



San Fernando Valley Market Update - JUL 2026

County Percentage Change : -1.96%

2025 JUL Sales: 1,870 2026 JUL Sales: 1,834

		Single Family Homes										Condominiums/Townhomes									
CITY	ZIP	YTD 2026	YTD 2025	JUL 2026	JUL 2025	JUL CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2026	YTD 2025	JUL 2026	JUL 2025	JUL CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
ACTON	93510	71	52	8	12	-50%▼	\$365	\$748,625	4%	6%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
AGOURA HILLS	91301	110	117	23	21	9%▲	\$542	\$1,153,183	-17%	7%	16	29	4	7	-75%▼	\$444	\$443,750	-18%	1%		
AGUA DULCE	91350	8	9	5	0	100%▲	\$0	\$166,500	0%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
AGUA DULCE	91390	33	18	8	0	100%▲	\$375	\$1,076,957	100%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
BELL CANYON	91307	15	19	1	1	0%▲	\$444	\$2,275,000	5%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
BURBANK	91501	37	34	2	7	-250%▼	\$956	\$1,562,500	14%	3%	22	26	4	3	25%▲	\$539	\$716,750	-11%	3%		
BURBANK	91502	6	2	1	1	0%▲	\$921	\$840,000	-7%	4%	9	8	3	1	67%▲	\$673	\$553,167	13%	2%		
BURBANK	91504	60	50	9	6	33%▲	\$727	\$1,497,778	-6%	2%	25	34	2	3	-50%▼	\$554	\$692,500	4%	3%		
BURBANK	91505	115	102	20	12	40%▲	\$1,081	\$1,327,000	18%	3%	15	22	0	8	0%▲	\$0	\$0	0%	4%		
BURBANK	91506	87	71	14	12	14%▲	\$785	\$1,185,311	-28%	3%	4	5	0	1	0%▲	\$0	\$0	0%	3%		
CALABASAS	91301	11	14	0	3	0%▲	\$0	\$0	0%	0%	8	5	1	1	0%▲	\$628	\$750,000	8%	0%		
CALABASAS	91302	135	128	24	25	-4%▼	\$768	\$5,272,057	5%	7%	37	27	9	3	67%▲	\$611	\$989,333	-22%	1%		
CANOGA PARK	91303	27	21	3	5	-67%▼	\$614	\$865,667	-2%	2%	18	18	4	2	50%▲	\$406	\$433,250	6%	3%		
CANOGA PARK	91304	51	51	8	8	0%▲	\$575	\$847,625	9%	1%	27	28	10	6	40%▲	\$383	\$423,800	-9%	2%		
CANYON COUNTRY	91351	6	11	1	1	0%▲	\$332	\$725,000	-13%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
CANYON COUNTRY	91387	36	29	5	5	0%▲	\$473	\$850,000	-1%	1%	13	12	2	0	100%▲	\$443	\$436,000	100%	1%		
CANYON COUNTRY	91390	4	3	0	2	0%▲	\$0	\$0	0%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
CASTAIC	91384	156	142	22	25	-14%▼	\$395	\$797,527	3%	5%	7	8	2	3	-50%▼	\$384	\$635,000	17%	2%		
CHATSWORTH	91311	165	200	22	31	-41%▼	\$507	\$1,215,024	8%	4%	59	64	7	13	-86%▼	\$390	\$541,929	3%	4%		
DEL SUR	93536	27	26	2	4	-100%▼	\$0	\$22,000	0%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		



