

# April 2009 - Market Update In The San Fernando Valley

City	ZIP	NOD	NTS	REO	Single Family Homes			Condominiums			SFR		
					Sales	Price Median SFR Apr 09	Price Median SFR Apr 08	Price % Chg from Apr 08	Sales	Price Median Condos Apr 09		Price Median Condos Apr 08	Price % Chg from Apr 08
All LA County		16129	6303	860	4808	\$295,000	\$450,000	-34.4%	1254	\$293,000	\$380,000	-22.9%	\$214
Acton	93510	29	9	1	6	\$399,000	\$600,000	-33.6%	2	\$111,000	\$0	0.0%	\$161
Agoura Hills	91301	52	14	0	4	\$629,000	\$670,000	-24.2%	16	\$325,000	\$392,000	-22.7%	\$296
Burbank	91501	26	10	2	4	\$578,000	\$730,000	-20.9%	13	\$400,000	\$371,000	-12.1%	\$347
Burbank	91502	10	3	0	0	\$0	\$0	0.0%	1	\$370,000	\$0	-23.7%	\$0
Burbank	91504	26	15	0	9	\$558,000	\$675,000	-17.4%	5	\$397,000	\$445,000	-10.9%	\$349
Burbank	91505	40	12	3	23	\$465,000	\$490,000	-7.1%	2	\$260,000	\$370,000	0.0%	\$372
Burbank	91506	27	7	1	15	\$490,000	\$557,000	-12.0%	0	\$0	\$0	0.0%	\$408
Calabasas	91302	39	5	0	6	\$1,823,000	\$1,144,000	-17.2%	4	\$543,000	\$408,000	-35.7%	\$331
Canoga Park	91303	37	20	2	14	\$238,000	\$380,000	-37.5%	7	\$175,000	\$312,000	-43.9%	\$202
Canoga Park	91304	85	33	5	20	\$470,000	\$576,000	-18.3%	6	\$139,000	\$363,000	-61.8%	\$246
Canyon Country	91351	156	55	7	36	\$285,000	\$377,000	-19.9%	14	\$332,000	\$225,000	-0.9%	\$204
Canyon Country	91387	60	5	2	23	\$423,000	\$520,000	-23.2%	15	\$257,000	\$215,000	16.8%	\$176
Castaic	91384	74	25	2	18	\$422,000	\$423,000	-13.0%	4	\$305,000	\$260,000	-17.2%	\$169
Chatsworth	91311	85	36	4	19	\$424,000	\$495,000	-14.4%	10	\$290,000	\$328,000	-11.6%	\$226
Encino	91316	70	22	4	18	\$385,000	\$458,000	-20.2%	14	\$258,000	\$283,000	-8.7%	\$282
Encino	91436	18	6	1	15	\$1,000,000	\$1,002,000	-4.8%	1	\$300,000	\$0	0.0%	\$440
Glendale	91201	23	6	0	6	\$638,000	\$683,000	-6.5%	0	\$0	\$440,000	0.0%	\$465
Glendale	91202	26	9	5	8	\$692,000	\$630,000	9.9%	5	\$315,000	\$316,000	-0.3%	\$338
Glendale	91203	10	6	1	0	\$0	\$388,000	0.0%	1	\$265,000	\$423,000	-37.3%	\$0
Glendale	91204	11	4	0	3	\$399,000	\$1,120,000	-33.5%	1	\$247,000	\$325,000	-24.0%	\$378
Glendale	91205	28	9	2	3	\$528,000	\$553,000	-4.5%	2	\$294,000	\$362,000	-18.9%	\$338
Glendale	91206	48	15	3	2	\$578,000	\$605,000	-4.5%	6	\$330,000	\$390,000	-15.4%	\$349
Glendale	91207	15	3	0	5	\$705,000	\$984,000	-28.4%	1	\$332,000	\$290,000	14.5%	\$368
Glendale	91208	27	8	5	14	\$645,000	\$665,000	-3.0%	1	\$285,000	\$352,000	-19.0%	\$369
Glendora	91740	49	13	2	17	\$341,000	\$410,000	-16.8%	0	\$0	\$280,000	0.0%	\$241
Glendora	91741	31	14	2	14	\$440,000	\$619,000	-26.3%	0	\$0	\$407,000	0.0%	\$296
Granada Hills	91344	118	51	7	50	\$395,000	\$474,000	-16.8%	4	\$289,000	\$239,000	20.9%	\$232
Lake Hughes	93532	12	2	1	4	\$160,000	\$224,000	-28.5%	0	\$0	\$0	0.0%	\$95
Lancaster	93534	168	78	17	79	\$66,000	\$185,000	-64.3%	8	\$56,000	\$0	0.0%	\$49
Lancaster	93535	408	172	41	210	\$84,000	\$167,000	-49.5%	10	\$38,000	\$0	0.0%	\$54
Lancaster	93536	317	135	24	111	\$185,000	\$265,000	-30.2%	4	\$44,000	\$205,000	-78.4%	\$78
Littlerock	93543	58	16	2	41	\$100,000	\$206,000	-51.5%	0	\$0	\$0	0.0%	\$74
Llano	93544	5	1	0	1	\$280,000	\$275,000	2.0%	0	\$0	\$0	0.0%	\$85
Newhall	91321	62	29	4	13	\$395,000	\$445,000	-12.3%	11	\$154,000	\$225,000	-31.8%	\$210
North Hills	91343	134	68	10	36	\$340,000	\$475,000	-29.5%	21	\$154,000	\$218,000	-30.1%	\$195

