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- Pending sales at the end of August totaled 121 homes, down 30%; condo pendings totaled 45, down 34%
- New home listings came in at 208, down 10%; condo new listings totaled 115, up 5%
- Homes stayed on the market an average 45 days, up 5 days; condos 65 days, down 4 days year-over-year

TRANSITION TO OFF-PEAK SEASON RATTLES SANTA CLARITA VALLEY HOME SALES, PRICES AND INVENTORY

SANTA CLARITA VALLEY, CA – Sept. 9, 2026 — Home sales, prices and inventory fell during August in the Santa Clarita Valley while interest rates on home loans rose to the highest level in 10 months, the Southland Regional Association of REALTORS® reported today

The national average interest rate on home loans during August as reported by the Federal Housing Finance Agency was 6.51%. While up from its lowest level of 6.08% in April, the August figure was nonetheless down from 6.83% reported in August 2025. The national interest rate for nearly three years has averaged 6.63%.

"With a few exceptions, interest rates on home loans had been trending down every month for nearly three years," said Nicole Stinson, President of the 10,000-member Association. "Then came rising consumer prices and the turmoil in the Middle East, which kicked interest rates higher and made homebuyers and homeowners question the direction the economy was headed."

Click HERE to see SRAR's San Fernando Valley or Santa Clarita Valley Latest "Income-to-Loan Guides"

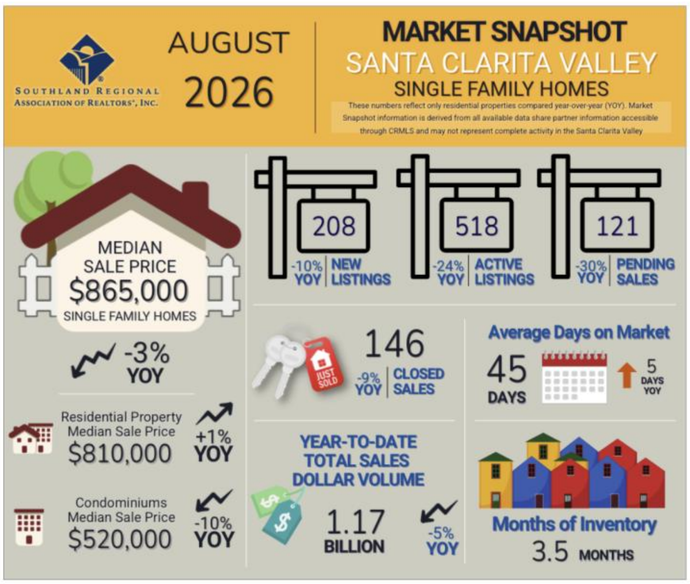
Local REALTORS® guided 147 single-family homes and 49 condominiums to the close of escrow during August. The home total was down 9.3% while the condo tally fell 15.5% compared to a year ago. Both totals were the lowest number recorded for the month of August going back to 2020.

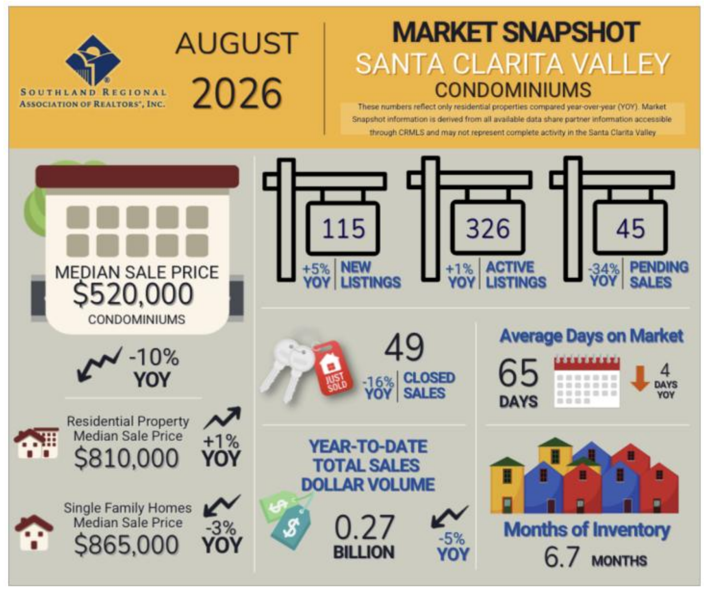
Similarly, home and condominium prices also fell. The median price of homes that changed owners last month came in at $865,000, which was down 2.8% from last year, while the condominium median price of $520,000 was off 10.3%. The record high median home price of $910,000 was set in March 2024. The condo record high of $650,000 came in June of 2024.

"When it comes to prices and sales, the market is transitioning from busy summer transactions into the off-peak season," said Valerie Biletsky, the Association's Chief Executive Officer, "But there's no doubt the events in the Middle East and lingering questions about the economy here at home play a role in any decision to buy or sell a home."

The active inventory of single-family home listings during August also took a beating – tumbling 24.5% to 518 while the 326. Condominium active listings increased 1.2% to 326 listings.

SRAR's Income-to-Loan guide for August found that an income of $133,539 was needed to qualify for an 80% loan of $416,000 on a Santa Clarita Valley median-priced condominium of $520,000. With the national average interest rate at 6.51% during July – compared to January 2022's 2.97% and well below the 7.56% of December 2023 – the income needed to qualify decreased 12.7% compared to a year ago. The monthly PITI — principal, interest, taxes and insurance payments — totaled $3,338.





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.