

March 2009 - Market Update In The San Fernando Valley

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR Mar 09	Price Median SFR Mar 08	Price % Chg from Mar 2008	Sales	Price Median Condos Mar 09	Price Median Condos Mar 08	Price % Chg from Mar 2008	
All LA County		6632	4240	502	4418	\$295,000	\$470,000	-34.4%	1231	\$295,000	\$400,000	-21.3%	\$216
Acton	93510	18	8	2	8	\$427,000	\$533,000	24.5%	0	\$0	\$0	0.0%	\$160
Agoura Hills	91301	15	6	1	3	\$660,000	\$600,000	-47.4%	13	\$616,000	\$334,000	21.4%	\$286
Burbank	91501	8	8	1	5	\$480,000	\$825,000	-33.8%	7	\$395,000	\$0	-24.4%	\$279
Burbank	91502	1	4	0	1	\$400,000	\$0	0.0%	4	\$392,000	\$495,000	5.9%	\$267
Burbank	91504	16	4	0	7	\$515,000	\$660,000	-23.1%	5	\$382,000	\$425,000	-12.2%	\$352
Burbank	91505	20	4	0	16	\$441,000	\$583,000	-16.8%	4	\$415,000	\$396,000	38.3%	\$382
Burbank	91506	9	9	0	8	\$448,000	\$459,000	-9.4%	3	\$345,000	\$415,000	-9.0%	\$353
Calabasas	91302	21	5	0	5	\$1,956,000	\$1,330,000	94.3%	8	\$900,000	\$423,000	-15.5%	\$359
Canoga Park	91303	17	14	2	13	\$260,000	\$425,000	-33.3%	6	\$176,000	\$274,000	-46.5%	\$223
Canoga Park	91304	34	26	2	19	\$368,000	\$501,000	-21.4%	9	\$125,000	\$245,000	-45.3%	\$229
Canyon Country	91351	56	56	10	23	\$293,000	\$405,000	-11.4%	19	\$320,000	\$275,000	33.6%	\$215
Canyon Country	91387	13	11	0	18	\$405,000	\$477,000	-2.5%	19	\$204,000	\$375,000	-33.0%	\$183
Castaic	91384	29	19	2	18	\$388,000	\$399,000	9.6%	4	\$310,000	\$0	-24.2%	\$205
Chatsworth	91311	35	28	4	22	\$458,000	\$502,000	-10.7%	11	\$309,000	\$370,000	17.7%	\$218
Encino	91316	27	16	2	20	\$480,000	\$558,000	-8.4%	10	\$253,000	\$269,000	-17.2%	\$328
Encino	91436	10	5	0	8	\$653,000	\$1,084,000	-44.3%	1	\$246,000	\$590,000	-63.1%	\$300
Glendale	91201	13	8	0	11	\$533,000	\$600,000	-21.9%	2	\$323,000	\$0	0.0%	\$349
Glendale	91202	14	8	0	10	\$733,000	\$765,000	18.1%	1	\$352,000	\$530,000	-20.0%	\$345
Glendale	91203	8	3	0	1	\$290,000	\$0	-40.2%	5	\$285,000	\$350,000	-28.1%	\$378
Glendale	91204	2	0	0	1	\$401,000	\$0	0.0%	1	\$345,000	\$422,000	42.3%	\$379
Glendale	91205	14	4	1	5	\$465,000	\$525,000	-5.1%	2	\$328,000	\$227,000	23.6%	\$287
Glendale	91206	16	16	2	8	\$830,000	\$798,000	25.9%	7	\$347,000	\$430,000	6.0%	\$329
Glendale	91207	6	3	0	3	\$1,166,000	\$1,038,000	83.6%	2	\$372,000	\$303,000	6.7%	\$418
Glendale	91208	4	4	0	7	\$633,000	\$752,000	-12.8%	0	\$0	\$0	0.0%	\$390
Glendora	91740	7	10	2	19	\$365,000	\$455,000	-12.3%	2	\$375,000	\$310,000	-4.5%	\$257
Glendora	91741	11	12	2	11	\$518,000	\$485,000	-13.6%	1	\$975,000	\$0	0.0%	\$295
Granada Hills	91344	46	40	5	47	\$375,000	\$469,000	-14.3%	1	\$220,000	\$415,000	-31.3%	\$236
Lake Hughes	93532	6	1	1	5	\$150,000	\$218,000	-44.2%	0	\$0	\$0	0.0%	\$107
Lancaster	93534	94	56	11	77	\$80,000	\$185,000	-50.6%	2	\$39,000	\$155,000	-70.4%	\$61
Lancaster	93535	225	128	34	194	\$90,000	\$202,000	-51.6%	6	\$47,000	\$0	-62.9%	\$57
Lancaster	93536	129	69	15	119	\$196,000	\$258,000	-28.7%	6	\$51,000	\$0	-70.0%	\$78
Littlerock	93543	34	24	6	23	\$115,000	\$290,000	-41.0%	0	\$0	\$0	0.0%	\$70
Llano	93544	1	2	0	0	\$0	\$0	0.0%	0	\$0	\$0	0.0%	\$0
Newhall	91321	26	26	2	14	\$335,000	\$453,000	-22.7%	17	\$163,000	\$179,000	-37.3%	\$203
North Hills	91343	50	45	4	30	\$348,000	\$440,000	-20.5%	16	\$160,000	\$200,000	-28.1%	\$198

