



San Fernando Valley Market Update - JUL 2022

County Percentage Change : -54.58 %

2021 JUL Sales: 3,073 2022 JUL Sales: 1,988

		Single Family Homes										Condominiums/Townhomes									
CITY	ZIP	YTD 2022	YTD 2021	JUL 2022	JUL 2021	JUL CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2022	YTD 2021	JUL 2022	JUL 2021	JUL CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
	91301	5	0	5	0	100% ▲	\$0	\$100,000	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
	91384	104	7	2	1	50% ▲	\$0	\$3,000	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
ACTON	93510	108	144	13	11	15% ▲	\$323	\$782,577	-167%	9%	1	0	1	0	100% ▲	\$0	\$49,000	0%	0%		
AGOURA HILLS	91301	193	207	53	36	32% ▲	\$461	\$554,717	-7%	10%	39	64	5	11	-120% ▼	\$494	\$560,000	5%	1%		
AGUA DULCE	91350	4	1	1	0	100% ▲	\$0	\$20,000	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
AGUA DULCE	91390	50	67	7	11	-57% ▼	\$394	\$1,083,857	8%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
BELL CANYON	91307	32	55	4	7	-75% ▼	\$551	\$2,167,250	12%	1%	0	0	0	0	0%	\$0	\$0	0%	0%		
BLACK BUTTE	93591	0	0	0	0	0% ▲	\$0	\$0	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
BURBANK	91501	41	49	2	10	-400% ▼	\$750	\$1,440,000	7%	4%	46	51	7	6	14% ▲	\$542	\$692,857	2%	5%		
BURBANK	91502	3	4	0	0	0% ▲	\$0	\$0	0%	3%	11	20	1	4	-300% ▼	\$563	\$420,000	8%	4%		
BURBANK	91504	101	98	16	17	-6% ▼	\$684	\$1,296,063	-6%	4%	39	45	7	7	0% ▲	\$530	\$793,286	4%	5%		
BURBANK	91505	152	150	15	25	-67% ▼	\$866	\$1,336,267	4%	4%	25	26	1	6	-500% ▼	\$547	\$751,000	1%	6%		
BURBANK	91506	104	131	11	22	-100% ▼	\$848	\$1,376,091	6%	4%	5	8	2	1	50% ▲	\$548	\$630,000	7%	6%		
CALABASAS	91301	24	22	0	6	0% ▲	\$0	\$0	0%	0%	9	7	3	1	67% ▲	\$554	\$668,333	11%	0%		
CALABASAS	91302	190	232	20	36	-80% ▼	\$771	\$2,144,475	19%	9%	53	48	1	5	-400% ▼	\$408	\$410,000	-25%	2%		
CANOGA PARK	91303	26	38	4	6	-50% ▼	\$635	\$828,750	20%	3%	34	27	6	3	50% ▲	\$449	\$546,167	21%	5%		
CANOGA PARK	91304	78	96	3	14	-367% ▼	\$477	\$983,333	-44%	2%	55	60	4	11	-175% ▼	\$408	\$472,250	5%	5%		
CANYON COUNTRY	91351	20	178	1	30	-2,900% ▼	\$200	\$490,000	-103%	1%	1	74	0	7	0% ▲	\$0	\$0	0%	0%		
CANYON COUNTRY	91387	57	81	5	10	-100% ▼	\$348	\$931,800	4%	2%	14	29	3	3	0% ▲	\$435	\$498,333	19%	1%		