Fidelity National Title



San Fernando Valley Market Update - JUL 2026

County Percentage Change : -1.96%

2025 JUL Sales: 1,870 2026 JUL Sales: 1,834

		Single Family Homes										Condominiums/Townhomes									
CITY	ZIP	YTD 2026	YTD 2025	JUL 2026	JUL 2025	JUL CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2026	YTD 2025	JUL 2026	JUL 2025	JUL CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
ENCINO	91316	108	117	10	15	-50% ▼	\$824	\$2,990,000	-8%	4%	97	82	19	14	26% ▲	\$345	\$428,073	-14%	4%		
ENCINO	91436	99	105	15	19	-27% ▼	\$765	\$2,940,833	-9%	4%	8	13	2	1	50% ▲	\$427	\$763,750	-26%	3%		
FAIRMONT	93536	26	22	5	2	60% ▲	\$0	\$32,400	0%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
GLENDALE	91201	40	30	4	2	50% ▲	\$761	\$1,807,500	-18%	2%	5	8	1	2	-100% ▼	\$672	\$665,000	27%	2%		
GLENDALE	91202	38	48	8	7	13% ▲	\$844	\$1,558,125	-1%	2%	29	22	4	4	0% ▲	\$576	\$706,250	-12%	3%		
GLENDALE	91203	7	7	2	1	50% ▲	\$818	\$1,090,000	-12%	2%	18	20	4	4	0% ▲	\$536	\$649,500	-5%	3%		
GLENDALE	91204	2	1	0	0	0% ▲	\$0	\$0	0%	1%	8	9	2	3	-50% ▼	\$511	\$627,500	-12%	3%		
GLENDALE	91205	26	17	1	3	-200% ▼	\$1,018	\$900,000	-9%	3%	27	20	4	3	25% ▲	\$434	\$491,419	-52%	3%		
GLENDALE	91206	58	84	8	14	-75% ▼	\$811	\$1,457,451	11%	4%	34	45	7	8	-14% ▼	\$543	\$592,143	1%	3%		
GLENDALE	91207	42	32	8	9	-13% ▼	\$801	\$1,711,250	1%	3%	11	3	4	1	75% ▲	\$564	\$666,250	2%	3%		
GLENDALE	91208	76	65	14	10	29% ▲	\$779	\$1,615,000	2%	3%	7	9	1	1	0% ▲	\$507	\$740,000	-2%	2%		
GLENDORA	91740	71	79	6	16	-167% ▼	\$616	\$808,333	-83%	2%	13	18	2	4	-100% ▼	\$476	\$697,500	5%	4%		
GLENDORA	91741	131	159	19	25	-32% ▼	\$527	\$1,296,237	-4%	3%	20	17	3	1	67% ▲	\$349	\$499,000	-26%	4%		
GRANADA HILLS	91344	225	214	42	41	2% ▲	\$555	\$1,163,738	3%	3%	13	14	1	4	-300% ▼	\$444	\$471,000	-5%	3%		
GREEN VALLEY	91350	30	18	5	4	20% ▲	\$0	\$5,518	0%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
HI VISTA	93535	0	2	0	1	0% ▲	\$0	\$0	0%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
HIDDEN HILLS	91302	14	13	1	1	0% ▲	\$0	\$23,000,500	0%	1%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
JUNIPER HILLS	93543	5	7	0	0	0% ▲	\$0	\$0	0%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
KAGEL CANYON	91342	4	0	1	0	100% ▲	\$0	\$7,800	0%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
LAKE LOS ANGELES	93535	21	14	3	3	0% ▲	\$234	\$185,667	-10%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		



