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- The 373 home and condo pending escrows at the end of October were down 45% from a year ago
- Home and condo new listings totaled 1,118 during October, down 4%
- The 219 sales at list price represented 41.8% of total sales

SAN FERNANDO VALLEY HOME AND CONDO SALES FALL DURING OCTOBER AS MARKET ENTERS ITS SEASONAL SLOWDOWN

SAN FERNANDO VALLEY, CA – Nov.12, 2026 — The number of closed escrows of homes and condominiums that changed owners during October in the San Fernando Valley fell by double digits compared to a year ago, the Southland Regional Association of REALTORS® reported today.

Local REALTORS® last month assisted the close of escrow of 390 single-family homes and 134 condominiums.

The home tally was down 28.3% from a year ago and was the lowest total for the month going back to at least 2019. Condo closed escrows were off 28.3% compared to October 2025.

“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 median price of the homes that changed owners in October came in at $1,133,000. That was up 3.0% from a year ago yet below the record high of $1,188,000 set in June.

Condominiums had a median price of $595,000, down 4.5% from October 2025. The condo record high was set in April at $665,000.

“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.”

Active home listings hit the highest level in decades last year and this year active listings, while falling from the heights, still offer a healthy supply.

The 1,880 active home listings reported by the Association at the end of October were down 9.6% from a year ago and below the high point of this cycle of 2,331 active listings reported in June 2025.

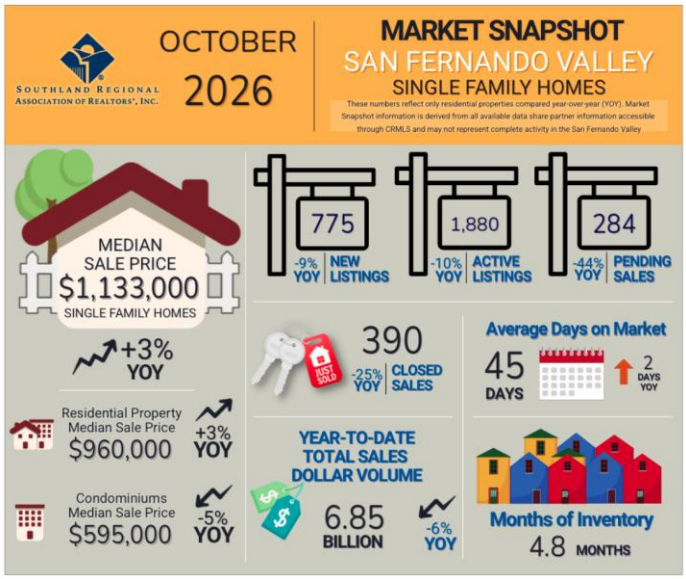
Similarly, condominium active listings in October came in at 888, down 10.5% from a year ago. Condo listings rose above the 1,000-listing benchmark only three times since the Covid pandemic, with all three coming in 2025 – 1,078 in July, 1,062 in August and 1,063 in September.

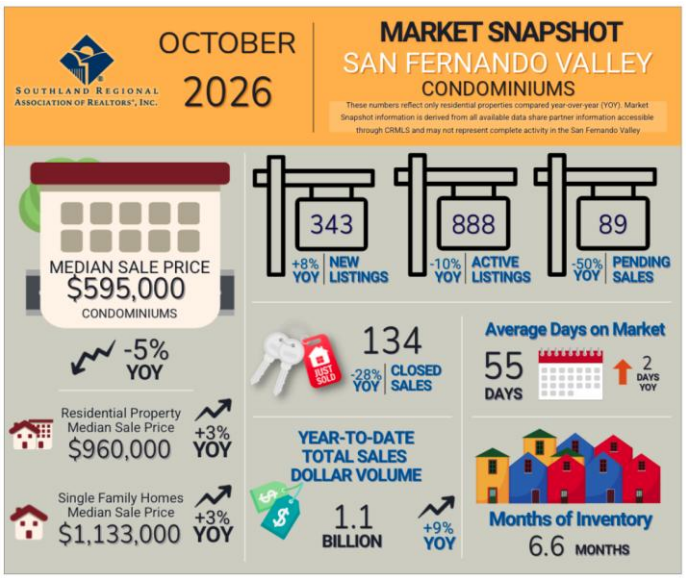
The combined home and condo inventory of 2,768 active listings at the end of October represented a 5.3-month supply at the current pace of sales. The average days on the market hit 48 days, up two days from a year ago.

SRAR's Income-to-Loan guide for October found that an income of $154,684 was needed to qualify for an 80% loan of $476,000 on a San Fernando Valley median-priced condominium of $595,000. With the national average interest rate at 6.66% during October – compared to January 2022's 2.97% and below the 7.56% of December 2023 – the income needed to qualify fell 4.1% compared to a year ago. The monthly PITI — principal, interest, taxes and insurance payments — totaled $3,867.

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.