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CITY	ZIP	Single Family Homes										Condominiums/Townhomes							
		YTD 2022	YTD 2021	JUL 2022	JUL 2021	JUL CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2022	YTD 2021	JUL 2022	JUL 2021	JUL CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE
CASTAIC	91384	172	203	17	39	-129% ▼	\$384	\$873,853	1%	6%	7	6	1	3	-200% ▼	\$380	\$480,000	15%	3%
CHATSWORTH	91311	228	312	27	47	-74% ▼	\$421	\$1,303,796	-7%	5%	104	124	12	20	-67% ▼	\$394	\$622,083	6%	7%
DEL SUR	93536	32	0	4	0	100% ▲	\$0	\$38,500	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%
ENCINO	91316	152	168	24	26	-8% ▼	\$806	\$2,139,146	6%	5%	152	185	16	24	-50% ▼	\$379	\$503,281	-8%	7%
ENCINO	91436	143	183	19	31	-63% ▼	\$810	\$2,350,000	-2%	5%	9	13	1	2	-100% ▼	\$640	\$1,450,000	25%	4%
FAIRMONT	93536	20	0	3	0	100% ▲	\$0	\$91,000	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%
GLENDALE	91201	40	47	3	8	-167% ▼	\$745	\$1,230,167	-6%	3%	8	14	3	2	33% ▲	\$524	\$621,667	-11%	3%
GLENDALE	91202	58	62	6	7	-17% ▼	\$863	\$1,603,917	19%	4%	47	57	5	7	-40% ▼	\$549	\$817,000	8%	5%
GLENDALE	91203	12	10	1	3	-200% ▼	\$890	\$915,000	1%	3%	21	43	1	5	-400% ▼	\$639	\$400,000	9%	3%
GLENDALE	91204	5	9	0	1	0% ▲	\$0	\$0	0%	3%	13	19	2	3	-50% ▼	\$521	\$825,000	10%	4%
GLENDALE	91205	41	41	3	7	-133% ▼	\$941	\$1,238,333	7%	4%	29	34	6	9	-50% ▼	\$623	\$594,583	11%	5%
GLENDALE	91206	89	157	8	14	-75% ▼	\$667	\$1,161,250	0%	4%	57	78	3	14	-367% ▼	\$535	\$653,333	1%	4%
GLENDALE	91207	53	62	4	6	-50% ▼	\$834	\$2,007,625	19%	3%	13	13	2	3	-50% ▼	\$544	\$665,000	2%	4%
GLENDALE	91208	76	125	4	15	-275% ▼	\$801	\$1,829,875	9%	4%	7	13	1	3	-200% ▼	\$605	\$815,000	10%	3%
GLENDORA	91740	133	113	13	24	-85% ▼	\$559	\$844,000	13%	4%	20	25	2	6	-200% ▼	\$449	\$645,000	15%	4%
GLENDORA	91741	186	216	26	32	-23% ▼	\$531	\$1,076,731	15%	5%	17	27	5	4	20% ▲	\$465	\$800,800	17%	4%
GRANADA HILLS	91344	278	342	26	62	-138% ▼	\$570	\$1,009,154	12%	4%	29	25	3	1	67% ▲	\$455	\$576,667	14%	7%
GREEN VALLEY	91350	20	0	1	0	100% ▲	\$0	\$10,000	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%
GREEN VALLEY	91390	15	20	1	6	-500% ▼	\$193	\$310,000	-74%	0%	0	0	0	0	0%	\$0	\$0	0%	0%
HI VISTA	93535	1	0	0	0	0% ▲	\$0	\$0	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%



