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- Pending sales at the end of July totaled 106 homes, down 44%; condo pendings totaled 42, down 21%
- 55.2% of condos sold at list price. 55.9% of single-family homes sold at list price
- Homes stayed on the market an average 41 days, unchanged from 2025; condos 52 days, down 5 days year-over-year

CONDOMINIUM SALES IN SANTA CLARITA JUMP DURING JULY AS CONDO AND HOME PRICES SOFTEN

SANTA CLARITA VALLEY, CA – August 12, 2026 — Sales of condominiums in the Santa Clarita Valley increased 26.4% during July as prices of condos and single-family homes fell compared to a year ago, the Southland Regional Association of REALTORS® reported today.

Local REALTORS® assisted the close of escrow on 170 homes and 60 condominiums last month. The home tally was down 22.0% from July 2025 while condo sales rose. The condo total was the second highest of any month so far this year, yet well below the pandemic high of 143 condo sales of September 2020.

The home total also was the second highest of any month this year and 52% below the pandemic high 327 homes sales set in June 2021.

"Homebuyers, especially condominium buyers, are slowly adapting to the uncertainties of current market conditions," said Nicole Stinson, President of the 10,000-member Association. "Many of them are finding a decent inventory with a wider selection than a year or two ago and encountering a growing number of sellers who are willing to offer concessions."

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 $860,000. That was down 3.9% from July 2025, yet below the record high of $910,000 set in March 2024.

The condominium median price reported in June of $540,000 was up 10.7% from the prior year and it, too, was below its record high of $650,000 set in June 2024.

"Inventories of homes and condominiums remain elevated," said Valerie Biletsky, the Association's Chief Executive Officer, "but are drifting lower than the record levels set a year ago. The enthusiasm to buy seen in

2025 is still there, but consumer confidence has been tempered by events in the Middle East and questions about the economy here at home."

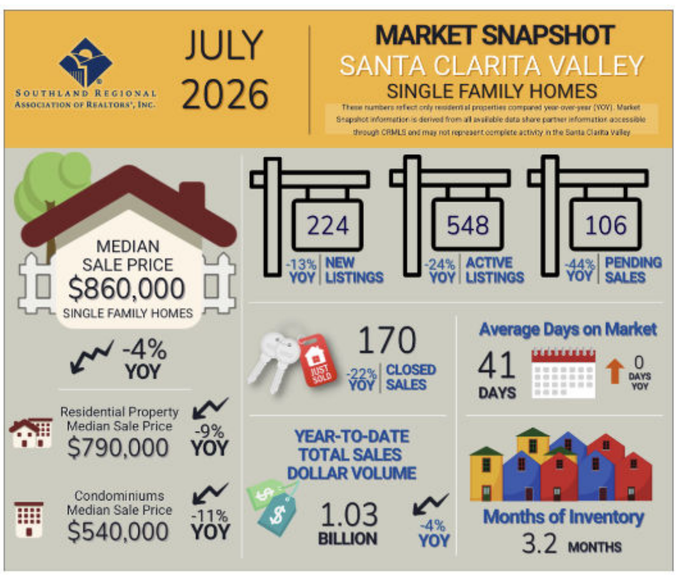
There were 321 condominium active listings at the end of July, down 1.8%. New condo listings were off 6% to 114.

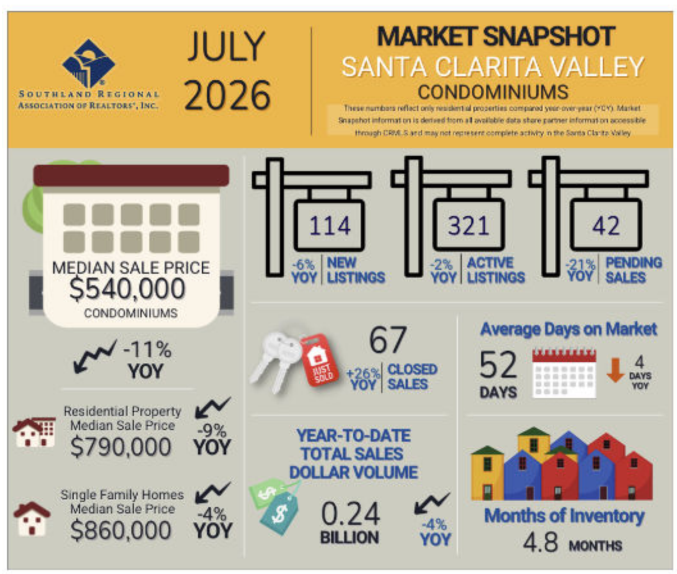
Similarly, the Association reported 548 active single-family home listings, down 24% from 2025. New home listings declined 13% to 224 listings.

SRAR's Income-to-Loan guide for July found that an income of $124,862 was needed to qualify for an 80% loan of $432,000 on a Santa Clarita Valley median-priced condominium of $540,000. With the national average interest rate at 6.35% during July – compared to January 2022's 2.97% and well below the 7.56% of December 2023 – the income needed to qualify decreased 21.5% compared to a year ago. The monthly PITI — principal, interest, taxes and insurance payments — totaled $3,122.

For comparison, the California Association of REALTORS® reported that 19% of households statewide could afford to purchase the $916,750 median-priced home in the second quarter of 2026. That was down from 22% in the first quarter and up 17% from the second quarter of 2025.

A minimum annual income of $228,400 was needed to make monthly payments of $5,710, including principal, interest, taxes and insurance on a 30-year fixed-rate mortgage at a 6.54 percent interest rate. Thirty percent of homebuyers could afford the $670,000 median-priced condo or townhome. A minimum annual income of $166,800 was required to make a monthly payment of $4,170.





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.