



**FOR IMMEDIATE RELEASE: Wednesday, March 11, 2026**

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- The 772 active condo listings represent a 6.4-month supply at the current pace of sales.
- There were 384 combined pending escrows at the end of February, down 41% from a year ago
- Homes and condos were on the market an average of 44 days, up two days from February 2025

### **SAN FERNANDO VALLEY CONDOMINIUM SALES AND ACTIVE LISTINGS RISE DURING FEBRUARY**

*SAN FERNANDO VALLEY, CA – March 11, 2026* — Condominium sales and active listings increased in the San Fernando Valley during February while home sales and prices were lackluster, the Southland Regional Association of REALTORS® reported today.

Local REALTORS® assisted the close of escrow for 121 condominiums last month, a number that was up 4.3 percent from a year ago. A total of 372 single-family homes also closed escrow, which was down 3.1% from February 2025.

The 768 active condominium active listings reported at the end of the month were up 31.1% from February 2025. It was highest condo inventory for the month of January going back to before the Covid Pandemic and continued a two-year-long trend of sharply rising condo inventory. The average monthly condo inventory increased in 2024 by 47.5% and shot up 60.9% in 2025, the Association reported.

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“With interest rates at their lowest level in years and inventory, especially of condominiums, posting favorable numbers, it wouldn’t be a stretch to think sales will follow as the spring homebuying season gets underway,” said Nicole Stinson, the 2026 President of the 10,000-member Southland Regional Association of REALTORS®. “We’ve been building momentum for the last couple of years, but the Iran war, effects of tariffs, higher costs for home building materials, and a sense of economic uncertainty may put a damper on the market.”

The single-family home inventory, which represents the lion’s share of the market, also has been rising over the last two years – increasing 16.9% in 2024 and 28% in 2025. Home active listings reported at the end of February totaled 1,555, down 19.5% from a year ago.

The median price of single-family homes that changed owners in February came in at \$1,115,000, which was up 1.49% from a year ago, yet below the record high \$1,150,000 set in June and again in September 2025.

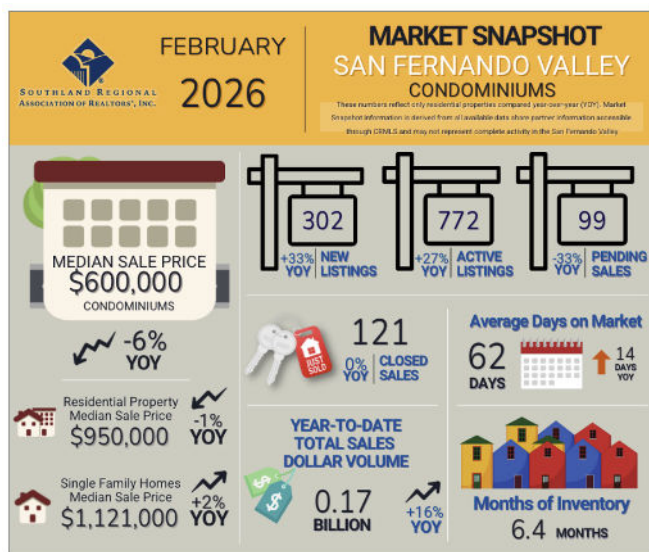
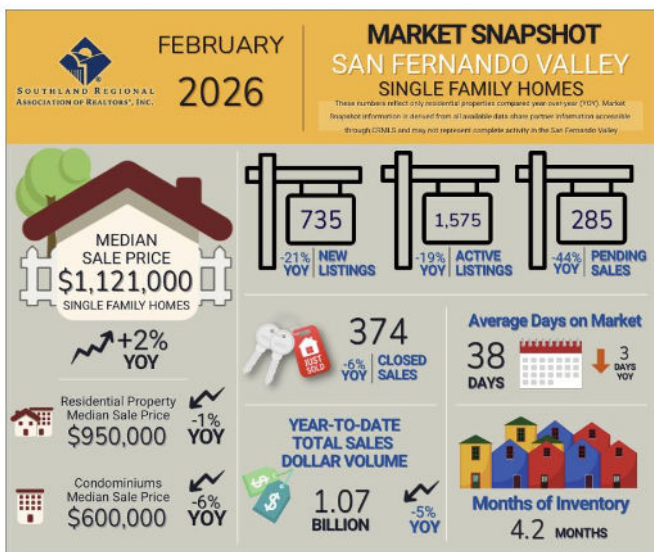
The Association also reported the condominium median price at \$600,000, which was down 5.5%. The record high condo price of \$660,000 was set in July 2024.

“Until recently, many economic indicators suggested the economy was beginning to find its footing and consumers were feeling confident,” said Valerie Biletsky, the Association’s Chief Executive Officer. “We’re hopeful those trends continue in the coming months.”

Combined pending sales for February— a measure of future closed escrows – came in at 384, which was down 41% from a year ago.

At the current pace of sales, the combined active inventory of 2,347 active listings represented a 4.7-month inventory, which is closer to the 39-year average 5.3-month supply that suggests a balanced market.

SRAR’s Income-to-Loan guide for February found that an income of \$150,319 was needed to qualify for an 80% loan of \$480,000 on a San Fernando Valley median-priced condominium of \$600,000. With the national average interest rate at 6.21% during February – the lowest since December 2024’s 6.31% and well below the 7.79% of October 2023 – the income needed to qualify dropped 8.4% compared to a year ago. The monthly PITI — principal, interest, taxes and insurance payments — totaled \$3,758.



## ABOUT THE SOUTHLAND REGIONAL ASSOCIATION OF REALTORS®

Chartered by the National Association of REALTORS® in 1920, the Southland Regional Association of REALTORS® is the voice for real estate in San Fernando and Santa Clarita Valleys. With 10,000 members, SRAR serves as a trusted resource and partner to the real estate profession and the community at large. REALTORS® are dedicated to the highest standards of ethics and professionalism and committed to championing real property rights and pathways to homeownership for all. SRAR local market statistics are compiled from all available data share partner information accessible through CRMLS and may not represent complete activity for the San Fernando and Santa Clarita Valleys.