

October 2009 - Market Update In The San Fernando Valley

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR Oct 09	Price Median SFR Oct 08	Price % Chg from Oct 08	Sales	Price Median Condos Oct 09	Price Median Condos Oct 08	Price % Chg from Oct 08	
All LA County		6586	7332	645	5258	\$325,000	\$355,000	-8.5%	1632	\$315,000	\$335,000	-5.9%	\$233
Acton	93510	15	6	2	14	\$395,000	\$490,000	-19.4%	n/a	n/a	\$250,000	n/a	\$160
Agoura Hills	91301	15	14	1	9	\$710,000	\$825,000	-13.9%	17	\$483,000	\$520,000	-7.1%	\$298
Burbank	91501	13	18	1	8	\$533,000	\$650,000	-23.1%	5	\$360,000	\$415,000	-13.3%	\$391
Burbank	91502	5	7	2	1	\$510,000	\$462,000	-5.2%	1	\$365,000	\$275,000	10.6%	\$343
Burbank	91504	22	17	1	11	\$701,000	\$615,000	13.9%	8	\$366,000	\$410,000	-10.9%	\$351
Burbank	91505	16	11	2	28	\$475,000	\$523,000	-9.4%	2	\$355,000	\$505,000	-29.7%	\$384
Burbank	91506	14	9	0	16	\$435,000	\$575,000	-24.3%	3	\$291,000	\$340,000	-14.6%	\$378
Calabasas	91302	16	33	2	7	\$833,000	\$1,750,000	-40.6%	14	\$1,130,000	\$1,245,000	-9.2%	\$364
Canoga Park	91303	11	26	1	13	\$329,000	\$350,000	-5.3%	8	\$178,000	\$225,000	-15.2%	\$249
Canoga Park	91304	36	43	2	31	\$475,000	\$447,000	6.4%	21	\$125,000	\$145,000	-14.0%	\$239
Canyon Country	91351	52	38	3	17	\$310,000	\$290,000	7.5%	17	\$193,000	\$183,000	5.8%	\$219
Canyon Country	91387	59	51	4	15	\$460,000	\$534,000	-13.8%	16	\$270,000	\$307,000	-12.0%	\$197
Castaic	91384	24	30	1	22	\$360,000	\$435,000	-17.2%	2	\$262,000	\$345,000	-24.9%	\$207
Chatsworth	91311	36	48	0	28	\$452,000	\$445,000	1.6%	13	\$320,000	\$275,000	16.4%	\$246
Encino	91316	25	41	1	15	\$643,000	\$597,000	7.7%	15	\$272,000	\$223,000	22.0%	\$324
Encino	91436	7	13	1	12	\$918,000	\$875,000	4.9%	3	\$417,000	\$855,000	-51.2%	\$305
Glendale	91201	13	14	0	4	\$444,000	\$650,000	-31.8%	1	\$410,000	n/a	n/a	\$361
Glendale	91202	18	22	1	10	\$695,000	\$555,000	25.2%	7	\$270,000	\$362,000	-25.3%	\$389
Glendale	91203	8	10	5	3	\$365,000	\$560,000	-34.8%	4	\$263,000	\$375,000	-30.0%	\$395
Glendale	91204	4	5	0	1	\$450,000	\$345,000	30.4%	1	\$337,000	\$315,000	7.2%	\$357
Glendale	91205	9	16	2	5	\$371,000	\$407,000	-8.8%	4	\$290,000	\$340,000	-14.9%	\$365
Glendale	91206	10	21	1	10	\$621,000	\$648,000	-4.2%	17	\$318,000	\$288,000	-1.2%	\$322
Glendale	91207	8	11	0	9	\$645,000	\$700,000	-2.6%	3	\$285,000	\$278,000	2.7%	\$381
Glendale	91208	8	12	0	12	\$600,000	\$689,000	-14.9%	2	\$279,000	\$303,000	-7.9%	\$404
Glendora	91740	16	13	0	25	\$335,000	\$350,000	-4.3%	1	\$277,000	\$345,000	-19.7%	\$255
Glendora	91741	11	13	0	17	\$546,000	\$493,000	10.8%	3	\$350,000	\$378,000	-0.8%	\$289
Granada Hills	91344	48	60	4	37	\$440,000	\$413,000	6.7%	4	\$260,000	\$308,000	-15.6%	\$239
Lake Hughes	93532	3	5	0	3	\$159,000	\$207,000	-23.4%	n/a	n/a	n/a	n/a	\$90
Lancaster	93534	88	72	12	57	\$90,000	\$100,000	-8.2%	1	\$53,000	n/a	n/a	\$66
Lancaster	93535	180	178	35	140	\$109,000	\$130,000	-16.2%	3	\$46,000	n/a	n/a	\$63
Lancaster	93536	146	127	9	134	\$183,000	\$225,000	-17.6%	1	n/a	\$133,000	n/a	\$80
Littlerock	93543	31	21	3	21	\$105,000	\$166,000	-36.6%	n/a	n/a	n/a	n/a	\$73
Llano	93544	2	6	0	n/a	n/a	\$0	n/a	n/a	n/a	n/a	n/a	n/a
Newhall	91321	28	25	2	9	\$335,000	\$386,000	-14.5%	11	\$188,000	\$207,000	-9.4%	\$248
North Hills	91343	54	61	2	37	\$369,000	\$370,000	-0.4%	22	\$152,000	\$174,000	-12.9%	\$210

