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- The inventory of homes at the end of September was a 3.2-month supply; the condo inventory was a 6.1-month supply
- Existing home new listings came in at 198, down 18%; condo new listings totaled 94, up 9%
- Homes and condos stayed on the market an average of 43 days, down two days from a year ago.

SANTA CLARITA CONDOMINIUM ACTIVE LISTINGS STAY HIGH WHILE SALES AND MEDIAN PRICES SOFTEN

SANTA CLARITA VALLEY, CA – Oct. 8, 2026 — Condominium active listings in the Santa Clarita Valley remained in record territory during September while closed escrows and resale prices pulled back, the Southland Regional Association of REALTORS® reported today.

The Association reported 332 active condominium listings at the end of September, which was up 7.4% from a year ago and was the highest total of any month since before the Covid Pandemic hit in 2019.

Single-family home active listings fell 19.4% during September to 537. Home active listings for all of this year have been below 2025 numbers – which were the highest monthly totals since 2019.

“Home sales follow familiar seasonal patterns,” said Nicole Stinson, President of the 10,000-member Association serving the San Fernando and Santa Clarita valleys. “Closed escrows typically peak toward the end of summer then fall as days grow shorter and holidays approach. This year, with multiple uncertainties battering consumers – rising interest rates, inflation, tariffs, war – buyers and sellers pulled back sharper and faster.”

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 of 168 single-family homes in Santa Clarita last month. That number was unchanged from a year ago.

Condominium closed escrows fell 20.6% to totaled 54.

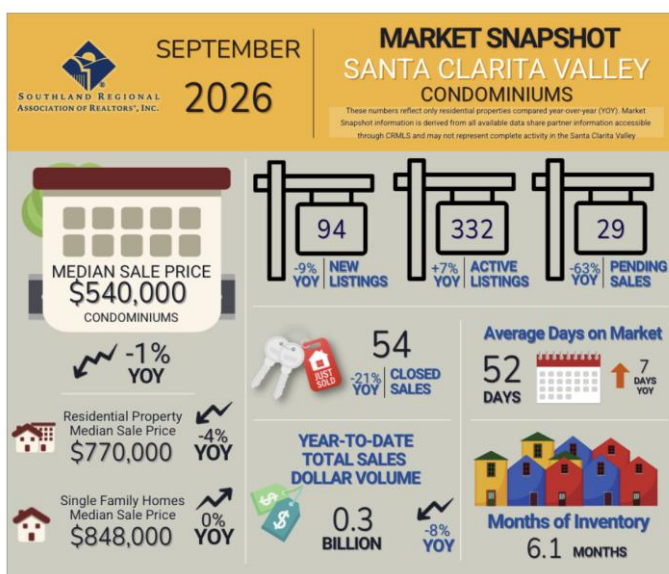
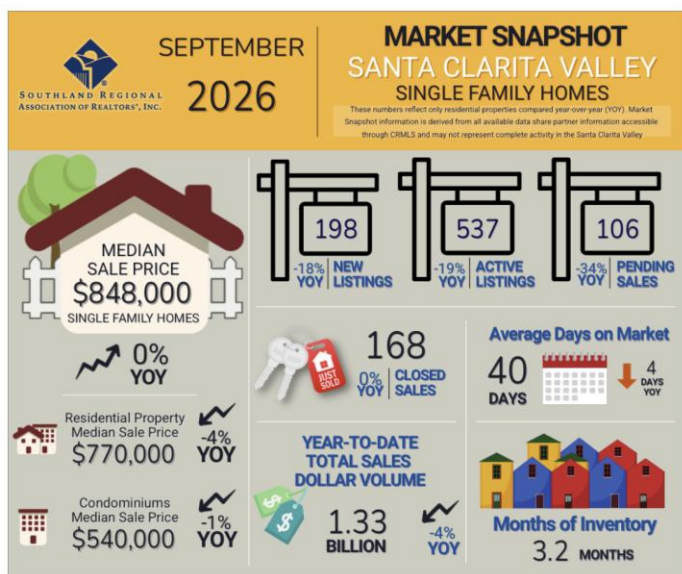
With only one exception, the median price of homes sold each month during 2026 have been below year-ago numbers. The September median home price of \$848,000 was down 0.2% from 12 months ago.

The same pattern was evident with the condominium median price – 2026 tallies generally were lower than 2025 median prices. The September condo median price of \$540,000 was down 1.2% from September 2025.

“With the interest rate on home loans already over 7%, home sales increasingly may hinge on cash buyers and homeowners who must sell, regardless what’s happening around them,” said Valerie Biletsky, the Association’s Chief Executive Officer. “No doubt there will be opportunities to buy in the months ahead, yet REALTORS® are hopeful inflation and the economy will calm and home loan interest rates will fall before the 2027 homebuying season kicks off next spring.”

Pending sales of homes and condominiums, which are a measure of future closed escrows, fell during September to 135, a drop of 43%

SRAR’s Income-to-Loan guide for September found that an income of \$217,748 was needed to qualify for an 80% loan of \$680,000 on a Santa Clarita Valley median-priced single-family home of \$850,000. With the national average interest rate at 6.48% during September – compared to January 2022’s 2.97% and well below the 7.56% of December 2023 – the income needed to qualify decreased 1.9% compared to a year ago. The monthly PITI — principal, interest, taxes and insurance payments — totaled \$5,444.



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.