

# May 2009 - Market Update In The San Fernando Valley

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR May 09	Price Median SFR May 08	Price % Chg from May 08	Sales	Price Median Condos May 09	Price Median Condos May 08	Price % Chg from May 08	
All LA County		8356	6261	770	4833	\$295,000	\$435,000	-32.2%	1330	\$290,000	\$363,000	-20.2%	\$214
Acton	93510	16	11	4	12	\$395,000	\$551,000	-28.2%	n/a	n/a	n/a	n/a	\$161
Agoura Hills	91301	34	22	2	8	\$810,000	\$660,000	15.7%	17	\$470,000	\$300,000	-8.7%	\$307
Burbank	91501	17	7	0	3	\$775,000	\$720,000	7.6%	4	\$383,000	\$415,000	-7.8%	\$320
Burbank	91502	3	1	0	1	\$305,000	n/a	n/a	1	\$280,000	\$345,000	-36.0%	\$240
Burbank	91504	18	13	1	3	\$619,000	\$715,000	-16.9%	2	\$368,000	\$388,000	-5.2%	\$334
Burbank	91505	21	21	3	22	\$450,000	\$530,000	-15.1%	3	\$450,000	\$380,000	18.4%	\$369
Burbank	91506	15	8	1	12	\$469,000	\$628,000	-20.8%	1	\$280,000	\$490,000	-55.2%	\$361
Calabasas	91302	29	12	0	1	n/a	\$1,205,000	n/a	14	\$859,000	\$387,000	-36.3%	n/a
Canoga Park	91303	22	14	4	8	\$343,000	\$400,000	-14.4%	11	\$149,000	\$273,000	-45.6%	\$245
Canoga Park	91304	42	50	9	36	\$390,000	\$516,000	-25.1%	15	\$110,000	\$170,000	-36.0%	\$233
Canyon Country	91351	94	85	8	21	\$275,000	\$320,000	-13.4%	20	\$180,000	\$210,000	-19.0%	\$194
Canyon Country	91387	26	17	3	16	\$438,000	\$447,000	-2.0%	12	\$263,000	\$303,000	-16.5%	\$183
Castaic	91384	38	20	4	13	\$400,000	\$450,000	-14.0%	3	\$245,000	n/a	n/a	\$173
Chatsworth	91311	52	46	9	15	\$439,000	\$488,000	-13.1%	8	\$200,000	\$296,000	-32.3%	\$238
Encino	91316	39	22	2	18	\$510,000	\$528,000	-3.3%	12	\$195,000	\$319,000	-41.3%	\$308
Encino	91436	17	11	0	16	\$943,000	\$825,000	0.5%	n/a	n/a	\$336,000	n/a	\$360
Glendale	91201	22	12	2	12	\$543,000	\$607,000	0.4%	1	\$320,000	n/a	n/a	\$320
Glendale	91202	24	13	0	7	\$528,000	\$628,000	-15.9%	4	\$275,000	\$419,000	-34.5%	\$360
Glendale	91203	6	9	1	1	\$310,000	\$492,000	-37.0%	3	\$309,000	\$345,000	-10.4%	\$405
Glendale	91204	10	3	1	1	\$325,000	n/a	n/a	3	\$310,000	\$383,000	-19.2%	\$384
Glendale	91205	9	10	3	10	\$356,000	\$470,000	-24.3%	2	\$231,000	\$326,000	-29.3%	\$355
Glendale	91206	24	16	2	15	\$670,000	\$608,000	3.6%	10	\$243,000	\$368,000	-34.0%	\$326
Glendale	91207	8	3	0	5	\$835,000	\$725,000	17.2%	4	\$341,000	\$343,000	-0.4%	\$346
Glendale	91208	18	11	0	14	\$705,000	\$739,000	-4.5%	2	\$312,000	n/a	n/a	\$332
Glendora	91740	27	10	0	16	\$355,000	\$390,000	-9.0%	2	\$272,000	\$345,000	-21.2%	\$264
Glendora	91741	20	7	0	7	\$356,000	\$496,000	-28.8%	1	\$448,000	n/a	n/a	\$286
Granada Hills	91344	83	63	6	36	\$417,000	\$435,000	-4.1%	2	\$275,000	\$313,000	-12.0%	\$218
Lake Hughes	93532	6	8	1	4	\$42,000	\$69,000	-38.7%	n/a	n/a	n/a	n/a	\$69
Lancaster	93534	96	97	23	79	\$65,000	\$155,000	-58.2%	10	\$52,000	n/a	n/a	\$50
Lancaster	93535	217	194	43	228	\$83,000	\$163,000	-48.4%	11	\$40,000	\$127,000	-68.5%	\$55
Lancaster	93536	186	178	37	141	\$185,000	\$254,000	-27.5%	2	\$80,000	\$219,000	-63.5%	\$81
Littlerock	93543	38	31	5	31	\$80,000	\$214,000	-62.6%	n/a	n/a	n/a	n/a	\$63
Llano	93544	2	1	0	1	\$129,000	\$140,000	-7.9%	n/a	n/a	n/a	n/a	\$53
Newhall	91321	46	27	3	14	\$338,000	\$469,000	-28.0%	14	\$206,000	\$229,000	-10.0%	\$195
North Hills	91343	96	62	14	38	\$350,000	\$400,000	-11.9%	10	\$158,000	\$298,000	-47.1%	\$235

