$502,000	-27.0%	\$380
North Hollywood	91605	51	47	5	41	\$305,000	\$348,000	-12.4%	4	\$184,000	\$319,000	-42.4%	\$202
North Hollywood	91606	35	34	1	26	\$343,000	\$398,000	-12.0%	4	\$234,000	\$180,000	30.2%	\$253
Northridge	91324	28	28	1	21	\$387,000	\$415,000	-6.6%	1	\$380,000	\$345,000	10.1%	\$253
Northridge	91325	36	31	4	23	\$540,000	\$503,000	2.9%	2	\$253,000	\$345,000	-26.8%	\$251
Northridge	91326	42	39	1	21	\$509,000	\$625,000	-19.2%	22	\$420,000	\$455,000	-20.0%	\$247
Palmdale	93550	231	167	12	167	\$105,000	\$150,000	-30.2%	13	\$60,000	\$70,000	-14.3%	\$67
Palmdale	93551	181	121	13	128	\$210,000	\$270,000	-21.9%	n/a	n/a	\$213,000	n/a	\$86
Palmdale	93552	159	109	6	114	\$140,000	\$190,000	-26.3%	1	\$87,000	n/a	n/a	\$74
Palmdale	93591	16	18	3	33	\$65,000	\$105,000	-38.1%	n/a	n/a	n/a	n/a	\$43
Panorama City	91402	80	74	3	24	\$243,000	\$285,000	-14.9%	24	\$138,000	\$175,000	-21.4%	\$204
Pearblossom	93553	2	1	0	5	\$67,000	\$160,000	-58.1%	n/a	n/a	n/a	n/a	\$73
Reseda	91335	81	104	9	57	\$276,000	\$355,000	-22.8%	15	\$223,000	\$263,000	-17.6%	\$219
San Fernando	91340	27	21	1	33	\$230,000	\$288,000	-20.0%	3	\$75,000	n/a	n/a	\$172
Santa Clarita	91350	64	38	5	26	\$382,000	\$430,000	-11.7%	17	\$325,000	\$327,000	-3.6%	\$229
Santa Clarita	91390	30	19	3	24	\$471,000	\$570,000	-16.3%	4	\$285,000	\$290,000	-1.7%	\$195
Sherman Oaks	91403	12	17	1	14	\$646,000	\$775,000	-16.7%	10	\$340,000	\$340,000	0.0%	\$388
Sherman Oaks	91423	23	19	0	22	\$755,000	\$750,000	0.7%	8	\$392,000	\$440,000	-11.0%	\$428
Sieverson Ranch	91381	36	19	2	14	\$738,000	\$650,000	8.1%	16	\$334,000	\$332,000	-25.9%	\$241
Studio City	91604	22	26	1	22	\$850,000	\$1,085,000	-19.8%	7	\$450,000	\$508,000	-13.8%	\$465
Sun Valley	91352	43	43	3	27	\$239,000	\$340,000	-29.7%	1	\$285,000	\$200,000	42.2%	\$197
Sunland	91040	24	37	4	21	\$375,000	\$430,000	-11.8%	4	\$257,000	\$375,000	-31.5%	\$266
Sylmar	91342	132	143	10	72	\$248,000	\$365,000	-31.3%	27	\$185,000	\$194,000	-5.1%	\$183
Tarzana	91356	41	39	5	20	\$713,000	\$933,000	-31.4%	19	\$215,000	\$236,000	-8.9%	\$288
Valencia	91354	63	48	5	16	\$523,000	\$426,000	25.9%	36	\$381,000	\$383,000	-3.1%	\$206
Valencia	91355	54	35	3	23	\$445,000	\$465,000	-10.1%	35	\$291,000	\$278,000	-15.7%	\$236
Valley Village	91607	20	19	1	19	\$538,000	\$653,000	-15.3%	6	\$288,000	\$332,000	-13.3%	\$359
Van Nuys	91401	37	30	2	12	\$538,000	\$546,000	-1.6%	3	\$196,000	\$327,000	-40.0%	\$357
Van Nuys	91405	41	45	3	24	\$299,000	\$431,000	-30.5%	13	\$125,000	\$160,000	-21.9%	\$213
Van Nuys	91406	55	50	2	31	\$320,000	\$375,000	-13.5%	2	\$254,000	\$325,000	-34.5%	\$229
Van Nuys	91411	19	11	2	8	\$469,000	\$463,000	-2.3%	5	\$183,000	\$285,000	-35.8%	\$319
West Hills	91307	33	32	7	37	\$475,000	\$479,000	-0.8%	1	\$832,000	\$565,000	47.3%	\$280
Winnetka	91306	72	73	6	24	\$318,000	\$380,000	-12.3%	4	\$318,000	\$215,000	5.8%	\$225
Woodland Hills	91364	34	32	2	29	\$265,000	\$726,000	-23.2%	3	\$150,000	\$450,000	-65.6%	\$252
Woodland Hills	91367	44	38	1	19	\$282,000	\$587,000	-19.4%	n/a	n/a	\$351,000	n/a	\$213



Fidelity National Title Company

Source: www.DQNews.com and LA Times