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		YTD 2022	YTD 2021	JUL 2022	JUL 2021	JUL CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2022	YTD 2021	JUL 2022	JUL 2021	JUL CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
HIDDEN HILLS	91302	29	48	1	9	-800% ▼	\$854	\$16,700,000	-48%	2%	0	0	0	0	0%	\$0	\$0	0%	0%		
JUNIPER HILLS	93543	4	1	1	0	100% ▲	\$0	\$13,500	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
LAKE LOS ANGELES	93535	42	3	4	0	100% ▲	\$244	\$288,750	100%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
LAKE LOS ANGELES	93591	43	0	3	0	100% ▲	\$264	\$379,000	100%	3%	0	0	0	0	0%	\$0	\$0	0%	0%		
LAKE SHERWOOD	91361	12	24	1	5	-400% ▼	\$773	\$2,150,000	-2%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
LANCASTER	93534	339	396	47	100	-113% ▼	\$269	\$387,479	8%	7%	19	24	1	5	-400% ▼	\$199	\$275,000	10%	7%		
LANCASTER	93535	693	801	100	106	-6% ▼	\$254	\$382,080	12%	8%	14	21	3	4	-33% ▼	\$233	\$270,000	26%	4%		
LANCASTER	93536	777	1085	95	172	-81% ▼	\$245	\$511,511	5%	8%	33	32	3	2	33% ▲	\$257	\$295,000	0%	6%		
LEONA VALLEY	93551	29	36	4	3	25% ▲	\$342	\$831,625	5%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
LITTLEROCK	93543	132	252	14	24	-71% ▼	\$276	\$314,321	-20%	7%	0	0	0	0	0%	\$0	\$0	0%	0%		
LLANO	93544	29	41	4	7	-75% ▼	\$321	\$82,125	28%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
NEWHALL	91321	6	16	1	1	0% ▲	\$374	\$785,000	-37%	0%	1	2	0	1	0%	\$0	\$0	0%	0%		
NEWHALL	91381	8	5	0	1	0% ▲	\$0	\$0	0%	1%	2	4	1	0	100% ▲	\$473	\$550,000	100%	0%		
NORTH HILLS	91343	165	162	20	28	-40% ▼	\$506	\$952,375	4%	4%	64	78	6	10	-67% ▼	\$427	\$478,500	13%	4%		
NORTH HOLLYWOOD	91601	88	112	9	11	-22% ▼	\$865	\$1,582,111	5%	5%	38	62	3	12	-300% ▼	\$437	\$628,333	-187%	5%		
NORTH HOLLYWOOD	91602	52	78	9	2	78% ▲	\$770	\$1,832,778	-289%	4%	46	68	6	8	-33% ▼	\$528	\$591,250	-3%	4%		
NORTH HOLLYWOOD	91605	106	126	18	23	-28% ▼	\$600	\$950,000	6%	3%	13	18	3	3	0%	\$528	\$455,167	30%	4%		
NORTH HOLLYWOOD	91606	165	155	9	22	-144% ▼	\$658	\$1,003,056	12%	5%	29	24	2	2	0%	\$523	\$455,500	22%	5%		
NORTHRIDGE	91324	133	128	19	28	-47% ▼	\$499	\$1,005,974	4%	5%	31	42	3	7	-133% ▼	\$543	\$769,167	28%	6%		
NORTHRIDGE	91325	111	131	18	18	0% ▲	\$510	\$1,133,195	7%	4%	41	36	2	11	-450% ▼	\$431	\$650,000	11%	6%		



