



San Fernando Valley Market Update - MAR 2025

County Percentage Change : -8.40%

2024 MAR Sales: 1,730 2025 MAR Sales: 1,596

		Single Family Homes										Condominiums/Townhomes									
CITY	ZIP	YTD 2025	YTD 2024	MAR 2025	MAR 2024	MAR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2025	YTD 2024	MAR 2025	MAR 2024	MAR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
ACTON	93510	20	29	9	15	-67% ▼	\$466	\$584,500	24%	7%	0	0	0	0	0%	\$0	\$0	0%	0%		
AGOURA HILLS	91301	38	34	17	17	0% ▲	\$637	\$1,621,118	5%	6%	7	16	4	4	0%	\$541	\$551,000	13%	1%		
AGUA DULCE	91350	1	3	1	1	0% ▲	\$0	\$260,000	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
AGUA DULCE	91390	9	11	4	4	0% ▲	\$342	\$1,299,625	-9%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
BELL CANYON	91307	7	10	4	2	50% ▲	\$551	\$2,183,375	-24%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
BURBANK	91501	12	10	5	4	20% ▲	\$1,001	\$1,367,000	0%	3%	15	9	9	2	78% ▲	\$614	\$667,833	-1%	3%		
BURBANK	91502	0	0	0	0	0% ▲	\$0	\$0	0%	1%	3	18	3	16	-433% ▼	\$628	\$883,333	-774%	2%		
BURBANK	91504	18	21	9	10	-11% ▼	\$938	\$1,481,556	9%	3%	14	21	8	6	25% ▲	\$572	\$707,375	13%	3%		
BURBANK	91505	39	27	12	10	17% ▲	\$960	\$1,213,708	9%	3%	8	3	4	3	25% ▲	\$580	\$893,000	-13%	4%		
BURBANK	91506	22	34	9	14	-56% ▼	\$958	\$1,655,945	9%	2%	2	4	1	2	-100% ▼	\$632	\$660,000	2%	4%		
CALABASAS	91301	5	4	3	2	33% ▲	\$459	\$677,332	-63%	0%	2	1	0	1	0%	\$0	\$0	0%	0%		
CALABASAS	91302	40	49	16	21	-31% ▼	\$828	\$3,192,125	5%	5%	10	14	2	5	-150% ▼	\$633	\$1,200,000	15%	1%		
CALABASAS HILLS	91301	1	0	1	0	100% ▲	\$599	\$1,227,000	100%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
CANOGA PARK	91303	2	8	1	5	-400% ▼	\$491	\$1,010,000	-32%	2%	7	13	2	2	0%	\$571	\$450,000	5%	3%		
CANOGA PARK	91304	13	23	5	14	-180% ▼	\$565	\$869,800	12%	1%	7	16	2	6	-200% ▼	\$525	\$475,000	17%	3%		
CANYON COUNTRY	91351	2	4	1	2	-100% ▼	\$374	\$815,000	-60%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
CANYON COUNTRY	91387	4	22	2	14	-600% ▼	\$474	\$1,422,500	30%	1%	8	3	4	0	100% ▲	\$417	\$500,500	100%	1%		
CANYON COUNTRY	91390	1	0	1	0	100% ▲	\$356	\$720,000	100%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
CASTAIC	91384	47	55	22	21	5% ▲	\$455	\$973,136	11%	5%	4	1	1	0	100% ▲	\$351	\$505,000	100%	3%		
CHATSWORTH	91311	76	101	35	36	-3% ▼	\$630	\$1,522,529	17%	4%	25	15	12	7	42% ▲	\$413	\$655,375	-6%	4%		



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2024 MAR Sales: 1,730 2025 MAR Sales: 1,596

