



**FOR IMMEDIATE RELEASE: Tuesday, May 12, 2026**

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- Pending sales at the end of April totaled 124 homes, down 31%; condo pendings totaled 46, down 19%
- 57.9% of home and condo residential sales sold at list price last month
- Properties stayed on the market an average of 41 days in April, up 2 days from a year ago

### **SANTA CLARITA CONDO PRICES RISING THOUGH STILL COMPETITIVE WITH OTHER CALIFORNIA COMMUNITIES; CONDO INVENTORY JUMPS 14%**

*SANTA CLARITA VALLEY, CA – May 12, 2026* — The median price of condominiums that closed escrow during April throughout the Santa Clarita Valley increased 5.9% compared to a year ago even as the number of condos listed for sale jumped 14.0%, the Southland Regional Association of REALTORS® reported today.

The condo median price of \$575,000 was well below the record high \$650,000 established in June 2024. More importantly, the local condo median price for April was significantly lower than the statewide condo average of \$648,000 for first quarter 2026. The single-family median price in April came in at \$862,000, down 1.5% from a year ago.

“Condos remain the best relatively affordable path for first-time homebuyers to get into the residential market,” said Nicole Stinson, President of the 10,000-member Association. “The inventory is the largest it’s been in years and interest rates across the nation dropped last month to an average of 6.08%, which opens the opportunity of ownership to a wider swath of prospective buyers.

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Click [HERE](#) to see SRAR’s San Fernando Valley or Santa Clarita Valley Latest “Income-to-Loan Guides”

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“Plus, condos in Santa Clarita cost less than what buyers pay in other Southern California communities,” Stinson said, “and our inventory is on the rise.”

The Association reported 277 condominium active listings at the end of April, up from 243 last year. Condo active listings took off beginning in January 2025 and have been heading higher ever since. The year is on track to surge into new territory if the pace of listings seen during the first three months of 2026 continues.

“Interest rates were trending down prior to the beginning of the war with Iran and seemed likely to post at least one or two drops in 2026,” said Valerie Biletsky, the Association’s Chief Executive Officer. “But since February, interest rates have been volatile, falling below 6% then swinging over 6.6%.

“Typical market forces would suggest that rates should decline this year,” Biletsky said, “but rates now appear to be reacting more to geopolitical forces and its impact on inflation, yielding a measure of uncertainty.”

Local REALTORS® assisted the close of escrow of 171 single-family home during April, which was up 1.8% from April 2025. Fifty-seven condominiums changed owners, a decrease of 5.0%.

Days on the market for homes came in at 38, up two days, while condos were on the market an average of 50 days, also an increase of two days over a year ago.

SRAR’s Income-to-Loan guide for April found that an income of \$215,620 was needed to qualify for an 80% loan of \$696,000 on a Santa Clarita Valley median-priced single-family home of \$870,000. With the national average interest rate at 6.08% during April – the lowest since January 2022’s 2.97% and well below the 7.56% of December 2023 – the income needed to qualify decreased 6.9% compared to a year ago. The monthly PITI — principal, interest, taxes and insurance payments — totaled \$5,390.

