

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 July 5, 2025

		Number of Bedrooms				
Zip Code	Detail	2	3	4	5+	All
Santa Clarita						
Santa Clarita Valley*						
Est. Population: 224,000						
	Median Price	\$ 789,000	\$ 782,500	\$ 1,150,000	\$ 1,224,000	\$ 1,027,000
	Average Price	\$ 707,568	\$ 893,285	\$ 1,084,898	\$ 1,486,150	\$ 1,130,039
	Median-Average Mid-Point	\$ 748,284	\$ 837,893	\$ 1,117,449	\$ 1,355,075	\$ 1,078,519
	Avg. Building Square Feet	1,326	1,860	2,540	3,607	2,604
	Number of Listings	19	141	195	141	496
	Average Days on Market	61	64	71	85	73
Canyon Country						
Est. Population: 93,000						
91351	Median Price		\$ 775,000	\$ 865,000	\$ 1,100,000	\$ 799,000
	Average Price		\$ 762,738	\$ 851,973		\$ 831,217
	Median-Average Mid-Point		\$ 768,869	\$ 858,487		\$ 815,108
	Avg. Building Square Feet		1,622	1,991	2,975	1,886
	Number of Listings		24	19	4	47
	Average Days on Market		47	62	48	53
	Variance from area average		(17)	(9)	(37)	(20)
91387	Median Price	\$ 704,500	\$ 887,000	\$ 1,069,000	\$ 2,195,000	\$ 1,069,250
	Average Price		\$ 979,428	\$ 1,138,639	\$ 1,853,402	\$ 1,317,046
	Median-Average Mid-Point		\$ 933,214	\$ 1,103,819	\$ 2,024,201	\$ 1,193,148
	Avg. Building Square Feet	1,110	1,960	2,545	4,520	2,992
	Number of Listings	4	23	36	31	94
	Average Days on Market	41	76	58	77	68
	Variance from area average	(20)	12	(13)	(8)	(5)
91390	Median Price	\$ 135,000	\$ 837,000	\$ 1,082,500	\$ 1,149,500	\$ 1,045,000
	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	\$ 1,077,981
	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	56	38	94	81	75
	Variance from area average	(5)	(26)	23	(4)	2

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Newhall						
Est. Population: 34,000						
91321	Median Price	\$ 627,000	\$ 912,450	\$ 1,025,000	\$ 1,100,000	\$ 1,025,000
	Average Price			\$ 1,079,750	\$ 1,157,300	\$ 1,065,418
Median-Average Mid-Point				\$ 1,052,375	\$ 1,128,650	\$ 1,045,209
	Avg. Building Square Feet	1,124	2,138	2,428	2,816	2,357
	Number of Listings	3	8	12	10	33
	Average Days on Market	93	74	79	84	81
	Variance from area average	32	10	8	(1)	8
Saugus						
Est. Population: 42,000						
91350	Median Price	\$ 734,000	\$ 835,000	\$ 1,042,450	\$ 1,300,000	\$ 985,000
	Average Price		\$ 843,212	\$ 1,048,359	\$ 1,310,486	\$ 1,047,656
Median-Average Mid-Point			\$ 839,106	\$ 1,045,405	\$ 1,305,243	\$ 1,016,328
	Avg. Building Square Feet	1,628	1,804	2,617	3,368	2,541
	Number of Listings	4	33	42	30	109
	Average Days on Market	52	51	79	75	68
	Variance from area average	(9)	(13)	8	(10)	(5)
Valencia						
Est. Population: 88,000						
91354	Median Price	\$ 789,000	\$ 799,498	\$ 1,099,500	\$ 1,250,000	\$ 1,029,000
	Average Price		\$ 841,604	\$ 1,100,612	\$ 1,264,982	\$ 1,057,766
Median-Average Mid-Point			\$ 820,551	\$ 1,100,056	\$ 1,257,491	\$ 1,043,383
	Avg. Building Square Feet	1,533	1,783	2,606	3,151	2,468
	Number of Listings	5	22	34	22	83
	Average Days on Market	83	68	52	92	69
	Variance from area average	22	4	(19)	7	(4)
91355	Median Price	\$ 769,500	\$ 928,000	\$ 1,135,000	\$ 1,449,450	\$ 1,099,495
	Average Price		\$ 1,015,264	\$ 1,136,740		\$ 1,145,304
Median-Average Mid-Point			\$ 971,632	\$ 1,135,870		\$ 1,122,400
	Avg. Building Square Feet	1,159	2,039	2,521	3,180	2,425
	Number of Listings	2	14	20	8	44
	Average Days on Market	18	73	82	91	78
	Variance from area average	(43)	9	11	6	5

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Stevenson Ranch						
Est. Population: 21,000						
91381	Median Price		\$ 1,000,000	\$ 1,140,000	\$ 1,372,500	\$ 1,285,000
	Average Price			\$ 1,214,250	\$ 1,665,954	\$ 1,420,443
	Median-Average Mid-Point			\$ 1,177,125	\$ 1,519,227	\$ 1,352,721
	Avg. Building Square Feet		2,159	2,591	3,664	3,074
	Number of Listings		7	16	24	47
	Average Days on Market		137	93	108	107
	Variance from area average		73	22	23	34

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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