

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 28, 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 | \$ 782,500 | \$ 1,125,000 | \$ 1,185,500 | \$ 1,025,000 |
| | Average Price | \$ 711,828 | \$ 886,428 | \$ 1,076,840 | \$ 1,476,159 | \$ 1,129,306 |
| | Median-Average Mid-Point | \$ 744,414 | \$ 834,464 | \$ 1,100,920 | \$ 1,330,830 | \$ 1,077,153 |
| | Avg. Building Square Feet | 1,346 | 1,846 | 2,501 | 3,583 | 2,599 |
| | Number of Listings | 18 | 137 | 201 | 148 | 504 |
| | Average Days on Market | 58 | 57 | 62 | 73 | 64 |
| Canyon Country | | | | | | |
| Est. Population: 93,000 | | | | | | |
| 91351 | Median Price | | \$ 765,000 | \$ 800,000 | \$ 1,075,000 | \$ 697,000 |
| | Average Price | | \$ 758,228 | \$ 841,976 | | \$ 811,512 |
| | Median-Average Mid-Point | | \$ 761,614 | \$ 820,988 | | \$ 754,256 |
| | Avg. Building Square Feet | | 1,604 | 1,944 | 2,371 | 1,820 |
| | Number of Listings | | 25 | 21 | 5 | 51 |
| | Average Days on Market | | 38 | 47 | 44 | 43 |
| | Variance from area average | | (19) | (15) | (29) | (21) |
| 91387 | Median Price | \$ 719,000 | \$ 887,000 | \$ 1,069,000 | \$ 2,097,500 | \$ 1,100,000 |
| | Average Price | | \$ 967,743 | \$ 1,154,326 | \$ 1,847,514 | \$ 1,330,563 |
| | Median-Average Mid-Point | | \$ 927,372 | \$ 1,111,663 | \$ 1,972,507 | \$ 1,215,282 |
| | Avg. Building Square Feet | 1,156 | 1,920 | 2,551 | 4,499 | 3,013 |
| | Number of Listings | 3 | 24 | 34 | 32 | 93 |
| | Average Days on Market | 46 | 64 | 54 | 66 | 60 |
| | Variance from area average | (12) | 7 | (8) | (7) | (4) |
| 91390 | Median Price | \$ 135,000 | \$ 837,000 | \$ 1,082,500 | \$ 1,149,500 | \$ 1,085,000 |
| | Average Price | | \$ 847,600 | \$ 1,112,806 | \$ 1,409,304 | \$ 1,110,963 |
| | Median-Average Mid-Point | | \$ 842,300 | \$ 1,097,653 | \$ 1,279,402 | \$ 1,097,981 |
| | Avg. Building Square Feet | 896 | 1,874 | 2,901 | 3,727 | 2,840 |
| | Number of Listings | 1 | 10 | 16 | 12 | 39 |
| | Average Days on Market | 47 | 29 | 85 | 70 | 65 |
| | Variance from area average | (11) | (28) | 23 | (3) | 1 |

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| | | Number of Bedrooms | | | | |
|-------------------------|----------------------------|--------------------|--------------|--------------|--------------|--------------|
| Zip Code | Detail | 2 | 3 | 4 | 5+ | All |
| Newhall | | | | | | |
| Est. Population: 34,000 | | | | | | |
| 91321 | Median Price | \$ 627,000 | \$ 1,037,500 | \$ 1,025,000 | \$ 1,100,000 | \$ 1,074,500 |
| | Average Price | | | \$ 1,091,571 | \$ 1,152,091 | \$ 1,083,941 |
| | Median-Average Mid-Point | | | \$ 1,058,286 | \$ 1,126,046 | \$ 1,079,221 |
| | Avg. Building Square Feet | 1,124 | 2,302 | 2,516 | 2,898 | 2,479 |
| | Number of Listings | 3 | 6 | 14 | 11 | 34 |
| | Average Days on Market | 84 | 89 | 62 | 73 | 72 |
| | Variance from area average | 26 | 32 | (0) | 0 | 8 |
| Saugus | | | | | | |
| Est. Population: 42,000 | | | | | | |
| 91350 | Median Price | \$ 734,000 | \$ 832,500 | \$ 999,000 | \$ 1,300,000 | \$ 970,000 |
| | Average Price | | \$ 835,538 | \$ 1,040,368 | \$ 1,304,037 | \$ 1,045,226 |
| | Median-Average Mid-Point | | \$ 834,019 | \$ 1,019,684 | \$ 1,302,018 | \$ 1,007,613 |
| | Avg. Building Square Feet | 1,628 | 1,767 | 2,586 | 3,380 | 2,536 |
| | Number of Listings | 4 | 32 | 41 | 31 | 108 |
| | Average Days on Market | 55 | 44 | 74 | 66 | 62 |
| | Variance from area average | (3) | (13) | 12 | (7) | (2) |
| Valencia | | | | | | |
| Est. Population: 88,000 | | | | | | |
| 91354 | Median Price | \$ 789,000 | \$ 799,000 | \$ 1,062,495 | \$ 1,250,000 | \$ 1,039,495 |
| | Average Price | | \$ 847,729 | \$ 1,081,439 | \$ 1,285,567 | \$ 1,065,676 |
| | Median-Average Mid-Point | | \$ 823,364 | \$ 1,071,967 | \$ 1,267,783 | \$ 1,052,586 |
| | Avg. Building Square Feet | 1,533 | 1,787 | 2,538 | 3,177 | 2,476 |
| | Number of Listings | 5 | 21 | 38 | 24 | 88 |
| | Average Days on Market | 74 | 62 | 44 | 75 | 58 |
| | Variance from area average | 16 | 5 | (18) | 2 | (6) |
| | | | | | | |
| 91355 | Median Price | \$ 772,000 | \$ 918,000 | \$ 1,034,950 | \$ 1,449,450 | \$ 912,500 |
| | Average Price | | \$ 990,308 | \$ 1,098,209 | | \$ 1,124,868 |
| | Median-Average Mid-Point | | \$ 954,154 | \$ 1,066,580 | | \$ 1,018,684 |
| | Avg. Building Square Feet | 1,159 | 2,077 | 2,337 | 3,180 | 2,366 |
| | Number of Listings | 2 | 12 | 22 | 8 | 44 |
| | Average Days on Market | 8 | 76 | 67 | 60 | 66 |
| | Variance from area average | (50) | 19 | 5 | (13) | 2 |

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| | | Number of Bedrooms | | | | |
|--------------------------|----------------------------|--------------------|--------------|--------------|--------------|--------------|
| Zip Code | Detail | 2 | 3 | 4 | 5+ | All |
| Stevenson Ranch | | | | | | |
| Est. Population: 21,000 | | | | | | |
| 91381 | Median Price | | \$ 1,000,000 | \$ 1,180,000 | \$ 1,395,000 | \$ 1,145,000 |
| | Average Price | | | \$ 1,234,600 | \$ 1,673,276 | \$ 1,440,443 |
| Median-Average Mid-Point | | | | \$ 1,207,300 | \$ 1,534,138 | \$ 1,292,721 |
| | Avg. Building Square Feet | | 2,159 | 2,636 | 3,657 | 3,108 |
| | Number of Listings | | 7 | 15 | 25 | 47 |
| | Average Days on Market | | 128 | 85 | 99 | 99 |
| | Variance from area average | | 71 | 23 | 26 | 35 |

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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