



FOR IMMEDIATE RELEASE: Thursday, Oct. 8, 2026

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- Homes and condos averaged 40 days on the market, up two days from a year ago
- The 2,621 active home and condominium listings during September were down 18% from a year ago
- The inventory represented a 4.8-month supply at the current pace of sales
- Home and condo new listings totaled 1,002 during September, down 18% from a year ago

SAN FERNANDO VALLEY HOME AND CONDO SALES TUMBLED, PRICES MODERATED, AND INVENTORY TIGHTENED DURING SEPTEMBER

SAN FERNANDO VALLEY, CA – Oct. 8, 2026 — Closed escrows of homes and condominiums fell off a cliff during September in the San Fernando Valley, resale prices softened, and inventories pulled back from record high territory, the Southland Regional Association of REALTORS® reported today.

The Association reported 402 single-family home and 139 condominium closed escrows during September in the San Fernando Valley. The home tally was down 23.1% from a year ago and plummeted 14.8% from the 472 closings reported in August.

Similarly, the 139 condominium closings were down 20.1% from September 2025, and on a month-to-month basis the total was off 26.5% from the 189 closed escrows of July.

“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”

After peaking at a record \$1,188,000 in June, the median price of homes that changed owners dropped each month since. The September median price of \$1,101,000 fell 4.3% from a year ago. The condominium median price bounced around since the record high of \$655,000 was set in April, though each of the months was below the high point. The September condo median price of \$638,000 was up 7.4% from a year ago.

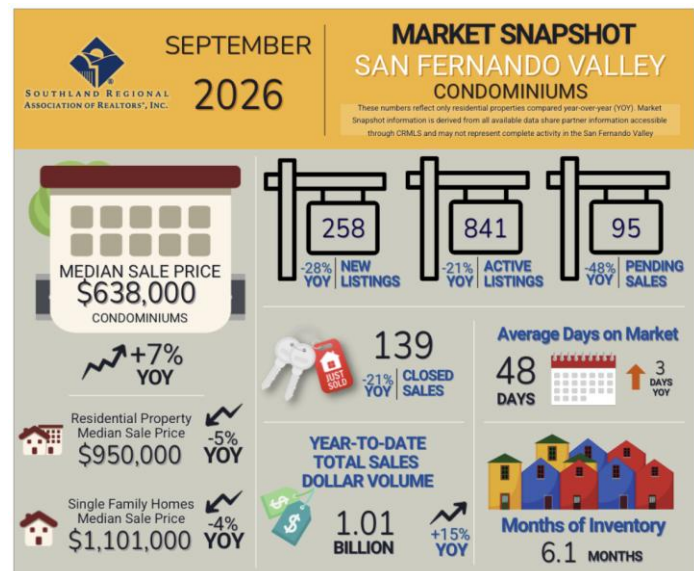
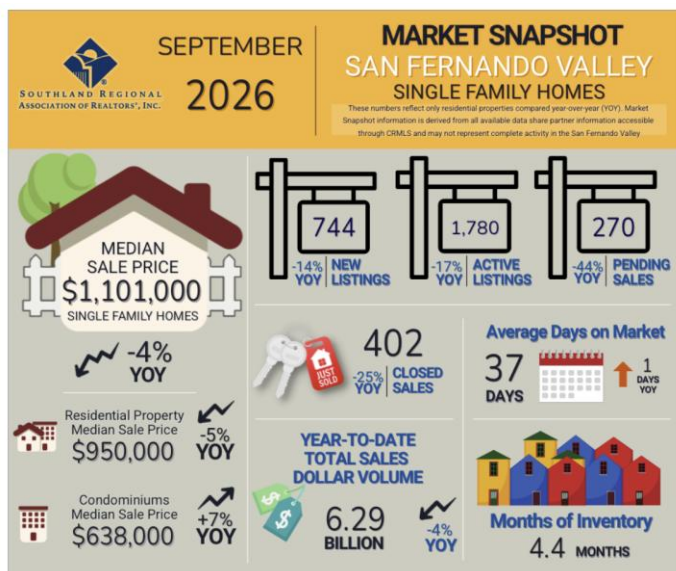
“With the interest rate on home loans already over 7%, home sales increasingly may hinge on cash buyers and homeowners who must sell, regardless what’s happening around them,” said Valerie Biletsky, the Association’s Chief Executive Officer. “No doubt there will be opportunities to buy in the months 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.”

Active listings of single-family homes were setting records in 2025 and for the first two months of this year it looked like 2026 would see supply soar even higher.

Yet as economic uncertainties set in, new listings grew harder to find. The Association reported 1,780 active single-family home listings at the end of September. That was down 17.0% from a year ago, and 23.6% below the 2,331 active listings reported in June 2025, which was the high point since the Covic pandemic.

Similarly, condominium active listings in September came in at 841, down 20.9% from the 1,063 condo listings of September 2025. Condo listings have been above the 1,000-listing benchmark only three times since the pandemic – July, August and September of 2025.

SRAR’s Income-to-Loan guide for September found that an income of \$282,048 was needed to qualify for an 80% loan of \$880,800 on a San Fernando Valley median-priced single-family home of \$1,101,000. With the national average interest rate at 6.58% during September – compared to January 2022’s 2.97% and below the 7.56% of December 2023 – the income needed to qualify fell 6.0% compared to a year ago. The monthly PITI — principal, interest, taxes and insurance payments — totaled \$7,051.



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.