

September 2009 - Market Update In The San Fernando Valley

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR Sep 09	Price Median SFR Sep 08	Price % Chg from Sep 08	Sales	Price Median Condos Sep 09	Price Median Condos Sep 08	Price % Chg from Sep 08	
All LA County		6947	6078	730	5071	\$329,000	\$360,000	-8.6%	1522	\$319,000	\$350,000	-890.0%	\$231
Acton	93510	14	7	0	11	\$425,000	\$538,000	-20.9%	0	\$0	\$0	0.0%	\$163
Agoura Hills	91301	25	24	2	9	\$610,000	\$710,000	-14.0%	23	\$475,000	\$350,000	35.70%	\$291
Burbank	91501	19	15	1	5	\$825,000	\$749,000	17.9%	8	\$375,000	\$335,000	11.90%	\$287
Burbank	91502	4	3	0	0	\$0	\$0	0.0%	4	\$380,000	\$400,000	0.0%	\$0
Burbank	91504	24	25	3	13	\$521,000	\$550,000	-5.3%	6	\$378,000	\$410,000	-7.90%	\$405
Burbank	91505	19	9	0	25	\$498,000	\$515,000	-3.3%	3	\$333,000	\$395,000	-15.70%	\$367
Burbank	91506	12	12	1	12	\$511,000	\$511,000	0.0%	1	\$400,000	\$0	0.0%	\$391
Calabasas	91302	24	23	3	22	\$1,091,000	\$1,200,000	-9.3%	16	\$757,000	\$475,000	31.10%	\$331
Canoga Park	91303	14	14	3	11	\$332,000	\$285,000	16.3%	6	\$175,000	\$205,000	-27.10%	\$240
Canoga Park	91304	44	30	2	28	\$425,000	\$428,000	-0.6%	14	\$134,000	\$142,000	-5.50%	\$245
Canyon Country	91351	52	42	5	15	\$285,000	\$255,000	11.8%	10	\$206,000	\$211,000	-2.40%	\$207
Canyon Country	91387	55	31	3	18	\$388,000	\$409,000	-5.1%	27	\$220,000	\$307,000	-28.20%	\$194
Castaic	91384	31	19	2	16	\$395,000	\$430,000	-8.1%	1	\$316,000	\$361,000	-12.50%	\$181
Chatsworth	91311	26	35	7	20	\$425,000	\$474,000	-9.5%	9	\$282,000	\$340,000	-17.10%	\$218
Encino	91316	31	21	5	21	\$535,000	\$573,000	-6.6%	12	\$238,000	\$290,000	-17.90%	\$329
Encino	91436	18	7	0	17	\$825,000	\$1,359,000	-39.3%	0	\$0	\$360,000	0.0%	\$353
Glendale	91201	8	9	3	10	\$580,000	\$625,000	-7.2%	1	\$431,000	\$360,000	19.70%	\$355
Glendale	91202	15	8	1	11	\$710,000	\$605,000	17.4%	11	\$329,000	\$335,000	-1.60%	\$333
Glendale	91203	6	4	0	2	\$387,000	\$0	0.0%	3	\$300,000	\$325,000	-7.70%	\$334
Glendale	91204	6	3	0	1	\$460,000	\$0	0.0%	1	\$280,000	\$245,000	14.30%	\$302
Glendale	91205	9	7	2	4	\$410,000	\$343,000	19.5%	2	\$353,000	\$390,000	-9.50%	\$282
Glendale	91206	18	14	2	12	\$650,000	\$718,000	-9.5%	12	\$322,000	\$288,000	9.20%	\$359
Glendale	91207	5	5	0	9	\$750,000	\$905,000	-17.1%	2	\$363,000	\$0	0.0%	\$381
Glendale	91208	12	15	1	13	\$700,000	\$670,000	4.5%	3	\$500,000	\$315,000	58.70%	\$367
Glendora	91740	20	14	3	16	\$355,000	\$378,000	-6.1%	3	\$285,000	\$443,000	-35.60%	\$290
Glendora	91741	10	7	2	22	\$472,000	\$545,000	-13.4%	3	\$388,000	\$400,000	-3.10%	\$290
Granada Hills	91344	52	45	2	41	\$385,000	\$396,000	-2.8%	4	\$293,000	\$270,000	8.30%	\$261
Lake Hughes	93532	4	5	2	5	\$157,000	\$182,000	-13.7%	0	\$0	\$596,000	0.0%	\$104
Lancaster	93534	77	61	12	67	\$86,000	\$105,000	-17.9%	0	\$0	\$129,000	0.0%	\$59
Lancaster	93535	187	155	37	130	\$107,000	\$140,000	-23.6%	6	\$46,000	\$65,000	-30.00%	\$63
Lancaster	93536	173	128	27	112	\$196,000	\$242,000	-20.2%	4	\$72,000	\$138,000	-48.00%	\$82
Littlerock	93543	24	25	4	18	\$83,000	\$140,000	-41.1%	0	\$0	\$0	0.0%	\$64
Llano	93544	0	2	0	2	\$254,000	\$339,000	-25.1%	0	\$0	\$0	0.0%	\$120
Newhall	91321	35	26	1	19	\$400,000	\$422,000	-5.1%	17	\$168,000	\$230,000	-26.80%	\$192
North Hills	91343	50	49	4	33	\$360,000	\$388,000	-7.1%	22	\$160,000	\$240,000	-33.50%	\$244

