



San Fernando Valley Market Update - APR 2026

County Percentage Change : -5.39%

2025 APR Sales: 1,857 2026 APR Sales: 1,762

CITY	ZIP	Single Family Homes										Condominiums/Townhomes									
		YTD 2026	YTD 2025	APR 2026	APR 2025	APR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2026	YTD 2025	APR 2026	APR 2025	APR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
ACTON	93510	46	31	14	11	21% ▲	\$416	\$902,750	-12%	6%	0	0	0	0	0%	\$0	\$0	0%	0%		
AGOURA HILLS	91301	57	56	17	18	-6% ▼	\$645	\$1,885,706	-5%	7%	6	11	3	4	-33% ▼	\$502	\$441,333	-12%	1%		
AGUA DULCE	91350	3	5	0	4	0%	\$0	\$0	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
AGUA DULCE	91390	14	13	3	4	-33% ▼	\$330	\$1,218,000	-3%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
BELL CANYON	91307	11	11	4	4	0%	\$453	\$1,642,500	-60%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
BURBANK	91501	23	17	10	5	50% ▲	\$1,041	\$1,723,700	18%	3%	13	17	2	2	0%	\$645	\$745,000	7%	3%		
BURBANK	91502	4	0	2	0	100% ▲	\$724	\$1,038,000	100%	4%	4	3	3	0	100% ▲	\$652	\$747,667	100%	2%		
BURBANK	91504	30	27	7	9	-29% ▼	\$971	\$1,484,000	5%	2%	16	20	3	6	-100% ▼	\$453	\$630,333	-19%	3%		
BURBANK	91505	65	58	18	19	-6% ▼	\$827	\$1,018,167	8%	3%	7	9	0	1	0%	\$0	\$0	0%	5%		
BURBANK	91506	51	41	18	19	-6% ▼	\$1,078	\$1,600,945	17%	3%	2	4	1	2	-100% ▼	\$479	\$751,000	-19%	2%		
CALABASAS	91301	7	7	1	2	-100% ▼	\$751	\$1,300,000	-17%	0%	3	2	2	0	100% ▲	\$591	\$660,000	100%	0%		
CALABASAS	91302	74	63	16	23	-44% ▼	\$770	\$2,781,745	8%	7%	18	13	4	3	25% ▲	\$641	\$1,148,500	-46%	1%		
CANOGA PARK	91303	16	7	3	5	-67% ▼	\$576	\$778,333	3%	2%	9	9	2	2	0%	\$426	\$505,000	-27%	3%		
CANOGA PARK	91304	26	27	12	14	-17% ▼	\$546	\$977,750	3%	1%	10	18	2	11	-450% ▼	\$409	\$727,500	2%	2%		
CANYON COUNTRY	91351	3	4	2	2	0%	\$317	\$1,012,500	-131%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
CANYON COUNTRY	91387	20	11	3	7	-133% ▼	\$357	\$925,000	24%	1%	7	8	3	0	100% ▲	\$404	\$659,500	100%	0%		
CANYON COUNTRY	91390	4	1	1	0	100% ▲	\$463	\$1,115,000	100%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		
CASTAIC	91384	89	67	24	20	17% ▲	\$411	\$769,063	9%	5%	3	4	0	0	0%	\$0	\$0	0%	2%		
CHATSWORTH	91311	83	114	24	38	-58% ▼	\$521	\$1,147,292	8%	4%	28	35	5	10	-100% ▼	\$311	\$560,900	-40%	4%		
DEL SUR	93536	16	16	5	4	20% ▲	\$0	\$31,100	0%	0%	0	0	0	0	0%	\$0	\$0	0%	0%		