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North Hollywood	91601	19	10	1	6	\$322,000	\$456,000	-41.0%	2	\$251,000	\$325,000	-5.3%	\$255
North Hollywood	91602	11	4	0	6	\$631,000	\$950,000	-16.4%	2	\$465,000	\$338,000	9.2%	\$411
North Hollywood	91605	35	27	4	27	\$315,000	\$465,000	-11.3%	1	\$0	\$195,000	0.0%	\$216
North Hollywood	91606	26	16	1	17	\$310,000	\$481,000	-27.1%	6	\$230,000	\$222,000	-35.7%	\$280
Northridge	91324	26	18	2	20	\$380,000	\$450,000	-25.0%	3	\$290,000	\$0	-20.5%	\$232
Northridge	91325	22	11	0	20	\$358,000	\$565,000	-33.3%	6	\$310,000	\$435,000	-10.9%	\$238
Northridge	91326	28	17	0	12	\$513,000	\$625,000	-16.6%	15	\$695,000	\$510,000	42.6%	\$234
Palmdale	93550	175	126	27	165	\$99,000	\$180,000	-46.6%	13	\$65,000	\$224,000	-62.9%	\$66
Palmdale	93551	97	87	22	95	\$200,000	\$308,000	-33.3%	2	\$140,000	\$0	-44.9%	\$93
Palmdale	93552	132	80	16	96	\$136,000	\$238,000	-39.1%	0	\$0	\$0	0.0%	\$77
Palmdale	93591	26	14	1	29	\$55,000	\$225,000	-70.1%	0	\$0	\$0	0.0%	\$43
Panorama City	91402	62	41	2	27	\$238,000	\$389,000	-42.0%	29	\$140,000	\$264,000	-43.4%	\$203
Pearblossom	93553	6	0	0	1	\$109,000	\$0	-46.8%	0	\$0	\$0	0.0%	\$48
Reseda	91335	77	55	6	57	\$290,000	\$393,000	-24.7%	16	\$207,000	\$310,000	-22.0%	\$213
San Fernando	91340	31	13	2	19	\$235,000	\$0	-34.7%	2	\$215,000	\$0	0.0%	\$197
Santa Clarita	91350	48	37	6	20	\$389,000	\$490,000	-17.2%	15	\$198,000	\$255,000	-31.9%	\$189
Santa Clarita	91390	3	6	1	23	\$490,000	\$545,000	-9.6%	2	\$286,000	\$350,000	-19.6%	\$187
Sherman Oaks	91403	16	8	0	21	\$645,000	\$928,000	-46.1%	7	\$375,000	\$462,000	-13.8%	\$312
Sherman Oaks	91423	23	7	1	16	\$637,000	\$773,000	-18.4%	7	\$362,000	\$457,000	-18.7%	\$393
Stevenson Ranch	91381	28	12	1	9	\$650,000	\$868,000	-39.3%	13	\$382,000	\$338,000	-24.0%	\$227
Studio City	91604	13	11	0	13	\$750,000	\$943,000	-14.8%	1	\$380,000	\$450,000	-12.6%	\$357
Sun Valley	91352	46	32	2	28	\$260,000	\$434,000	-31.6%	5	\$216,000	\$300,000	-43.2%	\$235
Sunland	91040	18	18	1	10	\$265,000	\$435,000	-40.1%	2	\$210,000	\$0	-29.9%	\$264
Sylmar	91342	105	77	7	59	\$270,000	\$388,000	-34.9%	27	\$187,000	\$250,000	-36.6%	\$190
Tarzana	91356	22	22	3	13	\$797,000	\$1,050,000	11.8%	10	\$237,000	\$0	-31.4%	\$324
Valencia	91354	28	19	1	14	\$482,000	\$625,000	12.1%	20	\$370,000	\$413,000	-16.9%	\$209
Valencia	91355	28	12	1	11	\$427,000	\$480,000	-23.4%	15	\$290,000	\$275,000	-19.4%	\$198
Valley Village	91607	10	10	2	6	\$492,000	\$615,000	-31.0%	3	\$325,000	\$0	-21.7%	\$338
Van Nuys	91401	23	14	1	15	\$450,000	\$633,000	-39.6%	11	\$389,000	\$224,000	29.7%	\$265
Van Nuys	91405	31	24	1	20	\$330,000	\$421,000	-21.0%	8	\$133,000	\$333,000	0.0%	\$201
Van Nuys	91406	46	39	2	36	\$312,000	\$406,000	-24.9%	7	\$265,000	\$263,000	0.0%	\$228
Van Nuys	91411	9	5	0	3	\$435,000	\$610,000	-5.4%	3	\$210,000	\$500,000	0.0%	\$297
West Hills	91307	22	13	1	27	\$540,000	\$497,000	-8.9%	1	\$275,000	\$558,000	-29.3%	\$245
Winnetka	91306	55	41	4	34	\$315,000	\$360,000	-17.1%	15	\$168,000	\$354,000	-8.9%	\$225
Woodland Hills	91364	21	17	3	22	\$565,000	\$624,000	6.6%	0	\$0	\$0	0.0%	\$255
Woodland Hills	91367	32	19	2	19	\$520,000	\$613,000	-3.7%	12	\$329,000	\$400,000	-25.1%	\$240



Fidelity National Title Company

Source: www.DQNews.com and LA Times