



FOR IMMEDIATE RELEASE: Wednesday, June 10, 2026

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- Pending sales at the end of May totaled 117 homes, down 37%; condo pendings totaled 33, down 54%
- 42.4% of condo sold at list price. 56.3% of single family homes sold at list price
- Homes stayed on the market 30 days, unchanged from a year ago; condos 52 days, up 7 days year over year

INVENTORY OF CONDOMINIUMS LISTED FOR SALE IN SANTA CLARITA DURING MAY SURGES HIGHER; CONDO SALE INCREASE

SANTA CLARITA VALLEY, CA – June 10, 2026 — Active listings of condominiums for sale throughout the Santa Clarita Valley rose during May to the highest level in more than six years, the Southland Regional Association of REALTORS® reported today.

The Association reported 316 active condominium listings at the end of May, which was up 16.2% from the prior year. For perspective, the smallest inventory since 2020 came in December 2021 with a mere 50 condo active listings.

Local REALTORS® assisted the close of escrow of 74 condominiums last month, an increase of 32.1% over May 2025. That total is more than half of the 143 sales of September 2020, which was the high mark since the pandemic.

“Higher sales have followed higher listings as buyers discovered the larger inventory with more choices,” said Nicole Stinson, President of the 10,000-member Association. “Buyers eager to own a home see the advantages of condominiums and that enthusiasm translated to higher sales.”

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

The Association also reported 542 active listings of single-family homes during May. That was down 22.3% from a year ago. While not as strong as condominium active listing, home listings for the first five months of the year were tracking below only 2025 and 2019.

“The year started with interest rates inching lower and more cuts expected. That unleashed pent-up demand and fueled the fervor to buy real estate,” said Valerie Biletsky, the Association’s Chief Executive Officer. “But that enthusiasm was tamped down by the ongoing war in the Middle East and rising prices on items like gasoline.

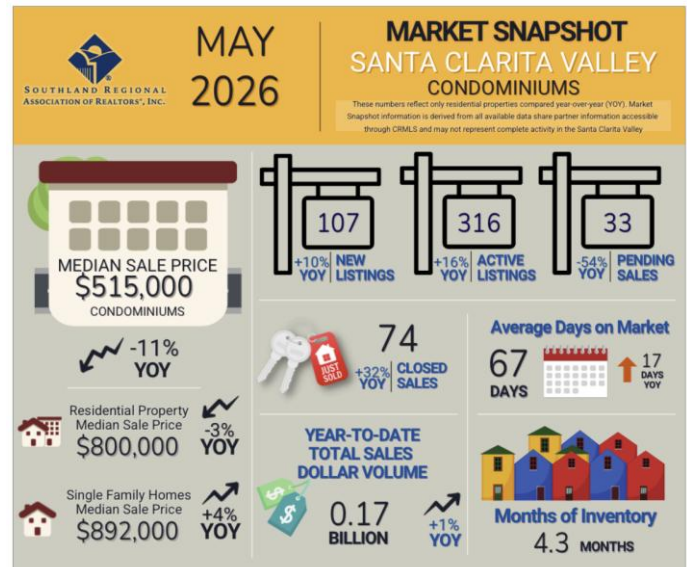
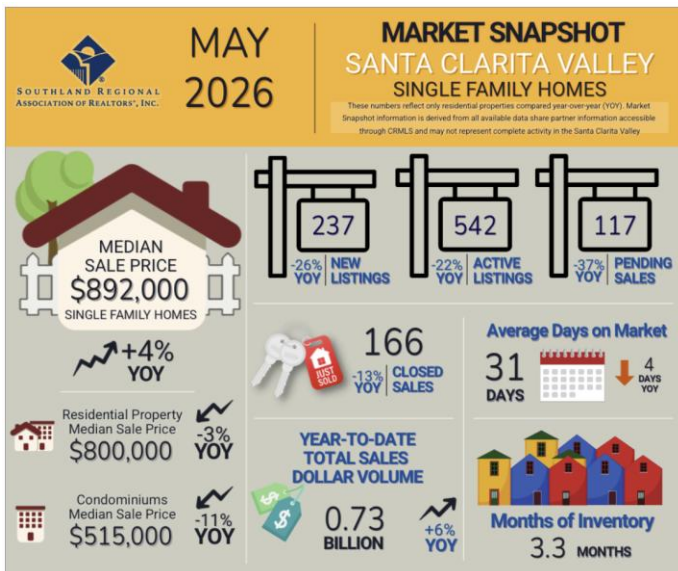
“Buyers, especially single-family homebuyers,” Biletsky said, “are navigating under a cloud of uncertainty and the possibility that across-the-board inflation may be heading higher.”

The median price of single-family homes that changed owners last month came in at \$892,000, up 3.7% from May 2025. The condominium median price reported in May was \$515,000, down 11.2%.

SRAR’s Income-to-Loan guide for May found that an income of \$127,850 was needed to qualify for an 80% loan of \$696,000 on a Santa Clarita Valley median-priced condominium of \$515,000. With the national average interest rate at 6.10% during May – one of the lowest since January 2022’s 2.97% and well below the 7.56% of December 2023 – the income needed to qualify decreased 17.8% compared to a year ago. The monthly PITI — principal, interest, taxes and insurance payments — totaled \$3,196.

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 for details and questions.



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.