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CITY	ZIP	Single Family Homes										Condominiums/Townhomes									
		YTD 2026	YTD 2025	APR 2026	APR 2025	APR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2026	YTD 2025	APR 2026	APR 2025	APR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
ENCINO	91316	61	63	26	15	42%▲	\$820	\$2,708,866	-11%	4%	46	48	11	12	-9%▼	\$387	\$608,316	-8%	4%		
ENCINO	91436	59	55	20	16	20%▲	\$798	\$2,959,300	13%	4%	4	7	1	2	-100%▼	\$553	\$1,337,500	-38%	3%		
FAIRMONT	93536	12	15	4	4	0%▲	\$0	\$8,750	0%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
GLENDALE	91201	20	19	7	3	57%▲	\$1,133	\$1,398,143	21%	2%	3	3	1	2	-100%▼	\$550	\$750,000	8%	3%		
GLENDALE	91202	18	22	7	6	14%▲	\$882	\$1,800,000	1%	3%	15	12	1	4	-300%▼	\$562	\$795,000	-10%	3%		
GLENDALE	91203	2	3	1	0	100%▲	\$284	\$410,000	100%	2%	9	9	1	2	-100%▼	\$53	\$85,000	-1102%	3%		
GLENDALE	91204	1	1	0	0	0%▲	\$0	\$0	0%	0%	6	4	1	2	-100%▼	\$583	\$825,000	11%	4%		
GLENDALE	91205	15	9	5	4	20%▲	\$1,091	\$1,099,900	10%	2%	16	12	5	4	20%▲	\$499	\$503,335	-23%	3%		
GLENDALE	91206	31	48	8	11	-38%▼	\$774	\$1,590,313	-4%	4%	19	23	5	10	-100%▼	\$590	\$749,800	3%	3%		
GLENDALE	91207	22	16	10	7	30%▲	\$884	\$1,935,000	-2%	2%	3	1	1	0	100%▲	\$552	\$560,000	100%	2%		
GLENDALE	91208	37	31	14	7	50%▲	\$884	\$1,617,107	21%	3%	3	6	1	1	0%▲	\$624	\$840,000	7%	2%		
GLENDORA	91740	43	41	10	13	-30%▼	\$577	\$1,595,300	0%	3%	9	8	1	2	-100%▼	\$448	\$760,000	-2%	4%		
GLENDORA	91741	71	74	20	15	25%▲	\$535	\$920,150	-1%	4%	16	11	0	1	0%▲	\$0	\$0	0%	4%		
GRANADA HILLS	91344	111	112	39	42	-8%▼	\$506	\$1,099,948	-10%	3%	5	6	3	3	0%▲	\$476	\$482,000	-3%	3%		
GREEN VALLEY	91350	21	11	8	2	75%▲	\$0	\$324,681	0%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
GREEN VALLEY	91390	5	5	3	0	100%▲	\$358	\$372,333	100%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
HI VISTA	93535	0	1	0	0	0%▲	\$0	\$0	0%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
HIDDEN HILLS	91302	7	9	2	1	50%▲	\$1,170	\$4,598,000	-51%	1%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
JUNIPER HILLS	93543	2	6	1	2	-100%▼	\$389	\$500,000	28%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		
KAGEL CANYON	91342	3	0	1	0	100%▲	\$0	\$398,000	0%	0%	0	0	0	0	0%▲	\$0	\$0	0%	0%		