CITY	ZIP	Single Family Homes										Condominiums/Townhomes									
		YTD 2025	YTD 2024	MAR 2025	MAR 2024	MAR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2025	YTD 2024	MAR 2025	MAR 2024	MAR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
DEL SUR	93536	12	22	5	3	40% ▲	\$0	\$15,000	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
ENCINO	91316	48	33	16	17	-6% ▼	\$866	\$1,727,938	4%	4%	36	42	12	15	-25% ▼	\$422	\$492,917	-4%	5%		
ENCINO	91436	39	32	14	12	14% ▲	\$967	\$2,589,697	-6%	4%	5	3	1	1	0%	\$560	\$1,399,000	11%	4%		
FAIRMONT	93536	11	7	2	0	100% ▲	\$0	\$39,715	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
GLENDALE	91201	16	5	7	2	71% ▲	\$1,032	\$1,538,786	24%	2%	1	1	0	1	0%	\$0	\$0	0%	2%		
GLENDALE	91202	16	10	6	3	50% ▲	\$781	\$1,650,000	-18%	3%	8	10	2	3	-50% ▼	\$587	\$774,500	4%	4%		
GLENDALE	91203	3	2	0	0	0% ▲	\$0	\$0	0%	2%	7	10	2	2	0%	\$598	\$622,500	3%	3%		
GLENDALE	91204	1	2	0	2	0% ▲	\$0	\$0	0%	2%	2	4	1	2	-100% ▼	\$595	\$665,000	0%	3%		
GLENDALE	91205	5	11	4	3	25% ▲	\$919	\$1,076,750	27%	3%	8	5	2	2	0%	\$664	\$453,500	-3%	3%		
GLENDALE	91206	37	20	17	3	82% ▲	\$722	\$1,850,529	-32%	3%	13	17	5	8	-60% ▼	\$535	\$767,000	3%	3%		
GLENDALE	91207	9	10	2	3	-50% ▼	\$815	\$2,150,000	8%	2%	1	5	1	3	-200% ▼	\$490	\$460,000	-23%	1%		
GLENDALE	91208	24	25	9	10	-11% ▼	\$835	\$1,493,000	-3%	3%	5	3	1	1	0%	\$718	\$495,000	8%	2%		
GLENDORA	91740	28	33	9	15	-67% ▼	\$595	\$918,333	-3%	3%	6	3	2	2	0%	\$462	\$770,500	-1%	5%		
GLENDORA	91741	58	36	23	12	48% ▲	\$528	\$1,327,891	-10%	4%	10	3	3	1	67% ▲	\$489	\$718,000	21%	3%		
GRANADA HILLS	91344	70	84	26	28	-8% ▼	\$558	\$1,124,335	-3%	3%	3	13	1	5	-400% ▼	\$443	\$645,000	-3%	3%		
GREEN VALLEY	91350	9	6	3	1	67% ▲	\$0	\$183,500	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
GREEN VALLEY	91390	5	13	5	4	20% ▲	\$330	\$506,400	-19%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
HI VISTA	93535	1	2	0	1	0% ▲	\$0	\$0	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
HIDDEN HILLS	91302	8	10	1	6	-500% ▼	\$1,954	\$5,945,000	48%	1%	0	0	0	0	0%	\$0	\$0	0%	0%		
JUNIPER HILLS	93543	4	2	1	2	-100% ▼	\$0	\$650,000	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		



