SOUTHLAND REGIONAL
ASSOCIATION OF REALTORS®, INC.

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- Home and condo combined pending escrows totaled 121 – down 52% from October 2025.
- Existing home new listings came in at 200, down 3%; condo new listings totaled 91, up 6%
- Homes and condos stayed on the market an average of 50 days, down six days from a year ago.

SANTA CLARITA HOME AND CONDOMINIUM SALES AND PRICES FALL DURING OCTOBER

SANTA CLARITA VALLEY, CA – Nov. 12, 2026 — The median price of single-family homes and condominiums in the Santa Clarita Valley tumbled during October, with the condo median dropping below the $500,000 benchmark for the first time in 44 months, the Southland Regional Association of REALTORS® reported today.

The condominium median price for October came in at $485,000, down 6.7% from a year ago. The last time the median was in the $400,000 range was February 2023 when it hit $495,000. The record high condo median price of $650,000 was set in June 2024

Similarly, the median price of single-family homes that changed owners during October of $840,000 was down 5.1% from a year ago. The record high home price came in March 2024 at $910,000.

“The fall market is not as fast paced as the torrid summer housing market,” said Nicole Stinson, President of the 10,000-member Association serving the San Fernando and Santa Clarita valleys. “That means buyers now can focus on finding the right home and negotiate for the best price and amenities without being rushed.”

Click HERE to see SRAR’s San Fernando Valley or Santa Clarita Valley Latest “Income-to-Loan Guides”

The 10,000-member Association also reported falling home and condo closed escrows. Local REALTORS® assisted the close of 123 single-family homes last month, which was down 37.9% from a year ago.

Condo closed escrows came in at 43, down 39.4% from October 2025.

“Resale prices, especially for condominiums, appear to be softening, which can offset the impact of today’s higher interest rates on home loans,” said Valerie Biletsky, the Association’s Chief Executive Officer. “And, with fewer competitors, properly prepared buyers will be enabled to explore more options.”

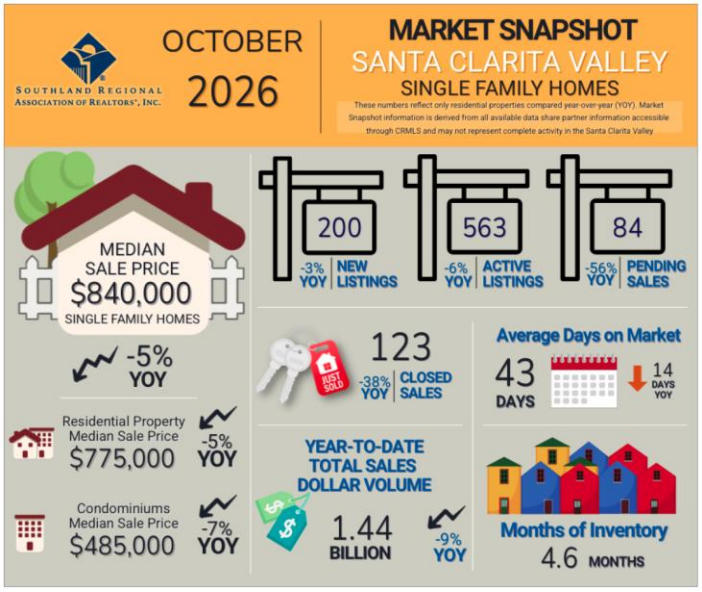
While down from last year's inventory surge, the Association's MLS reported 563 active single-family home listings during October, which was down 5.9%.

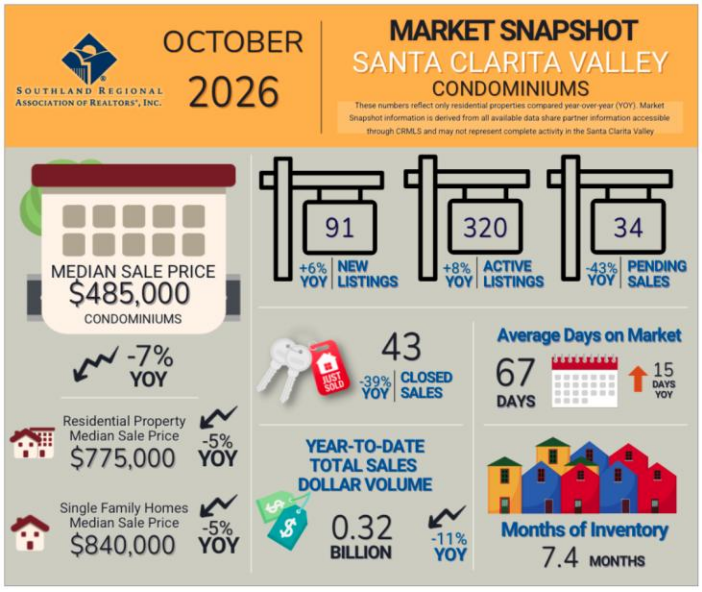
Condominium active listings came in above 2025 levels with 320 active condo listings – up 8.1% from a year ago.

SRAR's Income-to-Loan guide for October found that an income of $122,188 was needed to qualify for an 80% loan of $376,000 on a Santa Clarita Valley median-priced condominium at $470,000. With the national average interest rate at 6.66% during October – compared to January 2022's 2.97% and well below the 7.56% of December 2023 – the income needed to qualify decreased 8.8% compared to a year ago. The monthly PITI — principal, interest, taxes and insurance payments — totaled $3,055.

Throughout California housing affordability held steady in the third quarter of 2026 as lower home prices helped offset higher mortgage rates and kept monthly housing costs unchanged from the previous quarter, the California Association of REALTORS® reported recently

Nineteen percent of the state's households could afford to purchase a median-priced, existing single-family home priced at $894,630 in California in third-quarter 2026





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.