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		Single Family Homes										Condominiums/Townhomes									
CITY	ZIP	YTD 2026	YTD 2025	APR 2026	APR 2025	APR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2026	YTD 2025	APR 2026	APR 2025	APR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
LAKE LOS ANGELES	93535	9	9	5	3	40% ▲	\$337	\$168,500	17%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
LAKE LOS ANGELES	93591	17	14	9	0	100% ▲	\$233	\$331,000	100%	2%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
LAKE SHERWOOD	91361	11	3	2	1	50% ▲	\$915	\$3,735,000	19%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
LAKE VIEW TERRACE	91342	3	0	2	0	100% ▲	\$0	\$400,000	0%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
LANCASTER	93534	137	123	37	34	8% ▲	\$245	\$393,616	-4%	5%	6	9	1	2	-100% ▼	\$141	\$165,000	-62%	5%		
LANCASTER	93535	276	341	83	92	-11% ▼	\$242	\$361,197	-12%	5%	7	12	0	1	0% ▲	\$0	\$0	0%	3%		
LANCASTER	93536	280	267	82	75	9% ▲	\$249	\$488,757	5%	5%	7	5	2	1	50% ▲	\$198	\$246,250	-61%	4%		
LEONA VALLEY	93551	12	9	3	3	0% ▲	\$319	\$504,833	24%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
LITTLEROCK	93543	50	36	12	10	17% ▲	\$271	\$456,125	-5%	3%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
LLANO	93544	33	32	4	11	-175% ▼	\$180	\$227,000	-13%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
NEWHALL	91381	5	3	1	0	100% ▲	\$471	\$1,035,000	100%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
NORTH HILLS	91343	68	52	21	21	0% ▲	\$504	\$926,286	-17%	2%	36	22	8	7	13% ▲	\$403	\$498,625	-4%	3%		
NORTH HOLLYWOOD	91601	39	43	15	15	0% ▲	\$752	\$1,187,167	-24%	4%	11	18	3	7	-133% ▼	\$517	\$674,000	-8%	3%		
NORTH HOLLYWOOD	91602	17	16	6	6	0% ▲	\$1,012	\$1,694,000	6%	3%	17	15	5	4	20% ▲	\$534	\$724,800	-22%	2%		
NORTH HOLLYWOOD	91605	45	46	13	14	-8% ▼	\$575	\$882,462	-27%	2%	4	4	1	1	0% ▲	\$602	\$580,000	6%	2%		
NORTH HOLLYWOOD	91606	36	45	6	12	-100% ▼	\$826	\$1,438,500	24%	2%	6	11	0	5	0% ▲	\$0	\$0	0%	2%		
NORTHRIDGE	91324	43	40	13	12	8% ▲	\$501	\$1,153,500	-17%	3%	15	11	4	4	0% ▲	\$425	\$672,500	-6%	5%		
NORTHRIDGE	91325	50	31	19	9	53% ▲	\$542	\$1,091,196	2%	3%	12	8	4	3	25% ▲	\$428	\$572,500	-4%	3%		
NORTHRIDGE	91343	9	13	3	4	-33% ▼	\$555	\$1,021,667	8%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
PALMDALE	93550	190	209	64	74	-16% ▼	\$280	\$533,586	-6%	4%	10	10	3	3	0% ▲	\$311	\$264,833	33%	4%		