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		YTD 2025	YTD 2024	MAR 2025	MAR 2024	MAR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2025	YTD 2024	MAR 2025	MAR 2024	MAR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
LAKE BALBOA	91406	3	0	2	0	100% ▲	\$457	\$962,000	100%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
LAKE LOS ANGELES	93535	6	9	3	2	33% ▲	\$362	\$309,667	11%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
LAKE LOS ANGELES	93591	14	14	6	4	33% ▲	\$205	\$275,417	-18%	2%	0	0	0	0	0%	\$0	\$0	0%	0%		
LANCASTER	93534	89	120	35	41	-17% ▼	\$290	\$421,923	-6%	5%	7	5	4	2	50% ▲	\$224	\$313,875	-26%	4%		
LANCASTER	93535	246	203	87	84	3% ▲	\$242	\$399,103	-4%	6%	11	3	4	1	75% ▲	\$235	\$228,750	-4%	4%		
LANCASTER	93536	192	256	66	104	-58% ▼	\$245	\$522,234	-2%	5%	4	6	1	5	-400% ▼	\$335	\$335,000	35%	4%		
LEONA VALLEY	93551	6	8	2	1	50% ▲	\$216	\$492,500	-30%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
LITTLEROCK	93543	26	36	6	11	-83% ▼	\$299	\$442,500	18%	4%	0	0	0	0	0%	\$0	\$0	0%	0%		
LLANO	93544	21	21	6	7	-17% ▼	\$237	\$100,833	37%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
NEWHALL	91321	1	1	1	0	100% ▲	\$0	\$900,000	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
NEWHALL	91381	3	4	2	1	50% ▲	\$506	\$819,500	100%	0%	0	1	0	0	0%	\$0	\$0	0%	0%		
NORTH HILLS	91343	31	49	12	22	-83% ▼	\$526	\$896,667	0%	2%	14	13	7	7	0%	\$433	\$592,857	2%	3%		
NORTH HOLLYWOOD	91601	28	30	12	7	42% ▲	\$1,059	\$1,647,417	22%	4%	11	16	3	5	-67% ▼	\$505	\$688,167	-6%	2%		
NORTH HOLLYWOOD	91602	9	10	5	5	0% ▲	\$1,329	\$2,223,000	3%	2%	11	17	3	4	-33% ▼	\$596	\$606,667	-1%	3%		
NORTH HOLLYWOOD	91605	32	36	12	17	-42% ▼	\$645	\$954,083	12%	2%	3	8	0	4	0%	\$0	\$0	0%	2%		
NORTH HOLLYWOOD	91606	33	31	11	11	0% ▲	\$646	\$912,809	-1%	2%	6	8	2	2	0%	\$411	\$507,500	-8%	4%		
NORTHRIDGE	91324	28	27	8	8	0% ▲	\$559	\$1,095,688	10%	3%	7	8	4	3	25% ▲	\$494	\$686,500	5%	4%		
NORTHRIDGE	91325	22	24	5	10	-100% ▼	\$444	\$1,030,600	-62%	2%	5	7	3	3	0%	\$409	\$467,667	-1%	2%		
NORTHRIDGE	91343	9	8	3	3	0% ▲	\$602	\$973,333	9%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
PALMDALE	93550	133	145	46	66	-43% ▼	\$280	\$475,732	0%	4%	7	5	2	1	50% ▲	\$264	\$281,000	14%	4%		



