SOUTHLAND REGIONAL
ASSOCIATION OF REALTORS®, INC.

FOR IMMEDIATE RELEASE: Wednesday, Sept. 9, 2026

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- Homes and condos averaged 39 days on the market, down one day from a year ago
- The 2,663 active home and condominium listings were down 18% and represented a 4.4-month inventory
- New home and condo listings totaled 941 during August, down 18% from a year ago

DESPITE RISING INTEREST RATES, HOME SALES POST A SMALL GAIN IN THE SAN FERNANDO VALLEY; HOME AND CONDO PRICES PULL BACK

SAN FERNANDO VALLEY, CA – September 9, 2026 — Sales of existing single-family homes in the San Fernando Valley increased slightly during August even as 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 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® assisted the close of escrow during August on 472 single-family homes, an increase from August 2025 of 1.3%. Condominium sales, which had been posting double-digit increases, came in at 130, down 23.1% from a year ago.

The median price of homes that changed owners last month $1,105,000, down 3.1%. The record high median price was set in June $1,188,000.

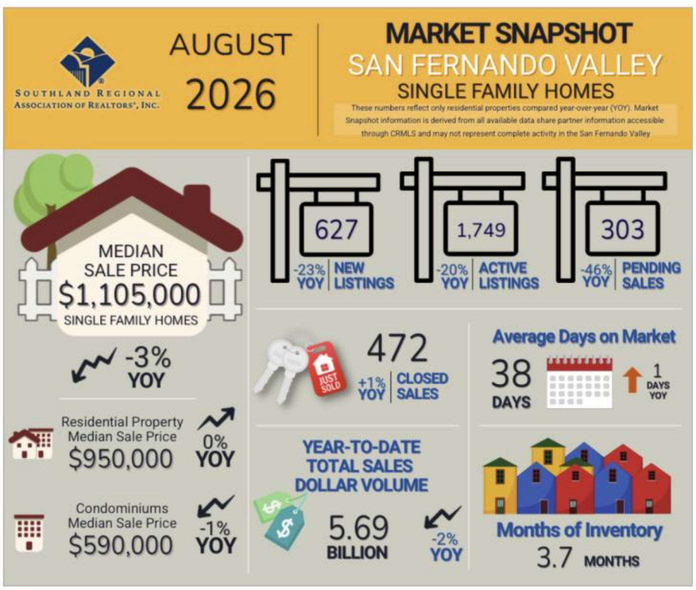
The condominium median price of $590,000 fell 0.8% from a year ago, the Association reported. The condo record high median price of $665,000 was recorded in April.

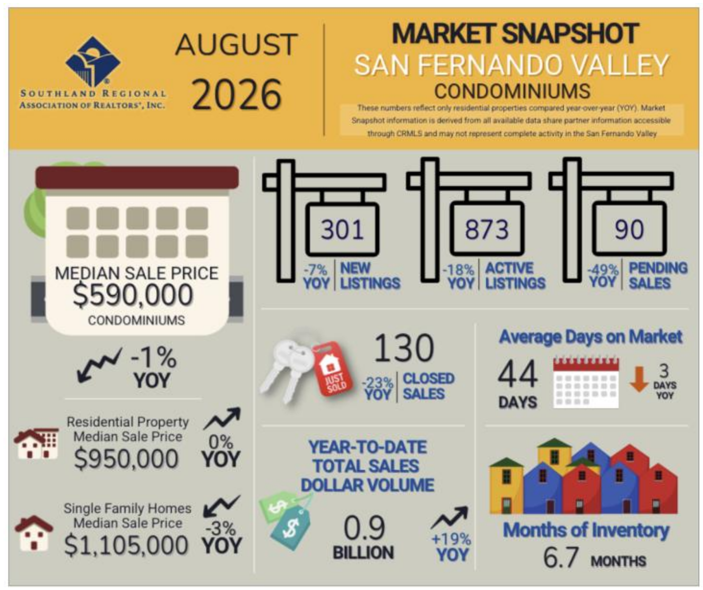
"When it comes to prices and sales, the market is transitioning from busy summer transactions into the off-peak season," said Valerie Biletsky, the Association's Chief Executive Officer, "But there's no doubt the events in the Middle East and lingering questions about the economy here at home play a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

The Association reported 1,749 single-family home active listings at the end of August: that was down 20.1% from a year ago.

Similarly, the number of active condominium listings in August was 873, down 17.8% from 1,062 condo listings of August 2025, which was the only the second time in recent years where condo listings exceeded the 1,000-listing benchmark.

SRAR's Income-to-Loan guide for August found that an income of $151,515 was needed to qualify for an 80% loan of $472,000 on a San Fernando Valley median-priced condominium of $590,000. With the national average interest rate up to 6.51% during August – compared to January 2022's 2.97% and below the 7.56% of December 2023 – the income needed to qualify fell 7.3% compared to a year ago. The monthly PITI — principal, interest, taxes and insurance payments — totaled $3,788.





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.