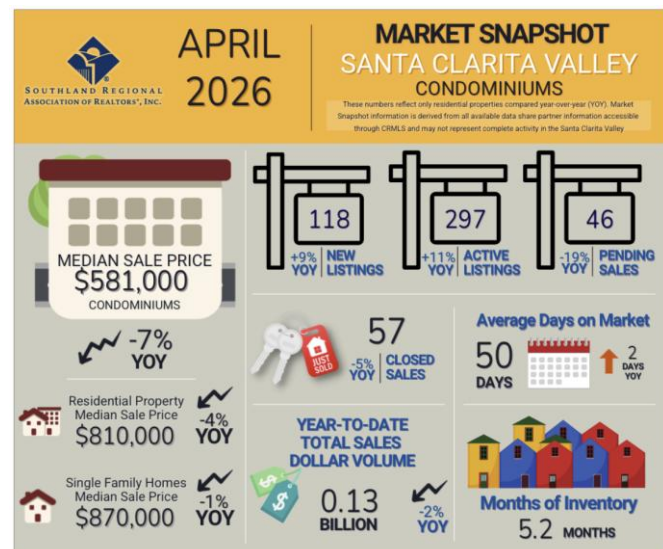
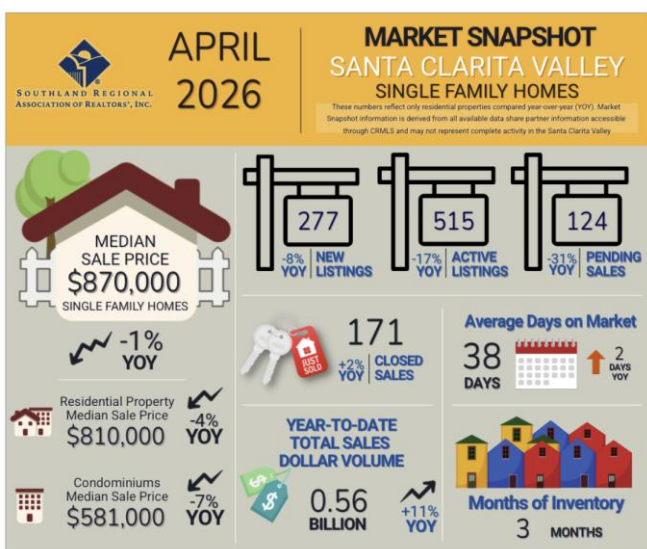
Declining interest rates and falling home prices made it possible for more Californians to afford a home purchase, according to the first-quarter 2026 report on affordability from the California Association of REALTORS®. Twenty-two percent of households could afford to buy the median-priced home of \$843,390 reported in the first quarter of the year.

That was up from 21% in the fourth-quarter 2025 and 19% than in first-quarter 2025. A minimum annual income of \$204,800 was needed to make monthly payments of \$5,120, including principal, interest and taxes on a 30-year, fixed-rate mortgage at 6.24%.

Thirty-two percent of homebuyers were able to afford a condo or townhome at a median price of \$648,000, requiring a monthly payment of \$3,930 and a minimum annual income of \$157,200, C.A.R. reported.

The Southland Regional Association of REALTORS® recently expanded its First-time Homebuyer Grant Program, increasing income limits to make the program accessible to more prospective buyer. In partnership with the California Association of REALTORS®’ Housing Affordability Fund, the cash grants provide financial assistance to eligible homebuyers by offsetting ownership-related expenses.

The \$1,000 grants will be awarded to qualified first-time owner occupants until all available funds are awarded. Income limits and other conditions apply. Go to [Grants](#) on SRAR.com or email [Maritzar@srar.com](mailto:Maritzar@srar.com) for details and questions.





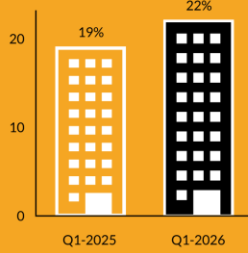
# California Housing Affordability Q1 2026

## HAI

# 22%

of California households could afford to purchase a median-priced home\*

### HAI YTY Comparison



\*existing single-family detached home

## Price

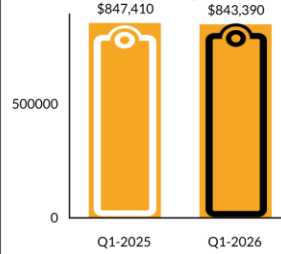
# \$843,390

median-priced home\*

YTY % Chg: -0.5%



### Price YTY Comparison



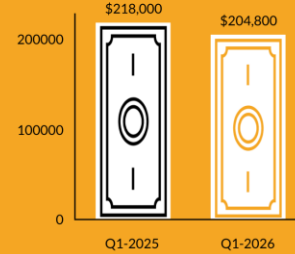
## Income

# \$204,800



minimum income required to make monthly payments of \$5,120 @ 30-year fixed-rate mortgage of 6.24%.

### Income YTY Comparison



## 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.