

Santa Clarita - Single Family Homes
Active Listings - Median and Average Prices, Number of Listings and Average DOM
Listings Not in Contingency or Pending Status
Weekly Update - Effective June 21, 2025

		Number of Bedrooms				
Zip Code	Detail	2	3	4	5+	All
Santa Clarita						
Santa Clarita Valley*						
Est. Population: 224,000						
	Median Price	\$ 777,000	\$ 779,000	\$ 1,132,450	\$ 1,787,450	\$ 1,034,000
	Average Price	\$ 692,444	\$ 899,514	\$ 1,074,087	\$ 1,523,124	\$ 1,146,104
	Median-Average Mid-Point	\$ 734,722	\$ 839,257	\$ 1,103,269	\$ 1,655,287	\$ 1,090,052
	Avg. Building Square Feet	1,307	1,884	2,496	3,692	2,644
	Number of Listings	18	125	202	142	487
	Average Days on Market	54	58	59	73	62
Canyon Country						
Est. Population: 93,000						
91351	Median Price	\$ 275,000	\$ 775,000	\$ 825,000	\$ 937,450	\$ 764,000
	Average Price		\$ 775,986	\$ 847,754		\$ 816,665
	Median-Average Mid-Point		\$ 775,493	\$ 836,377		\$ 790,333
	Avg. Building Square Feet	1,311	1,619	1,959	2,276	1,846
	Number of Listings	1	21	24	6	52
	Average Days on Market	0	38	43	36	39
	Variance from area average		(20)	(16)	(37)	(23)
91387	Median Price	\$ 715,000	\$ 887,000	\$ 1,069,000	\$ 2,097,500	\$ 1,112,500
	Average Price		\$ 990,859	\$ 1,169,584	\$ 1,851,022	\$ 1,357,450
	Median-Average Mid-Point		\$ 938,930	\$ 1,119,292	\$ 1,974,261	\$ 1,234,975
	Avg. Building Square Feet	891	2,023	2,540	4,559	3,093
	Number of Listings	2	21	31	30	84
	Average Days on Market	58	69	53	63	61
	Variance from area average	4	11	(6)	(10)	(1)
91390	Median Price	\$ 135,000	\$ 849,000	\$ 1,082,500	\$ 1,149,500	\$ 1,082,500
	Average Price			\$ 1,114,105	\$ 1,474,185	\$ 1,119,727
	Median-Average Mid-Point			\$ 1,098,303	\$ 1,311,843	\$ 1,101,114
	Avg. Building Square Feet	896	1,898	2,874	3,857	2,849
	Number of Listings	1	9	18	10	38
	Average Days on Market	40	29	77	77	65
	Variance from area average	(14)	(29)	18	4	3

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Newhall						
Est. Population: 34,000						
91321	Median Price	\$ 627,000	\$ 1,039,950	\$ 1,050,000	\$ 1,100,000	\$ 1,074,500
	Average Price			\$ 1,108,231	\$ 1,137,400	\$ 1,083,903
	Median-Average Mid-Point			\$ 1,079,115	\$ 1,118,700	\$ 1,079,202
	Avg. Building Square Feet	1,124	2,220	2,551	2,907	2,467
	Number of Listings	3	6	13	10	32
	Average Days on Market	77	84	59	73	70
	Variance from area average	23	26	0	0	8
Saugus						
Est. Population: 42,000						
91350	Median Price	\$ 734,000	\$ 830,000	\$ 1,042,450	\$ 1,315,000	\$ 999,000
	Average Price		\$ 836,715	\$ 1,054,613	\$ 1,304,654	\$ 1,055,518
	Median-Average Mid-Point		\$ 833,357	\$ 1,048,531	\$ 1,309,827	\$ 1,027,259
	Avg. Building Square Feet	1,628	1,775	2,655	3,407	2,585
	Number of Listings	4	31	38	32	105
	Average Days on Market	48	40	73	61	59
	Variance from area average	(6)	(18)	14	(12)	(3)
Valencia						
Est. Population: 88,000						
91354	Median Price	\$ 820,000	\$ 799,000	\$ 1,075,000	\$ 1,284,950	\$ 1,075,000
	Average Price		\$ 840,790	\$ 1,075,380	\$ 1,387,692	\$ 1,095,834
	Median-Average Mid-Point		\$ 819,895	\$ 1,075,190	\$ 1,336,321	\$ 1,085,417
	Avg. Building Square Feet	1,483	1,790	2,510	3,354	2,526
	Number of Listings	5	19	41	24	89
	Average Days on Market	72	66	41	71	56
	Variance from area average	18	8	(18)	(2)	(6)
91355	Median Price	\$ 754,500	\$ 947,500	\$ 949,900	\$ 1,309,950	\$ 915,000
	Average Price		\$ 1,046,469	\$ 1,081,939		\$ 1,109,539
	Median-Average Mid-Point		\$ 996,985	\$ 1,015,920		\$ 1,012,269
	Avg. Building Square Feet	1,122	2,278	2,329	3,114	2,373
	Number of Listings	2	10	23	6	41
	Average Days on Market	12	83	60	92	68
	Variance from area average	(42)	25	1	19	6

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Stevenson Ranch						
Est. Population: 21,000						
91381	Median Price		\$ 987,000	\$ 1,112,500	\$ 1,474,000	\$ 1,124,000
	Average Price			\$ 1,203,643	\$ 1,891,704	\$ 1,534,257
Median-Average Mid-Point				\$ 1,158,071	\$ 1,682,852	\$ 1,329,128
	Avg. Building Square Feet		2,106	2,584	4,083	3,283
	Number of Listings		8	14	24	46
	Average Days on Market		113	86	104	100
	Variance from area average		55	27	31	38

Data compiled from Realtor.com.

Data is not guaranteed to be accurate or up to date and is subject to change without notice.

Data may be built on errors in the source data or mathematical calculations.

*Santa Clarita Valley: Canyon Country, Newhall, Saugus, Valencia, and Stevenson Ranch

Average price is not displayed if the total number of listings is less than ten.

Always consult with your financial planner and Realtor before making real estate investment decisions.

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