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North Hollywood	91601	15	13	2	5	\$550,000	\$483,000	14.0%	2	\$295,000	\$390,000	-24.50%	\$319
North Hollywood	91602	10	12	4	7	\$700,000	\$785,000	-13.6%	13	\$395,000	\$404,000	-2.90%	\$412
North Hollywood	91605	40	33	0	22	\$285,000	\$355,000	-19.7%	3	\$116,000	\$218,000	-46.70%	\$205
North Hollywood	91606	34	24	5	17	\$360,000	\$331,000	8.4%	5	\$250,000	\$165,000	51.50%	\$233
Northridge	91324	22	18	1	15	\$490,000	\$405,000	21.0%	4	\$303,000	\$355,000	-14.80%	\$251
Northridge	91325	28	22	0	20	\$365,000	\$400,000	-8.8%	7	\$315,000	\$270,000	16.70%	\$220
Northridge	91326	30	35	1	21	\$600,000	\$550,000	9.1%	15	\$555,000	\$530,000	4.70%	\$238
Palmdale	93550	165	138	21	142	\$107,000	\$147,000	-27.1%	10	\$111,000	\$90,000	23.50%	\$70
Palmdale	93551	120	98	18	91	\$212,000	\$245,000	-13.6%	0	\$0	\$197,000	0.0%	\$89
Palmdale	93552	97	73	8	103	\$137,000	\$170,000	-19.4%	2	\$90,000	\$0	0.0%	\$77
Palmdale	93591	17	11	3	12	\$55,000	\$91,000	-40.1%	0	\$0	\$0	0.0%	\$47
Panorama City	91402	69	52	10	37	\$239,000	\$301,000	-20.6%	18	\$133,000	\$155,000	-14.20%	\$206
Pearblossom	93553	7	3	0	0	\$0	\$211,000	0.0%	0	\$0	\$0	0.0%	\$0
Reseda	91335	74	78	4	65	\$304,000	\$340,000	-10.6%	14	\$224,000	\$0	-17.00%	\$216
San Fernando	91340	19	27	3	16	\$212,000	\$250,000	-15.4%	2	\$145,000	\$0	38.10%	\$188
Santa Clarita	91350	46	42	4	34	\$353,000	\$405,000	-13.9%	13	\$225,000	\$0	-37.50%	\$208
Santa Clarita	91390	25	16	5	15	\$470,000	\$620,000	-24.2%	2	\$275,000	\$0	-5.30%	\$210
Sherman Oaks	91403	14	14	1	14	\$868,000	\$860,000	-14.5%	5	\$325,000	\$0	-12.20%	\$354
Sherman Oaks	91423	21	10	0	23	\$793,000	\$807,000	-1.8%	2	\$295,000	\$0	-15.70%	\$402
Sieverson Ranch	91381	25	28	1	10	\$704,000	\$726,000	-3.1%	18	\$423,000	\$0	16.90%	\$230
Studio City	91604	16	7	1	19	\$702,000	\$770,000	-8.9%	12	\$420,000	\$0	-8.70%	\$420
Sun Valley	91352	41	32	3	29	\$278,000	\$315,000	-11.7%	3	\$235,000	\$0	42.40%	\$240
Sunland	91040	20	25	3	19	\$399,000	\$385,000	-0.2%	3	\$264,000	\$0	-5.70%	\$275
Sylmar	91342	90	82	12	64	\$265,000	\$325,000	-18.5%	27	\$197,000	\$0	-22.80%	\$188
Tarzana	91356	42	36	3	18	\$755,000	\$1,027,000	-26.5%	14	\$181,000	\$0	-14.00%	\$280
Valencia	91354	38	28	5	12	\$393,000	\$450,000	-10.8%	17	\$355,000	\$0	-16.10%	\$221
Valencia	91355	40	27	3	9	\$425,000	\$480,000	-12.2%	23	\$262,000	\$0	-13.40%	\$225
Valley Village	91607	19	28	5	11	\$611,000	\$579,000	5.5%	1	\$185,000	\$0	-40.70%	\$339
Van Nuys	91401	22	31	3	23	\$479,000	\$475,000	-0.3%	3	\$248,000	\$0	-1.00%	\$257
Van Nuys	91405	34	24	4	16	\$325,000	\$336,000	-7.1%	11	\$128,000	\$0	-36.00%	\$212
Van Nuys/Lk Balboa	91406	31	39	3	31	\$322,000	\$365,000	-11.7%	9	\$156,000	\$0	17.70%	\$257
Van Nuys/Shirri Oaks	91411	12	13	4	16	\$557,000	\$441,000	26.4%	4	\$351,000	\$0	33.80%	\$306
West Hills	91307	37	19	1	25	\$435,000	\$468,000	-7.0%	1	\$140,000	\$0	-51.70%	\$248
Winnetka	91306	44	47	5	44	\$346,000	\$363,000	-4.6%	7	\$150,000	\$0	-33.60%	\$227
Woodland Hills	91364	36	32	4	32	\$563,000	\$528,000	6.7%	1	\$383,000	\$0	-60.70%	\$288
Woodland Hills	91367	40	41	9	21	\$535,000	\$502,000	6.5%	10	\$398,000	\$0	30.50%	\$275



Fidelity National Title Company

Source: www.DQNews.com and LA Times