

# SANTA CLARITA VALLEY

## Economic Snapshot

a publication of the Santa Clarita Valley Economic Development Corporation

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### COMMERCIAL REAL ESTATE

Source: City of Santa Clarita; County of L.A.

#### New Permits

- Zero permits for new commercial space were issued during January 2016 in the Santa Clarita Valley, the same number issued in December 2015. There was no permits for commercial space issued during January 2015.

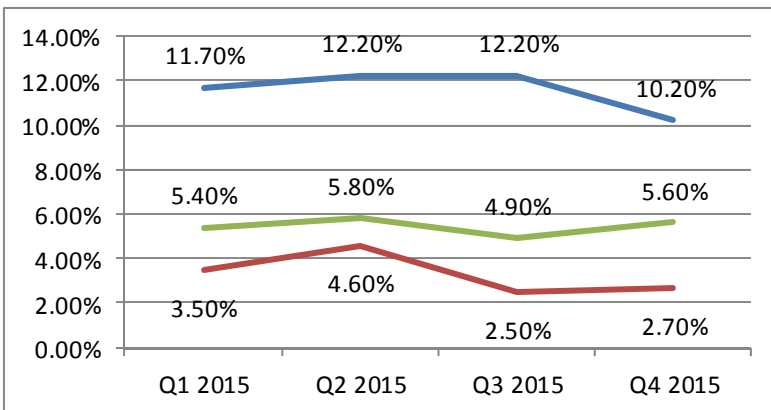
#### Tenant Improvements/Alterations

- A total of 9 permits for tenant improvements were issued in the Santa Clarita Valley during January 2016, 2 less than were issued in December 2015. There were 7 permits issued in January 2015.
- In January 2016, 26 commercial alteration permits were issued, up 4% from 25 permits in December 2015, and an increase of 4% from 25 permits issued in January 2015.

#### Certificates of Occupancy

- In January 2016 the Santa Clarita Valley totaling 40,262 sq. ft., with 13,397 sq. ft. issued for commercial space. There were 31 permits issued in January 2015.

### Santa Clarita Valley Commercial Vacancy Rates



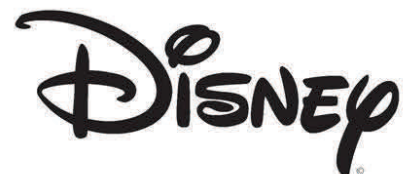
### Vacancy Rates

Source: Co-Star Group

- In the Santa Clarita Valley, Q4 2015 office vacancy rates decreased 16.4%, while industrial rates increased 8% and retail vacancy rates increased by 14.3%.
- During Q4 2015, Santa Clarita Valley's office vacancy rate was 10.2%; retail and industrial vacancy rates were 5.6% and 2.7%, respectively.

Office - Industrial - Retail

Presented by:



# RESIDENTIAL REAL ESTATE ACTIVITY

Source: Southland Assoc. of Realtors / MLS Statistics

## Santa Clarita Valley Home Values & Sales

- Median home values increased 2.32% to \$530,000 in January 2016, from \$518,000 in December 2015. A total of 113 single-family homes were sold in January, a decrease of 26.62% from December 2015, and an increase of 4.63% from January 2015 sales volume of 108 homes.
- Median condominium values decreased .81% to \$306,500 in January 2016 from \$309,000 in December 2015; it is a 2.7% decrease from January 2015 sales value of \$315,000.
- Condominium sales decreased 44.44% to 55 in January 2016 from 99 in December 2015, and increased 1.1% from January 2015 with 57 sales.