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North Hollywood	91601	42	12	3	14	\$443,000	\$540,000	-18.1%	2	\$254,000	\$409,000	-37.9%	\$353
North Hollywood	91602	27	7	1	7	\$600,000	\$0	0.0%	8	\$356,000	\$360,000	-1.3%	\$480
North Hollywood	91605	97	48	5	32	\$302,000	\$362,000	-16.8%	2	\$157,000	\$285,000	-45.1%	\$226
North Hollywood	91606	65	30	5	19	\$330,000	\$430,000	-23.3%	3	\$212,000	\$270,000	-21.3%	\$213
Northridge	91324	45	20	2	19	\$355,000	\$450,000	-18.4%	3	\$330,000	\$460,000	-28.3%	\$226
Northridge	91325	60	21	2	16	\$411,000	\$552,000	-25.6%	3	\$202,000	\$333,000	-39.3%	\$235
Northridge	91326	72	16	2	13	\$560,000	\$658,000	-17.6%	16	\$542,000	\$361,000	8.0%	\$236
Palmdale	93550	431	178	40	202	\$97,000	\$186,000	-47.9%	12	\$81,000	\$240,000	-59.5%	\$66
Palmdale	93551	269	88	18	107	\$198,000	\$305,000	-35.2%	1	\$145,000	\$235,000	-53.6%	\$90
Palmdale	93552	262	95	23	86	\$130,000	\$225,000	-42.2%	0	\$0	\$0	0.0%	\$74
Palmdale	93591	33	15	5	30	\$53,000	\$123,000	-56.9%	0	\$0	\$0	0.0%	\$42
Panorama City	91402	150	56	1	30	\$250,000	\$327,000	-28.6%	30	\$134,000	\$197,000	-32.0%	\$181
Pearblossom	93553	4	3	1	2	\$109,000	\$243,000	-55.1%	0	\$0	\$0	0.0%	\$73
Reseda	91335	206	81	12	55	\$295,000	\$375,000	-21.3%	16	\$210,000	\$305,000	-31.1%	\$209
San Fernando	91340	65	39	7	36	\$211,000	\$379,000	-44.3%	5	\$180,000	\$340,000	-47.1%	\$185
Santa Clarita	91350	102	43	4	20	\$360,000	\$445,000	-19.1%	9	\$299,000	\$305,000	-2.9%	\$215
Santa Clarita	91390	31	7	0	18	\$443,000	\$555,000	-20.3%	3	\$430,000	\$332,000	29.5%	\$192
Sherman Oaks	91403	33	14	3	16	\$813,000	\$784,000	3.2%	6	\$430,000	\$353,000	11.7%	\$305
Sherman Oaks	91423	34	9	2	12	\$841,000	\$840,000	-7.1%	12	\$300,000	\$740,000	-59.5%	\$458
Stevenson Ranch	91381	47	20	2	26	\$628,000	\$723,000	-26.2%	14	\$392,000	\$350,000	12.0%	\$219
Studio City	91604	39	12	3	20	\$939,000	\$1,100,000	-14.6%	9	\$357,000	\$518,000	-28.6%	\$398
Sun Valley	91352	96	33	4	19	\$278,000	\$507,000	-42.6%	5	\$190,000	\$273,000	-30.3%	\$226
Sunland	91040	53	24	2	16	\$320,000	\$385,000	-16.9%	0	\$0	\$252,000	0.0%	\$261
Sylmar	91342	286	101	13	62	\$268,000	\$400,000	-35.4%	23	\$160,000	\$279,000	-46.5%	\$186
Tarzana	91356	64	27	4	20	\$670,000	\$910,000	-26.4%	14	\$210,000	\$668,000	-21.3%	\$295
Valencia	91354	93	30	1	14	\$424,000	\$513,000	-13.0%	18	\$382,000	\$400,000	-7.1%	\$192
Valencia	91355	73	33	1	6	\$465,000	\$455,000	-7.0%	27	\$345,000	\$324,000	-1.4%	\$205
Valley Village	91607	29	9	1	13	\$525,000	\$584,000	-10.0%	5	\$353,000	\$235,000	50.0%	\$307
Van Nuys	91401	53	17	3	18	\$462,000	\$600,000	-23.0%	18	\$370,000	\$405,000	-8.8%	\$317
Van Nuys	91405	75	28	4	15	\$271,000	\$380,000	-28.7%	6	\$130,000	\$202,000	-35.6%	\$206
Van Nuys	91406	116	44	7	30	\$305,000	\$437,000	-30.3%	6	\$201,000	\$217,000	-7.6%	\$226
Van Nuys	91411	19	9	1	6	\$473,000	\$453,000	4.4%	3	\$256,000	\$0	0.0%	\$396
West Hills	91307	58	32	4	19	\$432,000	\$475,000	-11.8%	1	\$270,000	\$206,000	31.1%	\$268
Winnetka	91306	127	50	5	36	\$323,000	\$406,000	-20.6%	16	\$143,000	\$172,000	-23.4%	\$205
Woodland Hills	91364	56	32	7	20	\$605,000	\$700,000	-14.8%	2	\$304,000	\$447,000	-31.9%	\$286
Woodland Hills	91367	84	21	2	26	\$521,000	\$718,000	-27.4%	14	\$272,000	\$350,000	-22.2%	\$256



Fidelity National Title Company

Source: www.DQNews.com and LA Times