SOUTHLAND REGIONAL
ASSOCIATION OF REALTORS®, INC.

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- Pending sales at the end of June totaled 120 homes, down 33%; condo pendings totaled 38, down 22%
- 54.9% of condos sold at list price. 55% of single-family homes sold at list price
- Homes stayed on the market an average 33 days, down 1 day; condos 52 days, up 3 days year-over-year

HOME AND CONDOMINIUM SALES IN SANTA CLARITA SLOW DURING JUNE EVEN AS CONDO INVENTORY HOVERS NEAR RECORD HIGH

SANTA CLARITA VALLEY, CA – July 10, 2026 — Sales of condominiums and single-family homes in the Santa Clarita Valley softened during June even as the number of condos listed for sale hovered near peak levels, the Southland Regional Association of REALTORS® reported today.

The 315 condominiums listed for sale were only one listing shy of the record reported in May and was 9.8% ahead of a year ago June. The number of condominiums listed for sale has been rising steadily since early 2024.

Similarly, single-family homes listed for sale also have been rising for years, but so far this year active home listings have been behind 2025 levels.

Local REALTORS® assisted the close of escrow of 158 single-family home during June. That was down 9.2% from a year ago and well below the peak monthly total of 327 reported in June 2021.

A total of 51 condominiums also changed owners last month. That was a decline of 26.1% from June 2025 and, for perspective, it was a third of the 143 closed escrows reported in September 2020.

“Activity in the Santa Clarita Valley is below expectations for this time of year,” said Nicole Stinson, President of the 10,000-member Association. “There’s interest and lots of churning in the market, but sellers and buyers are uncertain over the direction of the economy and jobs market, which has cast a pall over local home sales.”

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

The median price of homes that closed escrow last month came in at $875,000. That was down 2.8% from June 2025, yet below the record high of $910,000 set in March 2024.

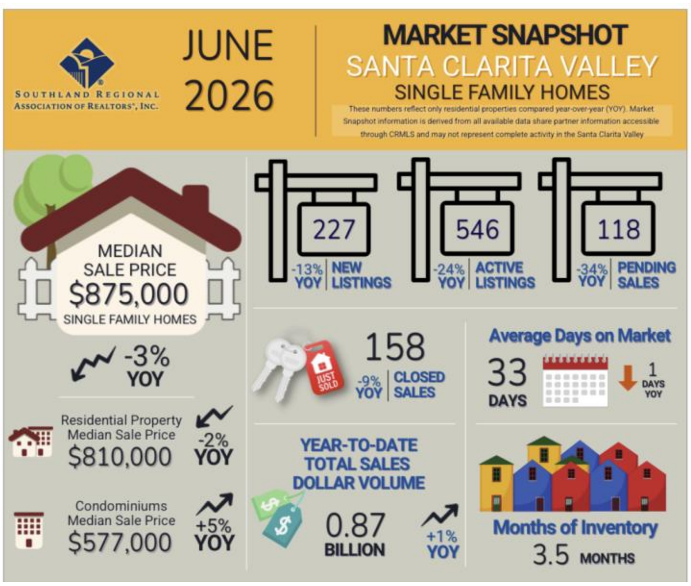
The condominium median price reported in June of $577,000 was up 5.5% from the prior year and it, too, was below the record high of $650,000 set in June 2024.

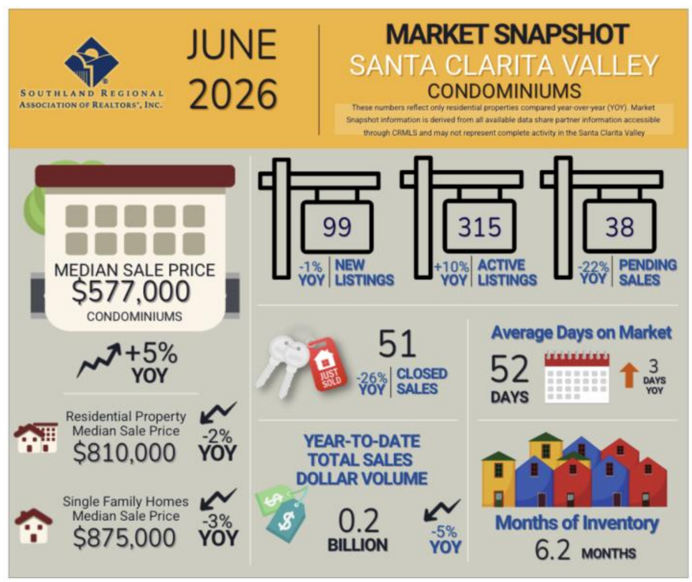
“Regardless the market or where it’s headed – and there are plenty of uncertainties floating around today – people always want and will buy homes and condominiums. There’s always demand if there is supply,” said Valerie Biletsky, the Association’s Chief Executive Officer. “I have no doubt homes sales would be much stronger if interest rates fell and prospective homebuyers and sellers were more confident of what lies ahead.”

SRAR’s Income-to-Loan guide for June found that an income of $221,950 was needed to qualify for an 80% loan of $700,000 on a Santa Clarita Valley median-priced single-family home of $875,000. With the national average interest rate up to 6.36% during June – compared to January 2022’s 2.97% and well below the 7.56% of December 2023 – the income needed to qualify decreased 4.8% compared to a year ago. The monthly PITI — principal, interest, taxes and insurance payments — totaled $5,549.

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. Only a few grants are still available. 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.