## Santa Clarita Valley Permits:

**New Residential**



**Residential Alteration**

## SCV Residential Real Estate Summary

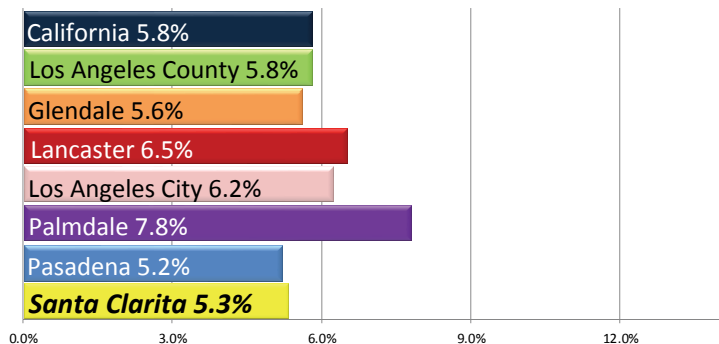
	Jan-16	Dec-15	M/M % Chg	Jan -15	Y/Y % Chg
Median Home Value	\$530,000	\$518,000	2.32%	\$480,000	10.42%
# of Single Family Homes Sold	113	154	-26.62%	108	4.63%
Median Condominium Value	\$306,500	\$309,000	-.81%	\$315,000	-2.7%
# of Condominiums Sold	55	99	-44.44%	57	-3.51%
Avg. Days on Market (Single-Family - SCV)	93	95	-2.11%	92	1.1%
Single-Family Home Inventory (SCV)	443	424	4.48%	375	18.13%
	Jan-16	Dec-15	M/M % Chg	Jan-15	Y/Y % Chg.
NODs recorded (SCV)	30	35	-14.29%	48	-37.5%
	Q4 2015	Q3 2015		Q4 2014	
Apartment Vacancy Rate	3.3%	3.5%		3.6%	
Avg. Apartment Rents	\$1,783.00	\$1,555.00		\$1,548.00	

## Unemployment Rate Comparison— December 2015

### UNEMPLOYMENT RATE

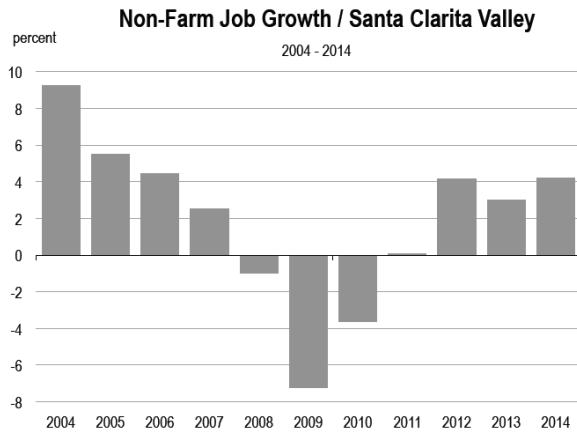
Source: Bureau of Labor Statistics

- The City of Santa Clarita's unemployment rate was 5.3% in December 2015, compared to 5.8% for Los Angeles County, and 5.8% for the state of California.
- The current unemployment rate in Santa Clarita is 17.78% higher than the rate of 4.5% recorded in December 2014.



## EMPLOYMENT - Santa Clarita Valley

Source: Labor Market Information Division / California Economic Forecast



### Non-Farm Job Creation

Over the past year, employment has risen in all composite sectors except information technology.

The largest gains were in tourism, which generated 900 jobs, a 5% increase. Almost 100 jobs were created in digital media entertainment and 70 jobs in advanced manufacturing.

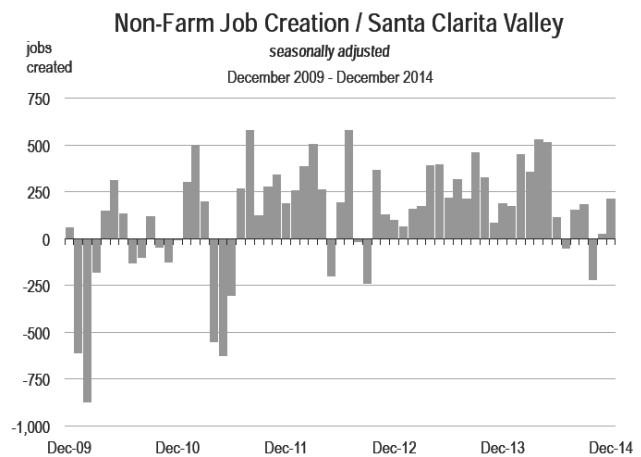
In the 3rd quarter, there were 920 companies in the tourism sector of the SCV. Each company employed on average 21 workers. There were only 18 aerospace and defense companies but with an average of 76 employees, this industry is generally comprised of larger firms. Among public institutions, employment increased by 300 jobs.

### Non-Farm Employment

In 2014, the California labor market expanded rapidly. Non-farm employment increased by 2.2%, creating more than 336,000 new jobs.