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PALMDALE	93551	204	186	61	54	11% ▲	\$271	\$581,617	2%	4%	2	8	1	2	-100% ▼	\$302	\$550,000	22%	2%		
PALMDALE	93552	100	88	32	30	6% ▲	\$245	\$433,741	-14%	3%	1	0	0	0	0% ▲	\$0	\$0	0%	3%		
PALMDALE	93591	49	47	2	12	-500% ▼	\$0	\$11,500	0%	6%	1	0	0	0	0% ▲	\$0	\$0	0%	0%		
PANORAMA CITY	91402	39	28	15	12	20% ▲	\$518	\$759,067	-27%	2%	25	27	7	7	0% ▲	\$385	\$515,000	5%	2%		
QUARTZ HILL	93536	34	41	12	7	42% ▲	\$270	\$530,250	-2%	1%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
QUARTZ HILL	93551	9	7	5	1	80% ▲	\$0	\$804,600	0%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
RANCHO CASCADES	91342	3	3	0	0	0% ▲	\$0	\$0	0%	0%	4	4	1	1	0% ▲	\$527	\$840,000	16%	0%		
RESEDA	91335	67	95	22	31	-41% ▼	\$663	\$930,748	13%	2%	23	27	3	9	-200% ▼	\$336	\$515,333	-37%	2%		
SAN FERNANDO	91340	20	36	4	12	-200% ▼	\$398	\$531,000	-50%	1%	0	3	0	1	0% ▲	\$0	\$0	0%	1%		
SANTA CLARITA	91321	50	72	13	20	-54% ▼	\$455	\$812,769	-9%	4%	39	31	11	7	36% ▲	\$438	\$479,364	9%	3%		
SANTA CLARITA	91350	113	119	37	36	3% ▲	\$427	\$897,108	-10%	4%	31	42	7	12	-71% ▼	\$394	\$625,543	4%	4%		
SANTA CLARITA	91351	59	51	13	10	23% ▲	\$411	\$697,962	7%	4%	25	24	7	7	0% ▲	\$389	\$511,661	-16%	3%		
SANTA CLARITA	91354	56	85	18	18	0% ▲	\$413	\$1,012,972	3%	5%	12	16	3	6	-100% ▼	\$368	\$619,000	-32%	1%		
SANTA CLARITA	91387	49	56	16	20	-25% ▼	\$442	\$1,337,234	-3%	3%	17	25	0	7	0% ▲	\$0	\$0	0%	2%		
SANTA CLARITA	91390	38	30	8	7	13% ▲	\$348	\$866,875	-15%	3%	10	5	4	3	25% ▲	\$614	\$609,375	17%	5%		
SHERMAN OAKS	91401	14	18	3	6	-100% ▼	\$868	\$1,383,500	28%	1%	5	11	2	2	0% ▲	\$416	\$612,500	-30%	1%		
SHERMAN OAKS	91403	36	58	11	19	-73% ▼	\$790	\$1,626,490	-27%	3%	31	33	11	16	-45% ▼	\$506	\$656,591	-2%	3%		
SHERMAN OAKS	91411	8	7	4	2	50% ▲	\$690	\$993,159	2%	1%	3	2	1	0	100% ▲	\$451	\$710,000	100%	1%		
SHERMAN OAKS	91423	79	76	25	19	24% ▲	\$944	\$2,286,820	-17%	4%	24	38	8	9	-13% ▼	\$525	\$733,500	8%	4%		
SHERWOOD FOREST	91325	9	12	1	5	-400% ▼	\$501	\$1,700,000	-16%	1%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		