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NORTHRIDGE	91343	32	40	4	8	-100% ▼	\$560	\$1,001,250	7%	1%	2	0	0	0	0%	\$0	\$0	0%	0%
PALMDALE	93550	545	529	55	74	-35% ▼	\$280	\$375,600	10%	6%	44	40	5	2	60% ▲	\$237	\$329,700	17%	6%
PALMDALE	93551	616	741	77	166	-116% ▼	\$268	\$608,331	11%	7%	24	21	0	3	0%	\$0	\$0	0%	11%
PALMDALE	93552	316	314	24	45	-88% ▼	\$248	\$2,755,021	12%	6%	6	4	1	1	0%	\$226	\$295,000	8%	13%
PALMDALE	93591	77	155	6	26	-333% ▼	\$239	\$112,333	4%	8%	0	0	0	0	0%	\$0	\$0	0%	0%
PANORAMA CITY	91402	101	122	13	23	-77% ▼	\$565	\$784,615	16%	3%	61	73	7	12	-71% ▼	\$407	\$480,000	17%	4%
QUARTZ HILL	93536	108	1	9	0	100% ▲	\$235	\$469,722	100%	1%	0	0	0	0	0%	\$0	\$0	0%	0%
RESEDA	91335	254	251	30	43	-43% ▼	\$551	\$815,300	4%	4%	91	106	18	15	17% ▲	\$426	\$471,389	10%	5%
SAN FERNANDO	91340	93	84	13	13	0% ▲	\$459	\$623,923	-10%	3%	14	13	2	5	-150% ▼	\$418	\$350,000	6%	7%
SANTA CLARITA	91321	120	175	21	22	-5% ▼	\$354	\$811,952	-11%	5%	117	149	14	25	-79% ▼	\$425	\$499,464	11%	6%
SANTA CLARITA	91350	281	430	34	69	-103% ▼	\$411	\$880,279	7%	7%	185	240	19	44	-132% ▼	\$424	\$595,763	19%	11%
SANTA CLARITA	91351	186	34	29	8	72% ▲	\$371	\$647,759	100%	7%	111	41	9	10	-11% ▼	\$434	\$598,944	100%	6%
SANTA CLARITA	91354	147	219	19	34	-79% ▼	\$431	\$959,658	8%	7%	43	64	1	10	-900% ▼	\$432	\$751,500	4%	2%
SANTA CLARITA	91387	217	296	29	56	-93% ▼	\$398	\$848,259	1%	6%	98	142	4	27	-575% ▼	\$419	\$540,000	9%	5%
SANTA CLARITA	91390	123	161	20	22	-10% ▼	\$380	\$977,200	8%	4%	9	19	2	2	0%	\$554	\$552,500	6%	6%
SAUGUS	91350	26	0	5	0	100% ▲	\$394	\$915,000	100%	1%	6	1	1	0	100% ▲	\$388	\$725,000	100%	0%
SHERMAN OAKS	91401	41	54	5	12	-140% ▼	\$751	\$1,384,000	-10%	1%	20	20	3	2	33% ▲	\$532	\$741,667	9%	4%
SHERMAN OAKS	91403	154	188	15	17	-13% ▼	\$1,059	\$2,419,067	24%	6%	91	78	12	10	17% ▲	\$492	\$663,333	-6%	7%
SHERMAN OAKS	91411	20	21	2	4	-100% ▼	\$912	\$1,481,500	45%	2%	9	13	1	2	-100% ▼	\$519	\$580,000	3%	4%
SHERMAN OAKS	91423	180	190	23	32	-39% ▼	\$909	\$1,958,739	18%	6%	89	109	14	16	-14% ▼	\$535	\$757,929	3%	6%



