

Santa Clarita - Single Family Homes
Active Listings - Median and Average Prices, Number of Listings and Average DOM
All Listings Including Contingency and Pending Status
Effective August 30, 2025

		Number of Bedrooms				
Zip Code	Detail	2	3	4	5+	All
Santa Clarita						
Santa Clarita Valley*						
Est. Population: 224,000						
	Median Price	\$ 847,490	\$ 800,000	\$ 1,000,000	\$ 1,250,000	\$ 925,000
	Average Price	\$ 774,508	\$ 859,683	\$ 1,031,429	\$ 1,382,703	\$ 1,064,550
	Median-Average Mid-Point	\$ 810,999	\$ 829,841	\$ 1,015,714	\$ 1,316,352	\$ 994,775
	Avg. Building Square Feet	1,539	2,069	2,775	4,004	2,840
	Number of Listings	26	159	230	147	562
	Average Days on Market	47	57	60	63	59
Canyon Country						
Est. Population: 93,000						
91351	Median Price		\$ 775,000	\$ 815,000	\$ 1,075,000	\$ 805,000
	Average Price		\$ 759,610	\$ 836,426		\$ 825,409
	Median-Average Mid-Point		\$ 767,305	\$ 825,713		\$ 815,204
	Avg. Building Square Feet		1,617	1,877	2,467	1,850
	Number of Listings		23	20	6	49
	Average Days on Market		52	70	50	59
	Variance from area average		(5)	10	(13)	(0)
91387	Median Price	\$ 704,500	\$ 797,000	\$ 997,000	\$ 1,675,000	\$ 1,031,975
	Average Price		\$ 890,744	\$ 1,095,748	\$ 1,558,120	\$ 1,201,076
	Median-Average Mid-Point		\$ 843,872	\$ 1,046,374	\$ 1,616,560	\$ 1,116,526
	Avg. Building Square Feet	1,289	1,882	2,612	3,997	2,894
	Number of Listings	2	21	32	32	87
	Average Days on Market	68	76	62	63	66
	Variance from area average	21	19	2	0	7
91390	Median Price	\$ 766,500	\$ 832,000	\$ 1,050,000	\$ 1,142,000	\$ 998,000
	Average Price		\$ 847,408	\$ 1,072,135	\$ 1,323,907	\$ 1,076,386
	Median-Average Mid-Point		\$ 839,704	\$ 1,061,068	\$ 1,232,954	\$ 1,037,193
	Avg. Building Square Feet	1,168	1,869	2,787	3,686	2,754
	Number of Listings	2	12	22	13	49
	Average Days on Market	72	63	69	50	63
	Variance from area average	25	6	9	(13)	4

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Newhall						
Est. Population: 34,000						
91321	Median Price	\$ 549,800	\$ 814,900	\$ 1,022,500	\$ 1,200,000	\$ 990,000
	Average Price		\$ 942,663	\$ 1,070,563	\$ 1,265,992	\$ 1,050,735
Median-Average Mid-Point			\$ 878,781	\$ 1,046,531	\$ 1,232,996	\$ 1,020,368
	Avg. Building Square Feet	1,149	1,727	2,489	2,999	2,289
	Number of Listings	3	15	15	13	46
	Average Days on Market	67	37	63	52	52
	Variance from area average	20	(20)	3	(11)	(7)
Saugus						
Est. Population: 42,000						
91350	Median Price	\$ 960,000	\$ 815,000	\$ 949,990	\$ 1,287,500	\$ 926,000
	Average Price		\$ 806,425	\$ 1,000,208	\$ 1,277,605	\$ 1,012,920
Median-Average Mid-Point			\$ 810,712	\$ 975,099	\$ 1,282,553	\$ 969,460
	Avg. Building Square Feet	1,906	1,692	2,417	3,439	2,455
	Number of Listings	2	34	52	30	118
	Average Days on Market	64	58	63	61	61
	Variance from area average	17	1	3	(2)	2
Valencia						
Est. Population: 88,000						
91354	Median Price	\$ 799,495	\$ 860,750	\$ 1,000,000	\$ 1,149,990	\$ 949,250
	Average Price	\$ 806,151	\$ 861,651	\$ 1,019,093	\$ 1,193,247	\$ 994,263
Median-Average Mid-Point		\$ 802,823	\$ 861,200	\$ 1,009,546	\$ 1,171,619	\$ 971,756
	Avg. Building Square Feet	1,883	1,855	2,491	3,156	2,403
	Number of Listings	10	27	50	18	105
	Average Days on Market	35	45	42	60	45
	Variance from area average	(12)	(12)	(18)	(3)	(14)
91355	Median Price	\$ 761,950	\$ 900,000	\$ 949,850	\$ 1,387,495	\$ 900,000
	Average Price		\$ 923,356	\$ 1,042,843		\$ 1,038,146
Median-Average Mid-Point			\$ 911,678	\$ 996,346		\$ 969,073
	Avg. Building Square Feet	1,199	1,766	2,284	3,299	2,126
	Number of Listings	6	20	25	8	59
	Average Days on Market	36	66	59	52	58
	Variance from area average	(11)	9	(1)	(11)	(1)

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Stevenson Ranch						
Est. Population: 21,000						
91381	Median Price	\$ 875,000	\$ 937,500	\$ 1,179,000	\$ 1,336,500	\$ 1,274,950
	Average Price			\$ 1,221,000	\$ 1,592,430	\$ 1,382,171
Median-Average Mid-Point				\$ 1,200,000	\$ 1,464,465	\$ 1,328,561
	Avg. Building Square Feet	1,813	2,050	2,640	3,510	3,007
	Number of Listings	1	7	14	27	49
	Average Days on Market	40	66	71	85	77
	Variance from area average	(7)	9	11	22	18

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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