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PALMDALE	93551	131	121	45	49	-9% ▼	\$267	\$652,378	3%	4%	6	2	2	0	100% ▲	\$288	\$460,000	100%	8%		
PALMDALE	93552	58	70	25	25	0% ▲	\$243	\$950,600	-12%	3%	0	1	0	0	0% ▲	\$0	\$0	0%	3%		
PALMDALE	93591	35	37	14	9	36% ▲	\$282	\$218,286	23%	6%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
PANORAMA CITY	91402	16	26	5	9	-80% ▼	\$580	\$855,800	8%	2%	20	15	5	6	-20% ▼	\$415	\$445,000	6%	3%		
QUARTZ HILL	93536	34	15	12	6	50% ▲	\$257	\$408,250	-8%	1%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
QUARTZ HILL	93551	6	1	1	0	100% ▲	\$0	\$812,000	0%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
RANCHO CASCADES	91342	3	5	2	3	-50% ▼	\$468	\$874,500	4%	0%	3	3	1	2	-100% ▼	\$290	\$730,000	-21%	0%		
RESEDA	91335	64	60	29	25	14% ▲	\$583	\$799,638	1%	2%	18	18	5	5	0% ▲	\$461	\$560,200	-8%	3%		
SAN FERNANDO	91340	24	17	11	3	73% ▲	\$668	\$628,091	36%	2%	2	0	1	0	100% ▲	\$371	\$450,000	100%	4%		
SANTA CLARITA	91321	52	43	13	17	-31% ▼	\$500	\$828,359	7%	4%	24	32	9	13	-44% ▼	\$419	\$469,444	-7%	4%		
SANTA CLARITA	91350	83	65	27	30	-11% ▼	\$421	\$963,259	-19%	5%	30	30	11	12	-9% ▼	\$440	\$669,909	14%	4%		
SANTA CLARITA	91351	41	34	16	17	-6% ▼	\$443	\$744,469	9%	4%	17	8	6	5	17% ▲	\$455	\$416,083	11%	3%		
SANTA CLARITA	91354	52	40	14	14	0% ▲	\$478	\$973,321	3%	8%	8	10	2	5	-150% ▼	\$0	\$845,000	0%	1%		
SANTA CLARITA	91387	34	46	15	19	-27% ▼	\$377	\$826,700	-14%	3%	18	25	11	8	27% ▲	\$353	\$438,227	-18%	3%		
SANTA CLARITA	91390	23	25	11	8	27% ▲	\$399	\$1,050,818	4%	2%	2	8	1	5	-400% ▼	\$531	\$609,000	-13%	4%		
SAUGUS	91350	1	3	1	1	0% ▲	\$403	\$1,090,000	-24%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
SHERMAN OAKS	91401	12	16	6	7	-17% ▼	\$1,098	\$2,043,167	35%	1%	9	6	3	2	33% ▲	\$544	\$810,000	-2%	3%		
SHERMAN OAKS	91403	39	37	17	12	29% ▲	\$818	\$2,031,206	-4%	4%	17	14	7	8	-14% ▼	\$517	\$723,500	-1%	3%		
SHERMAN OAKS	91411	5	5	2	1	50% ▲	\$787	\$980,000	4%	1%	2	3	2	1	50% ▲	\$549	\$674,500	-22%	7%		
SHERMAN OAKS	91423	57	44	21	14	33% ▲	\$979	\$2,069,631	2%	4%	29	7	12	2	83% ▲	\$519	\$754,000	-37%	4%		