Fidelity National Title



San Fernando Valley Market Update - JUL 2026

County Percentage Change : -1.96%

2025 JUL Sales: 1,870 2026 JUL Sales: 1,834

		Single Family Homes										Condominiums/Townhomes									
CITY	ZIP	YTD 2026	YTD 2025	JUL 2026	JUL 2025	JUL CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2026	YTD 2025	JUL 2026	JUL 2025	JUL CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
LAKE LOS ANGELES	93591	26	32	2	3	-50%▼	\$179	\$244,500	-65%	2%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
LAKE SHERWOOD	91361	16	11	1	2	-100%▼	\$808	\$1,795,000	-5%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
LAKE VIEW TERRACE	91342	6	1	2	1	50%▲	\$0	\$6,377,500	0%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
LANCASTER	93534	263	225	33	41	-24%▼	\$277	\$369,533	9%	5%	9	14	1	2	-100%▼	\$243	\$299,000	31%	5%		
LANCASTER	93535	522	557	86	73	15%▲	\$262	\$400,669	5%	5%	10	15	0	2	0%▲	\$0	\$0	0%	3%		
LANCASTER	93536	533	525	93	81	13%▲	\$245	\$452,888	-4%	5%	11	17	0	6	0%▲	\$0	\$0	0%	3%		
LEONA VALLEY	93551	23	23	7	3	57%▲	\$361	\$462,429	9%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
LITTLEROCK	93543	84	68	17	12	29%▲	\$340	\$408,294	10%	3%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
LLANO	93544	55	50	13	6	54%▲	\$216	\$35,711	56%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
MONTE NIDO	91302	1	0	1	0	100%▲	\$435	\$1,350,000	100%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
NEWHALL	91321	3	4	1	1	0%▲	\$0	\$700,000	0%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
NEWHALL	91381	6	4	1	0	100%▲	\$446	\$1,535,000	100%	0%	4	1	3	0	100%▲	\$434	\$509,333	100%	0%		
NORTH HILLS	91343	115	97	15	21	-40%▼	\$543	\$921,633	1%	2%	67	39	12	2	83%▲	\$382	\$605,500	-3%	4%		
NORTH HOLLYWOOD	91601	61	57	13	4	69%▲	\$944	\$1,382,077	19%	4%	22	26	3	2	33%▲	\$524	\$650,000	0%	3%		
NORTH HOLLYWOOD	91602	44	38	6	7	-17%▼	\$876	\$1,466,000	-23%	3%	26	28	4	3	25%▲	\$531	\$770,000	6%	2%		
NORTH HOLLYWOOD	91605	93	95	18	21	-17%▼	\$671	\$1,043,041	23%	2%	11	9	3	0	100%▲	\$459	\$575,000	100%	2%		
NORTH HOLLYWOOD	91606	76	67	10	5	50%▲	\$665	\$883,700	-3%	2%	15	17	2	2	0%▲	\$411	\$509,000	-28%	3%		
NORTHRIDGE	91324	77	75	13	15	-15%▼	\$521	\$1,097,154	-9%	3%	19	20	1	4	-300%▼	\$422	\$550,000	20%	5%		
NORTHRIDGE	91325	85	70	10	16	-60%▼	\$572	\$1,389,758	11%	3%	25	19	4	2	50%▲	\$382	\$431,250	-5%	3%		
NORTHRIDGE	91343	15	22	2	4	-100%▼	\$613	\$1,111,500	10%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		



Fidelity National Title



San Fernando Valley Market Update - JUL 2026

County Percentage Change : -1.96%

2025 JUL Sales: 1,870 2026 JUL Sales: 1,834

		Single Family Homes										Condominiums/Townhomes									
CITY	ZIP	YTD 2026	YTD 2025	JUL 2026	JUL 2025	JUL CHANGE %		PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2026	YTD 2025	JUL 2026	JUL 2025	JUL CHANGE %		PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE
PALMDALE	93550	368	365	64	45	30%▲		\$318	\$410,234	7%	4%	24	20	5	4	20%▲		\$267	\$359,600	-11%	4%
PALMDALE	93551	372	366	67	62	7%▲		\$252	\$564,752	-5%	4%	6	11	1	0	100%▲		\$237	\$410,000	100%	3%
PALMDALE	93552	177	176	23	32	-39%▼		\$268	\$462,461	3%	3%	1	0	0	0	0%▲		\$0	\$0	0%	3%
PALMDALE	93591	83	78	15	17	-13%▼		\$238	\$126,073	38%	6%	1	0	0	0	0%▲		\$0	\$0	0%	0%
PANORAMA CITY	91402	72	64	11	18	-64%▼		\$572	\$774,091	1%	2%	37	39	5	3	40%▲		\$348	\$449,406	-18%	2%
QUARTZ HILL	93536	64	70	9	11	-22%▼		\$274	\$523,000	-9%	1%	0	0	0	0	0%▲		\$0	\$0	0%	0%
QUARTZ HILL	93551	20	11	6	2	67%▲		\$270	\$814,333	100%	0%	0	0	0	0	0%▲		\$0	\$0	0%	0%
RESEDA	91335	140	164	23	25	-9%▼		\$612	\$821,870	-9%	2%	49	47	10	10	0%▲		\$392	\$461,300	-5%	3%
SAN FERNANDO	91340	47	52	8	7	13%▲		\$559	\$684,250	2%	2%	5	4	0	0	0%▲		\$0	\$0	0%	2%
SANTA CLARITA	91321	93	107	15	16	-7%▼		\$533	\$1,083,867	12%	4%	77	60	10	5	50%▲		\$377	\$414,100	-18%	4%
SANTA CLARITA	91350	185	213	18	30	-67%▼		\$433	\$828,417	10%	4%	64	69	14	11	21%▲		\$420	\$539,071	22%	4%
SANTA CLARITA	91351	95	104	15	21	-40%▼		\$486	\$735,333	7%	4%	42	40	6	6	0%▲		\$442	\$498,833	4%	3%
SANTA CLARITA	91354	125	151	25	25	0%▲		\$399	\$911,420	-13%	5%	21	42	4	4	0%▲		\$423	\$652,500	-13%	1%
SANTA CLARITA	91387	114	113	25	21	16%▲		\$404	\$1,069,100	2%	3%	41	46	7	5	29%▲		\$396	\$548,429	-10%	2%
SANTA CLARITA	91390	73	66	9	13	-44%▼		\$397	\$782,111	-7%	3%	17	11	1	1	0%▲		\$441	\$459,000	-37%	4%
SAUGUS	91350	8	12	3	3	0%▲		\$437	\$841,000	1%	0%	3	0	0	0	0%▲		\$0	\$0	0%	0%
SHERMAN OAKS	91401	35	37	7	6	14%▲		\$824	\$1,493,571	9%	1%	10	13	2	0	100%▲		\$549	\$672,500	100%	2%
SHERMAN OAKS	91403	73	94	14	12	14%▲		\$877	\$2,161,107	4%	3%	43	46	7	4	43%▲		\$532	\$579,500	6%	3%
SHERMAN OAKS	91411	16	16	5	2	60%▲		\$955	\$1,743,200	16%	1%	5	4	1	1	0%▲		\$490	\$750,000	-5%	1%
SHERMAN OAKS	91423	152	140	24	25	-4%▼		\$983	\$2,199,688	7%	4%	50	74	13	19	-46%▼		\$411	\$620,577	-18%	4%