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SHERWOOD FOREST	91325	26	29	2	6	-200% ▼	\$551	\$3,175,000	26%	1%	0	0	0	0	0%	\$0	\$0	0%	0%		
SIERRA MADRE	91024	74	95	11	15	-36% ▼	\$853	\$1,717,455	4%	5%	11	13	2	1	50% ▲	\$585	\$878,500	0%	6%		
STEVENSON RANCH	91381	70	104	11	18	-64% ▼	\$439	\$1,223,546	11%	4%	23	24	6	3	50% ▲	\$461	\$591,000	38%	2%		
STUDIO CITY	91604	168	248	19	34	-79% ▼	\$923	\$2,081,395	5%	5%	112	127	16	17	-6% ▼	\$575	\$807,750	4%	8%		
SUN VALLEY	91352	110	165	11	34	-209% ▼	\$717	\$1,060,000	24%	3%	18	15	2	2	0%	\$401	\$499,000	0%	6%		
SUN VILLAGE	93543	73	0	11	0	100% ▲	\$0	\$101,364	0%	3%	0	0	0	0	0%	\$0	\$0	0%	0%		
SUNLAND	91040	166	164	18	17	6% ▲	\$627	\$1,017,111	15%	5%	14	12	2	2	0%	\$391	\$581,250	-27%	6%		
SYLMAR	91342	268	366	35	46	-31% ▼	\$552	\$758,529	11%	4%	123	193	9	22	-144% ▼	\$430	\$578,000	20%	6%		
TARZANA	91335	31	59	7	10	-43% ▼	\$433	\$848,286	-12%	1%	6	2	2	1	50% ▲	\$474	\$472,500	13%	0%		
TARZANA	91356	148	205	16	28	-75% ▼	\$645	\$2,206,781	-11%	4%	101	151	6	25	-317% ▼	\$433	\$569,583	11%	6%		
THOUSAND OAKS	91361	34	37	4	4	0% ▲	\$865	\$4,732,250	31%	2%	7	13	1	2	-100% ▼	\$652	\$2,450,000	29%	0%		
THOUSAND OAKS	91362	147	170	21	27	-29% ▼	\$567	\$1,410,429	19%	4%	63	95	10	19	-90% ▼	\$498	\$691,250	11%	3%		
TOLUCA LAKE	91602	33	52	3	10	-233% ▼	\$813	\$2,483,333	2%	2%	22	35	1	7	-600% ▼	\$584	\$770,000	23%	2%		
TUJUNGA	91042	170	210	31	30	3% ▲	\$610	\$488,306	11%	5%	20	25	3	5	-67% ▼	\$506	\$729,333	10%	7%		
VAL VERDE	91384	36	43	4	14	-250% ▼	\$342	\$369,000	-6%	1%	0	0	0	0	0%	\$0	\$0	0%	0%		
VALENCIA	91354	75	104	7	16	-129% ▼	\$402	\$917,143	12%	4%	31	46	3	5	-67% ▼	\$421	\$681,333	14%	1%		
VALENCIA	91381	36	45	2	8	-300% ▼	\$496	\$1,175,000	21%	2%	187	12	17	5	71% ▲	\$420	\$2,522,824	7%	11%		
VALLEY VILLAGE	91607	111	161	12	37	-208% ▼	\$919	\$2,091,542	25%	6%	43	69	5	6	-20% ▼	\$495	\$729,600	3%	6%		
VAN NUYS	91401	111	105	12	13	-8% ▼	\$726	\$1,144,958	21%	4%	14	18	2	2	0%	\$547	\$686,500	16%	3%		
VAN NUYS	91405	98	116	12	12	0% ▲	\$620	\$1,072,875	21%	4%	48	52	8	5	38% ▲	\$429	\$493,125	11%	5%		



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VAN NUYS	91406	173	224	16	37	-131% ▼	\$594	\$868,719	6%	4%	49	48	5	5	0% ▲	\$413	\$547,800	-1%	6%		
VAN NUYS	91411	35	40	4	11	-175% ▼	\$823	\$1,219,250	25%	3%	10	12	1	1	0% ▲	\$357	\$540,000	-10%	2%		
WEST HILLS	91304	133	138	16	25	-56% ▼	\$519	\$1,023,531	-1%	0%	3	2	0	1	0% ▲	\$0	\$0	0%	0%		
WEST HILLS	91307	177	209	21	30	-43% ▼	\$545	\$927,810	8%	4%	11	14	1	1	0% ▲	\$508	\$508,000	-4%	4%		
WESTLAKE VILLAGE	91361	147	189	25	27	-8% ▼	\$680	\$1,661,960	5%	7%	48	69	7	6	14% ▲	\$614	\$892,857	2%	2%		
WESTLAKE VILLAGE	91362	91	131	13	14	-8% ▼	\$583	\$2,007,115	-17%	2%	59	69	14	8	43% ▲	\$525	\$891,429	11%	2%		
WINNETKA	91306	211	232	32	35	-9% ▼	\$509	\$806,359	-2%	5%	63	85	7	16	-129% ▼	\$401	\$567,571	13%	7%		
WOODLAND HILLS	91303	15	19	2	3	-50% ▼	\$514	\$1,333,750	-28%	1%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
WOODLAND HILLS	91364	257	370	29	48	-66% ▼	\$645	\$1,468,776	10%	6%	6	10	1	0	100% ▲	\$468	\$635,000	100%	4%		
WOODLAND HILLS	91367	221	278	23	45	-96% ▼	\$659	\$1,422,500	13%	5%	129	163	15	26	-73% ▼	\$557	\$555,167	15%	6%		