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North Hollywood	91601	28	8	0	6	\$500,000	\$655,000	-23.7%	5	\$276,000	\$290,000	-4.7%	\$398
North Hollywood	91602	13	10	2	8	\$735,000	\$819,000	-10.3%	8	\$355,000	\$400,000	-11.3%	\$401
North Hollywood	91605	59	57	7	23	\$310,000	\$350,000	-12.7%	1	\$160,000	n/a	n/a	\$218
North Hollywood	91606	46	46	3	16	\$300,000	\$415,000	-26.8%	2	\$206,000	\$77,000	24.7%	\$222
Northridge	91324	37	21	1	15	\$360,000	\$436,000	-18.7%	2	\$263,000	\$305,000	-13.9%	\$207
Northridge	91325	40	26	1	18	\$513,000	\$663,000	-22.6%	4	\$154,000	\$363,000	-57.7%	\$255
Northridge	91326	43	33	3	19	\$523,000	\$650,000	-19.5%	14	\$525,000	\$498,000	-15.3%	\$228
Palmdale	93550	210	205	46	161	\$95,000	\$170,000	-44.4%	7	\$74,000	n/a	-49.8%	\$65
Palmdale	93551	146	115	19	85	\$205,000	\$278,000	-26.5%	1	\$100,000	n/a	-56.5%	\$89
Palmdale	93552	139	121	24	107	\$130,000	\$199,000	-34.2%	n/a	n/a	n/a	n/a	\$72
Palmdale	93591	27	16	5	16	\$60,000	\$155,000	-61.3%	n/a	n/a	n/a	n/a	\$43
Panorama City	91402	92	69	13	24	\$241,000	\$307,000	-19.7%	23	\$147,000	\$186,000	-20.9%	\$191
Pearblossom	93553	5	2	2	n/a	n/a	\$229,000	n/a	n/a	n/a	n/a	n/a	n/a
Reseda	91335	86	88	5	55	\$300,000	\$363,000	-17.2%	21	\$210,000	\$300,000	-28.8%	\$218
San Fernando	91340	41	26	1	27	\$225,000	\$390,000	-42.3%	2	\$158,000	n/a	n/a	\$187
Santa Clarita	91350	75	52	3	27	\$350,000	\$455,000	-23.6%	16	\$255,000	\$335,000	-33.5%	\$198
Santa Clarita	91390	13	10	2	20	\$500,000	\$585,000	-11.1%	2	\$295,000	\$315,000	-15.7%	\$169
Sherman Oaks	91403	21	15	4	17	\$840,000	\$813,000	3.4%	5	\$190,000	\$331,000	-42.6%	\$347
Sherman Oaks	91423	20	11	2	14	\$791,000	\$825,000	-4.2%	7	\$309,000	\$435,000	-31.1%	\$376
Slevenson Ranch	91381	35	22	2	17	\$605,000	\$736,000	-24.4%	5	\$290,000	\$371,000	-35.6%	\$220
Studio City	91604	18	21	2	25	\$753,000	\$974,000	-22.2%	3	\$385,000	\$474,000	-18.7%	\$426
Sun Valley	91352	58	49	4	18	\$260,000	\$345,000	-28.8%	2	\$122,000	\$265,000	-54.0%	\$214
Sunland	91040	32	26	5	13	\$430,000	\$386,000	11.4%	2	\$238,000	\$328,000	-27.6%	\$236
Sylmar	91342	157	136	17	76	\$274,000	\$364,000	-23.2%	36	\$190,000	\$245,000	-32.7%	\$194
Tarzana	91356	41	22	2	16	\$695,000	\$839,000	-15.8%	9	\$167,000	\$310,000	-46.2%	\$291
Valencia	91354	45	28	2	13	\$513,000	\$510,000	2.5%	21	\$395,000	\$373,000	0.0%	\$189
Valencia	91355	44	29	5	16	\$436,000	\$500,000	-12.8%	17	\$263,000	\$270,000	-32.7%	\$213
Valley Village	91607	25	11	3	12	\$565,000	\$590,000	-4.2%	5	\$230,000	\$321,000	-28.3%	\$343
Van Nuys	91401	35	19	0	17	\$400,000	\$492,000	-16.0%	13	\$349,000	\$341,000	2.5%	\$258
Van Nuys	91405	42	39	7	20	\$315,000	\$389,000	-19.1%	6	\$162,000	\$246,000	-34.3%	\$195
Van Nuys	91406	61	59	8	31	\$290,000	\$392,000	-25.8%	5	\$243,000	\$164,000	48.0%	\$218
Van Nuys	91411	16	8	3	6	\$453,000	\$429,000	5.5%	3	\$320,000	\$425,000	-24.7%	\$336
West Hills	91307	37	24	2	24	\$446,000	\$580,000	-18.3%	2	\$437,000	n/a	n/a	\$249
Winnetka	91306	69	54	6	28	\$350,000	\$385,000	-9.1%	13	\$160,000	\$228,000	-29.7%	\$218
Woodland Hills	91364	59	32	3	27	\$561,000	\$630,000	-7.2%	n/a	n/a	\$352,000	n/a	\$298
Woodland Hills	91367	39	37	1	23	\$445,000	\$690,000	-36.4%	11	\$270,000	\$360,000	-25.0%	\$283



Fidelity National Title Company

Source: www.DQNews.com and LA Times