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North Hollywood	91601	9	14	3	10	\$300,000	\$425,000	-29.4%	5	\$190,000	\$341,000	-44.3%	\$286
North Hollywood	91602	5	8	2	6	\$657,000	\$625,000	3.4%	7	\$369,000	\$320,000	15.3%	\$390
North Hollywood	91605	40	51	5	28	\$292,000	\$338,000	-12.8%	1	\$220,000	\$198,000	11.1%	\$209
North Hollywood	91606	25	33	1	19	\$356,000	\$357,000	-0.1%	4	\$165,000	\$132,000	25.7%	\$229
Northridge	91324	18	21	2	20	\$370,000	\$380,000	-6.3%	7	\$267,000	\$334,000	-19.9%	\$235
Northridge	91325	27	27	1	24	\$461,000	\$425,000	5.7%	5	\$278,000	\$170,000	63.2%	\$236
Northridge	91326	23	39	2	18	\$525,000	\$580,000	-9.6%	14	\$575,000	\$550,000	4.5%	\$222
Palmdale	93550	175	173	24	123	\$105,000	\$137,000	-23.4%	7	\$100,000	\$110,000	-9.1%	\$69
Palmdale	93551	127	112	16	81	\$220,000	\$246,000	-10.4%	3	\$150,000	\$132,000	14.1%	\$89
Palmdale	93552	92	96	9	87	\$139,000	\$165,000	-15.6%	1	\$85,000	\$0	n/a	\$73
Palmdale	93591	17	8	0	22	\$56,000	\$88,000	-36.9%	n/a	n/a	\$0	n/a	\$48
Panorama City	91402	56	71	5	21	\$250,000	\$274,000	-8.8%	17	\$148,000	\$174,000	-14.7%	\$199
Pearblossom	93553	8	2	1	4	\$105,000	\$234,000	-55.1%	n/a	n/a	\$0	n/a	\$101
Reseda	91335	71	81	6	56	\$323,000	\$335,000	-3.6%	23	\$225,000	\$208,000	-6.3%	\$225
San Fernando	91340	32	23	3	18	\$245,000	\$263,000	-6.8%	2	\$135,000	\$140,000	-3.9%	\$185
Santa Clarita	91350	47	33	1	34	\$373,000	\$397,000	-6.1%	15	\$244,000	\$315,000	-22.5%	\$198
Santa Clarita	91390	26	24	3	37	\$470,000	\$550,000	-14.5%	n/a	n/a	\$285,000	n/a	\$198
Sherman Oaks	91403	16	17	1	19	\$790,000	\$798,000	2.8%	11	\$317,000	\$350,000	-9.4%	\$408
Sherman Oaks	91423	18	15	0	18	\$678,000	\$750,000	-11.5%	8	\$339,000	\$382,000	-11.1%	\$369
Sievenson Ranch	91381	26	20	0	11	\$640,000	\$706,000	-9.3%	11	\$435,000	\$442,000	-1.6%	\$227
Studio City	91604	17	17	0	12	\$872,000	\$1,063,000	-22.4%	10	\$395,000	\$495,000	-10.3%	\$464
Sun Valley	91352	32	43	4	26	\$268,000	\$326,000	-17.8%	4	\$163,000	\$145,000	12.4%	\$215
Sunland	91040	25	21	3	25	\$315,000	\$425,000	-25.9%	0	\$0	\$333,000	0.0%	\$272
Sylmar	91342	82	114	4	77	\$279,000	\$333,000	-15.5%	27	\$163,000	\$220,000	-25.9%	\$198
Tarzana	91356	34	36	3	20	\$760,000	\$855,000	-11.6%	23	\$185,000	\$245,000	-24.5%	\$314
Valencia	91354	35	35	2	11	\$432,000	\$420,000	2.9%	30	\$360,000	\$366,000	-1.5%	\$215
Valencia	91355	40	40	4	12	\$380,000	\$458,000	-16.9%	37	\$351,000	\$300,000	17.0%	\$254
Valley Village	91607	16	10	0	14	\$599,000	\$548,000	6.6%	5	\$275,000	\$349,000	-31.3%	\$379
Van Nuys	91401	25	31	0	19	\$500,000	\$483,000	2.0%	5	\$330,000	\$295,000	11.9%	\$304
Van Nuys	91405	32	34	3	24	\$291,000	\$353,000	-18.4%	10	\$170,000	\$150,000	13.4%	\$218
Van Nuys/Lk Balboa	91406	50	56	4	27	\$350,000	\$330,000	2.9%	9	\$153,000	\$205,000	-25.4%	\$238
Van Nuys/Sherm Oaks	91411	13	18	0	3	\$610,000	\$431,000	43.2%	6	\$195,000	\$519,000	-62.4%	\$384
West Hills	91307	20	22	2	28	\$440,000	\$485,000	-6.9%	1	\$310,000	\$360,000	-13.9%	\$264
Winnetka	91306	38	63	7	36	\$339,000	\$360,000	-5.9%	15	\$170,000	\$210,000	-15.0%	\$219
Woodland Hills	91364	24	30	2	32	\$510,000	\$600,000	-15.0%	2	\$578,000	\$322,000	79.7%	\$292
Woodland Hills	91367	28	37	7	28	\$612,000	\$458,000	33.8%	22	\$275,000	\$300,000	-8.3%	\$286



Fidelity National Title Company

Source: www.DQNews.com and LA Times