Fidelity National Title



San Fernando Valley Market Update - JUL 2026

County Percentage Change : -1.96%

2025 JUL Sales: 1,870 2026 JUL Sales: 1,834

		Single Family Homes										Condominiums/Townhomes									
CITY	ZIP	YTD 2026	YTD 2025	JUL 2026	JUL 2025	JUL CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2026	YTD 2025	JUL 2026	JUL 2025	JUL CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
SHERWOOD FOREST	91325	19	20	6	1	83%▲	\$434	\$1,249,667	-37%	1%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
SIERRA MADRE	91024	47	56	7	14	-100%▼	\$788	\$1,424,929	-10%	3%	9	5	1	1	0%▲	\$959	\$1,400,000	33%	5%		
SIMI VALLEY	91304	2	5	2	0	100%▲	\$0	\$641,000	0%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
SIMI VALLEY	91311	3	2	1	0	100%▲	\$0	\$2,801	0%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
STEVENSON RANCH	91381	87	87	12	24	-100%▼	\$430	\$1,296,208	-4%	5%	59	112	2	20	-900%▼	\$0	\$769,750	0%	6%		
STUDIO CITY	91602	0	0	0	0	0%▲	\$0	\$0	0%	0%	1	4	1	0	100%▲	\$598	\$825,000	100%	0%		
STUDIO CITY	91604	151	159	23	30	-30%▼	\$991	\$2,709,978	-10%	4%	54	67	11	13	-18%▼	\$544	\$807,182	1%	4%		
SUN VALLEY	91352	91	121	17	28	-65%▼	\$641	\$957,765	2%	2%	6	13	0	3	0%▲	\$0	\$0	0%	1%		
SUN VILLAGE	93543	110	103	27	19	30%▲	\$0	\$62,752	0%	5%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
SUNLAND	91040	111	105	16	13	19%▲	\$692	\$1,040,531	10%	3%	10	8	1	4	-300%▼	\$533	\$560,000	15%	4%		
SYLMAR	91342	206	174	38	36	5%▲	\$561	\$2,955,842	5%	2%	57	53	9	10	-11%▼	\$391	\$514,333	3%	2%		
TARZANA	91335	24	18	4	3	25%▲	\$589	\$1,187,500	-9%	0%	4	1	1	0	100%▲	\$546	\$420,000	100%	0%		
TARZANA	91356	99	101	13	12	8%▲	\$820	\$2,219,846	7%	3%	75	73	14	11	21%▲	\$386	\$447,143	-14%	4%		
THOUSAND OAKS	91361	31	39	3	5	-67%▼	\$863	\$5,066,667	38%	1%	7	11	1	1	0%▲	\$441	\$600,000	-130%	0%		
THOUSAND OAKS	91362	108	117	17	31	-82%▼	\$550	\$1,149,971	-1%	2%	46	46	11	6	45%▲	\$488	\$831,045	-10%	2%		
TOLUCA LAKE	91602	26	18	3	4	-33%▼	\$1,483	\$5,233,334	43%	2%	17	2	2	0	100%▲	\$575	\$1,100,000	100%	1%		
TUJUNGA	91042	120	124	21	22	-5%▼	\$568	\$757,986	-25%	4%	6	11	1	0	100%▲	\$520	\$600,000	100%	2%		
VAL VERDE	91384	54	50	10	16	-60%▼	\$370	\$231,880	-3%	1%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
VALENCIA	91354	61	56	14	14	0%▲	\$412	\$891,821	3%	2%	13	28	0	7	0%▲	\$0	\$0	0%	0%		
VALENCIA	91381	29	34	6	7	-17%▼	\$431	\$1,293,750	-11%	2%	30	84	6	9	-50%▼	\$352	\$760,000	-9%	2%		