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SHERWOOD FOREST	91325	7	9	1	6	-500% ▼	\$527	\$3,000,000	-20%	1%	0	0	0	0	0%	\$0	\$0	0%	0%		
SIERRA MADRE	91024	15	19	7	9	-29% ▼	\$710	\$1,496,571	6%	3%	2	4	2	2	0%	\$559	\$949,500	-15%	4%		
STEVENSON RANCH	91381	22	28	15	11	27% ▲	\$465	\$1,236,300	8%	3%	28	11	17	5	71% ▲	\$430	\$2,799,206	-8%	4%		
STUDIO CITY	91604	55	41	22	15	32% ▲	\$1,013	\$2,687,327	4%	4%	22	32	12	14	-17% ▼	\$610	\$849,750	3%	5%		
SUN VALLEY	91352	43	41	18	17	6% ▲	\$605	\$924,458	6%	3%	3	3	3	2	33% ▲	\$484	\$582,000	8%	3%		
SUN VILLAGE	93543	42	65	10	23	-130% ▼	\$0	\$38,054	0%	6%	0	0	0	0	0%	\$0	\$0	0%	0%		
SUNLAND	91040	36	41	14	16	-14% ▼	\$660	\$958,536	3%	3%	1	4	0	1	0%	\$0	\$0	0%	2%		
SYLMAR	91342	64	91	30	38	-27% ▼	\$519	\$896,367	-16%	3%	16	23	3	7	-133% ▼	\$440	\$565,833	1%	2%		
TARZANA	91335	6	10	4	1	75% ▲	\$652	\$1,016,500	-24%	1%	0	2	0	0	0%	\$0	\$0	0%	0%		
TARZANA	91356	37	34	14	12	14% ▲	\$693	\$2,040,214	-1%	3%	28	35	13	17	-31% ▼	\$437	\$614,962	4%	4%		
THOUSAND OAKS	91361	16	7	6	2	67% ▲	\$540	\$1,455,167	-52%	2%	5	3	2	1	50% ▲	\$885	\$3,268,000	36%	0%		
THOUSAND OAKS	91362	36	27	20	10	50% ▲	\$582	\$1,600,150	7%	2%	20	18	10	7	30% ▲	\$515	\$787,800	0%	2%		
TOLUCA LAKE	91602	5	4	1	0	100% ▲	\$1,210	\$4,250,000	100%	1%	1	11	0	5	0%	\$0	\$0	0%	1%		
TUJUNGA	91042	44	37	16	15	6% ▲	\$634	\$864,772	5%	3%	4	6	0	2	0%	\$0	\$0	0%	3%		
VAL VERDE	91384	20	18	7	3	57% ▲	\$434	\$116,429	-20%	2%	0	0	0	0	0%	\$0	\$0	0%	0%		
VALENCIA	91354	14	17	8	7	13% ▲	\$416	\$975,250	-6%	2%	8	5	5	3	40% ▲	\$433	\$633,100	4%	1%		
VALENCIA	91381	9	46	3	17	-467% ▼	\$428	\$1,504,167	3%	3%	59	32	15	16	-7% ▼	\$348	\$679,500	-2%	12%		
VALLEY VILLAGE	91607	31	41	10	14	-40% ▼	\$915	\$1,805,950	-33%	4%	18	10	7	3	57% ▲	\$504	\$598,071	-12%	3%		
VAN NUYS	91401	25	27	9	10	-11% ▼	\$807	\$1,305,278	18%	2%	1	3	1	1	0%	\$462	\$735,000	-11%	1%		
VAN NUYS	91405	25	28	14	11	21% ▲	\$596	\$909,397	11%	3%	18	9	9	5	44% ▲	\$429	\$496,111	6%	4%		



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VAN NUYS	91406	44	49	17	21	-24% ▼	\$589	\$969,559	-1%	3%	6	5	2	2	0% ▲	\$499	\$538,500	3%	4%		
VAN NUYS	91411	10	10	3	2	33% ▲	\$901	\$1,211,667	-20%	2%	1	4	1	1	0% ▲	\$417	\$460,000	-20%	1%		
WEST HILLS	91304	34	34	15	16	-7% ▼	\$594	\$934,767	12%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
WEST HILLS	91307	48	54	16	19	-19% ▼	\$610	\$1,182,188	3%	3%	5	6	0	2	0% ▲	\$0	\$0	0%	4%		
WESTLAKE VILLAGE	91361	39	46	9	21	-133% ▼	\$841	\$1,908,833	29%	6%	16	11	6	2	67% ▲	\$702	\$783,333	9%	2%		
WESTLAKE VILLAGE	91362	15	21	5	4	20% ▲	\$720	\$2,267,200	12%	1%	17	14	5	7	-40% ▼	\$613	\$903,600	11%	1%		
WINNETKA	91306	47	73	17	28	-65% ▼	\$593	\$892,002	20%	3%	17	18	4	4	0% ▲	\$427	\$506,625	9%	4%		
WOODLAND HILLS	91303	1	4	0	1	0% ▲	\$0	\$0	0%	1%	1	0	1	0	100% ▲	\$440	\$599,000	100%	0%		
WOODLAND HILLS	91364	69	67	17	28	-65% ▼	\$569	\$1,586,588	-10%	4%	2	2	0	1	0% ▲	\$0	\$0	0%	2%		
WOODLAND HILLS	91367	64	60	19	23	-21% ▼	\$682	\$1,340,158	16%	4%	30	36	11	17	-55% ▼	\$484	\$592,636	-4%	4%		