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SIERRA MADRE	91024	28	24	9	9	0% ▲	\$814	\$1,733,778	-13%	3%	5	3	2	1	50% ▲	\$438	\$653,750	-50%	4%		
SIMI VALLEY	91311	2	1	1	0	100% ▲	\$0	\$1,510,000	0%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
STEVENSON RANCH	91381	52	46	11	24	-118% ▼	\$502	\$1,109,682	15%	5%	43	59	9	16	-78% ▼	\$415	\$656,444	-9%	8%		
STUDIO CITY	91604	83	80	26	25	4% ▲	\$1,106	\$3,146,654	17%	4%	30	34	11	10	9% ▲	\$537	\$784,818	-10%	5%		
SUN VALLEY	91352	47	60	14	17	-21% ▼	\$469	\$914,793	-43%	2%	3	6	0	3	0% ▲	\$0	\$0	0%	2%		
SUN VILLAGE	93543	63	58	14	16	-14% ▼	\$0	\$30,635	0%	5%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
SUNLAND	91040	51	48	15	12	20% ▲	\$572	\$1,020,333	-15%	3%	4	3	0	2	0% ▲	\$0	\$0	0%	4%		
SYLMAR	91342	114	92	40	28	30% ▲	\$522	\$770,377	-22%	2%	32	25	7	9	-29% ▼	\$452	\$610,571	5%	2%		
TARZANA	91335	10	9	3	3	0% ▲	\$627	\$978,333	5%	0%	1	1	0	1	0% ▲	\$0	\$0	0%	0%		
TARZANA	91356	59	59	18	22	-22% ▼	\$672	\$1,907,028	-18%	3%	39	40	6	12	-100% ▼	\$404	\$555,000	-8%	4%		
THOUSAND OAKS	91361	23	22	5	6	-20% ▼	\$497	\$1,682,685	-118%	2%	4	6	1	1	0% ▲	\$467	\$560,000	-99%	0%		
THOUSAND OAKS	91362	51	53	16	17	-6% ▼	\$552	\$1,300,625	-12%	2%	20	27	6	7	-17% ▼	\$597	\$652,000	10%	2%		
TOLUCA LAKE	91602	17	11	3	6	-100% ▼	\$1,042	\$5,163,834	-34%	2%	10	2	1	1	0% ▲	\$671	\$1,208,000	18%	1%		
TUJUNGA	91042	67	64	20	20	0% ▲	\$617	\$767,150	-1%	4%	3	5	0	1	0% ▲	\$0	\$0	0%	3%		
VAL VERDE	91384	33	26	3	6	-100% ▼	\$347	\$415,000	-100%	1%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
VALENCIA	91354	30	26	7	11	-57% ▼	\$351	\$964,286	-19%	2%	11	11	4	3	25% ▲	\$429	\$611,500	15%	1%		
VALENCIA	91381	14	15	3	6	-100% ▼	\$465	\$1,660,000	8%	2%	14	69	1	10	-900% ▼	\$441	\$720,000	4%	2%		
VALLEY VILLAGE	91607	37	47	11	16	-45% ▼	\$849	\$1,909,091	7%	3%	20	20	6	2	67% ▲	\$476	\$551,767	1%	4%		
VAN NUYS	91401	26	38	6	13	-117% ▼	\$583	\$1,338,833	-6%	2%	7	4	0	3	0% ▲	\$0	\$0	0%	1%		
VAN NUYS	91405	51	40	14	15	-7% ▼	\$581	\$1,047,714	11%	3%	21	22	8	4	50% ▲	\$457	\$525,250	6%	4%		



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VAN NUYS	91406	83	64	23	20	13% ▲	\$646	\$930,565	-4%	3%	13	11	4	5	-25% ▼	\$425	\$441,000	-1%	3%		
VAN NUYS	91411	27	17	6	7	-17% ▼	\$871	\$1,363,167	11%	2%	8	2	1	1	0% ▲	\$309	\$500,000	-54%	2%		
WEST HILLS	91304	56	54	16	20	-25% ▼	\$541	\$1,166,875	7%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
WEST HILLS	91307	68	61	16	13	19% ▲	\$494	\$1,153,031	-29%	3%	3	7	3	2	33% ▲	\$529	\$1,074,167	1%	1%		
WESTLAKE VILLAGE	91361	60	65	25	26	-4% ▼	\$701	\$1,935,200	5%	6%	17	25	5	9	-80% ▼	\$536	\$1,342,000	-3%	2%		
WESTLAKE VILLAGE	91362	38	24	17	9	47% ▲	\$745	\$2,826,677	12%	1%	19	20	8	3	63% ▲	\$521	\$873,250	-1%	2%		
WINNETKA	91306	75	71	30	24	20% ▲	\$481	\$871,925	1%	3%	12	21	2	4	-100% ▼	\$442	\$382,500	-9%	3%		
WOODLAND HILLS	91303	6	2	2	1	50% ▲	\$584	\$1,000,000	-14%	1%	1	1	1	0	100% ▲	\$363	\$495,000	100%	0%		
WOODLAND HILLS	91364	93	92	32	21	34% ▲	\$639	\$1,182,963	7%	4%	3	2	2	0	100% ▲	\$335	\$739,500	100%	3%		
WOODLAND HILLS	91367	93	101	23	36	-57% ▼	\$633	\$1,260,092	-14%	4%	48	42	14	12	14% ▲	\$430	\$667,714	-23%	4%		