Fidelity National Title



San Fernando Valley Market Update - JUL 2026

County Percentage Change : -1.96%

2025 JUL Sales: 1,870 2026 JUL Sales: 1,834

		Single Family Homes										Condominiums/Townhomes									
CITY	ZIP	YTD 2026	YTD 2025	JUL 2026	JUL 2025	JUL CHANGE %		PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2026	YTD 2025	JUL 2026	JUL 2025	JUL CHANGE %		PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE
VALLEY VILLAGE	91607	81	84	14	11	21%	▲	\$1,054	\$1,905,357	32%	4%	86	33	4	5	-25%	▼	\$489	\$642,650	-7%	8%
VAN NUYS	91401	58	73	10	10	0%	▲	\$781	\$1,233,100	-8%	2%	9	7	2	0	100%	▲	\$444	\$667,500	100%	1%
VAN NUYS	91405	84	64	18	9	50%	▲	\$607	\$898,722	12%	3%	32	38	6	4	33%	▲	\$406	\$447,982	1%	4%
VAN NUYS	91406	149	134	19	29	-53%	▼	\$612	\$988,553	1%	3%	22	20	1	0	100%	▲	\$386	\$703,500	100%	3%
VAN NUYS	91411	46	24	3	1	67%	▲	\$682	\$940,000	-135%	3%	12	8	1	1	0%	▲	\$429	\$325,000	15%	2%
WEST HILLS	91304	96	96	11	11	0%	▲	\$453	\$843,091	-14%	0%	0	0	0	0	0%	▲	\$0	\$0	0%	0%
WEST HILLS	91307	129	115	20	15	25%	▲	\$597	\$1,120,875	0%	3%	6	7	2	0	100%	▲	\$473	\$662,500	100%	2%
WESTLAKE VILLAGE	91361	118	124	13	12	8%	▲	\$726	\$1,768,000	11%	6%	34	44	6	4	33%	▲	\$595	\$734,833	1%	2%
WESTLAKE VILLAGE	91362	80	56	8	12	-50%	▼	\$718	\$2,701,193	7%	1%	37	43	8	9	-13%	▼	\$538	\$883,000	-3%	2%
WINNETKA	91306	144	130	26	16	38%	▲	\$571	\$858,570	10%	3%	26	35	3	5	-67%	▼	\$365	\$421,667	-11%	3%
WOODLAND HILLS	91303	13	11	3	3	0%	▲	\$532	\$1,113,333	-15%	1%	3	1	1	0	100%	▲	\$359	\$489,000	100%	0%
WOODLAND HILLS	91364	201	183	33	41	-24%	▼	\$620	\$1,472,075	13%	5%	5	5	0	1	0%	▲	\$0	\$0	0%	2%
WOODLAND HILLS	91367	198	188	27	29	-7%	▼	\$722	\$1,598,722	8%	4%	81	74	13	16	-23%	▼	\$479	\$528,038	-1%	4%



Fidelity National Title