

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 September 27, 2025

		Number of Bedrooms				
Zip Code	Detail	2	3	4	5+	All
Santa Clarita						
Santa Clarita Valley*						
Est. Population: 224,000						
	Median Price	\$ 785,000	\$ 799,000	\$ 1,025,000	\$ 1,224,000	\$ 929,500
	Average Price	\$ 1,810,338	\$ 855,580	\$ 1,037,847	\$ 1,393,815	\$ 1,124,439
	Median-Average Mid-Point	\$ 1,297,669	\$ 827,290	\$ 1,031,423	\$ 1,308,907	\$ 1,026,969
	Avg. Building Square Feet	1,580	2,426	3,088	4,486	3,219
	Number of Listings	31	146	219	154	550
	Average Days on Market	65	57	58	59	58
Canyon Country						
Est. Population: 93,000						
91351	Median Price	\$ 1,362,500	\$ 749,900	\$ 815,000	\$ 1,075,000	\$ 799,000
	Average Price		\$ 735,621	\$ 826,586		\$ 826,294
	Median-Average Mid-Point		\$ 742,761	\$ 820,793		\$ 812,647
	Avg. Building Square Feet	1,355	1,586	1,902	2,613	1,835
	Number of Listings	2	26	19	5	52
	Average Days on Market	(22)	52	59	22	49
	Variance from area average	(87)	(5)	1	(37)	(9)
91387	Median Price	\$ 719,000	\$ 797,000	\$ 995,000	\$ 1,537,000	\$ 1,022,500
	Average Price		\$ 884,653	\$ 1,071,630	\$ 1,575,076	\$ 1,474,818
	Median-Average Mid-Point		\$ 840,826	\$ 1,033,315	\$ 1,556,038	\$ 1,248,659
	Avg. Building Square Feet	1,536	1,902	2,573	3,966	2,880
	Number of Listings	3	26	30	38	97
	Average Days on Market	175	49	61	78	68
	Variance from area average	110	(8)	3	19	10
91390	Median Price	\$ 766,500	\$ 849,000	\$ 999,000	\$ 1,135,000	\$ 999,000
	Average Price			\$ 1,033,714	\$ 1,309,324	\$ 1,077,039
	Median-Average Mid-Point			\$ 1,016,357	\$ 1,222,162	\$ 1,038,020
	Avg. Building Square Feet	1,168	1,950	2,751	3,670	2,824
	Number of Listings	2	7	18	12	39
	Average Days on Market	84	71	58	51	59
	Variance from area average	19	14	0	(8)	1

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Newhall						
Est. Population: 34,000						
91321	Median Price	\$ 556,250	\$ 799,999	\$ 992,250	\$ 1,121,500	\$ 975,000
	Average Price		\$ 872,400	\$ 1,107,550	\$ 1,202,087	\$ 1,021,789
Median-Average Mid-Point			\$ 836,199	\$ 1,049,900	\$ 1,161,793	\$ 998,394
	Avg. Building Square Feet	1,118	1,694	2,528	2,938	2,288
	Number of Listings	5	15	18	17	55
	Average Days on Market	42	82	52	39	55
	Variance from area average	(23)	25	(6)	(20)	(3)
Saugus						
Est. Population: 42,000						
91350	Median Price	\$ 770,000	\$ 812,500	\$ 970,000	\$ 1,299,445	\$ 939,000
	Average Price		\$ 821,368	\$ 1,009,374	\$ 1,295,383	\$ 1,020,141
Median-Average Mid-Point			\$ 816,934	\$ 989,687	\$ 1,297,414	\$ 979,570
	Avg. Building Square Feet	1,638	1,783	2,396	3,422	2,456
	Number of Listings	5	31	55	27	118
	Average Days on Market	88	52	68	65	64
	Variance from area average	23	(5)	10	6	6
Valencia						
Est. Population: 88,000						
91354	Median Price	\$ 799,000	\$ 868,750	\$ 1,037,495	\$ 1,250,000	\$ 975,000
	Average Price	\$ 797,186	\$ 887,704	\$ 1,057,626	\$ 1,243,945	\$ 1,039,014
Median-Average Mid-Point			\$ 798,093	\$ 878,227	\$ 1,047,560	\$ 1,007,007
	Avg. Building Square Feet	1,813	1,944	2,585	3,304	2,535
	Number of Listings	10	25	44	26	105
	Average Days on Market	57	49	46	50	49
	Variance from area average	(8)	(8)	(12)	(9)	(9)
91355	Median Price	\$ 739,450	\$ 900,000	\$ 962,450	\$ 999,750	\$ 936,000
	Average Price		\$ 961,504	\$ 1,034,485	\$ 1,403,029	\$ 1,049,793
Median-Average Mid-Point			\$ 930,752	\$ 998,467	\$ 1,201,389	\$ 992,897
	Avg. Building Square Feet	1,127	1,925	2,222	2,966	2,170
	Number of Listings	4	13	20	6	43
	Average Days on Market	34	65	62	27	55
	Variance from area average	(31)	8	4	(32)	(3)

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Stevenson Ranch						
Est. Population: 21,000						
91381	Median Price	\$ 875,000	\$ 889,000	\$ 1,197,000	\$ 1,350,000	\$ 1,250,000
	Average Price			\$ 1,187,450	\$ 1,664,384	\$ 1,393,550
Median-Average Mid-Point				\$ 1,192,225	\$ 1,507,192	\$ 1,321,775
	Avg. Building Square Feet	1,813	1,830	2,689	3,631	3,055
	Number of Listings	1	3	15	23	41
	Average Days on Market	28	73	46	65	59
	Variance from area average	(37)	16	(12)	6	1

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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