In the Santa Clarita Valley, the labor market is heavily concentrated in manufacturing, retail trade, leisure services and professional services. These sectors each account for more than 10,000 local jobs, and when combine, represent 56% of all jobs in the region.

From 9/2013 to 9/2014, several industries created a large number of jobs: leisure (+1800), professional and business services (+500) and manufacturing (+300).



Join us on March 10th  
at the Hyatt Valencia for the  
Spring release of the  
2016 Santa Clarita Economic  
Outlook Forecast as the speakers  
provide an in-depth forecast of our  
local economy.



## TOURISM | City of Santa Clarita

Source: STR Reports and PKF

- STR reports that hotel occupancy in Santa Clarita was 80.8% in November 2015, an increase of 9.21% from the October 2015 rate of 89.0%.
- By comparison, PKF reports the average occupancy rates at hotels for the Los Angeles region during November 2015 was 72.93%, up 0.36% from 72.67% in November 2014.
- Local average daily room rates (ADR) increased by 4.54% in November 2015 to \$122.05 from \$116.75 the previous year; LA region's ADR increased 8.7% to \$217.86 over the previous year at \$200.42.

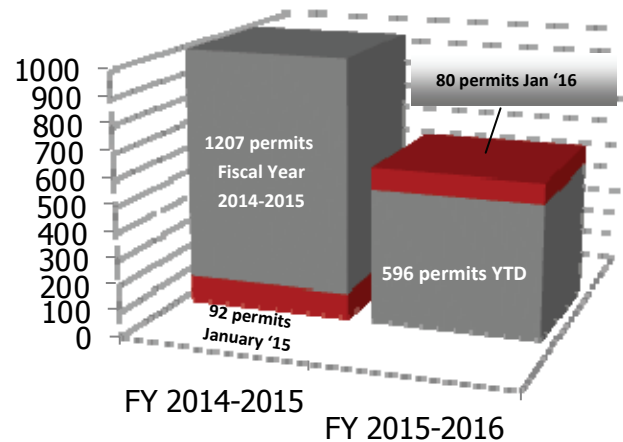
Tourism Sub-Region	Occupancy Rate Nov 2015	Occupancy Rate Nov 2014	ADR Nov 2015	ADR Nov 2014
Santa Clarita	80.8%	80.2%	\$122.05	\$116.75
San Fernando Valley	75.15%	75.35%	\$150.70	\$142.43
Pasadena	81.94%	77.71%	\$169.43	\$175.03
San Gabriel Valley	71.80%	73.67%	\$115.94	\$111.65
Hollywood	72.70%	68.02%	\$200.74	\$200.00
South Bay	78.63%	75.54%	\$140.90	\$130.76
Los Angeles Region	72.93%	72.67%	\$217.86	\$200.42

## FILM | Santa Clarita Valley

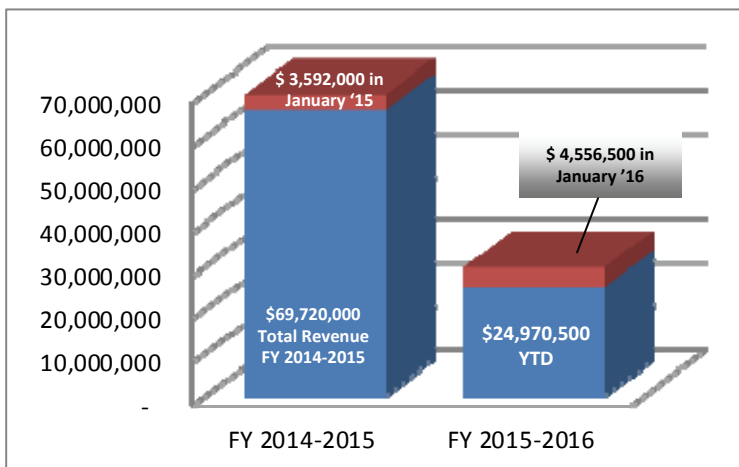
Source: City of Santa Clarita; Film L.A.

- In January 2016, a total of 80 film permits were issued in the Santa Clarita Valley, for a fiscal YTD of 676 permits (July 2015 through June 2016.)
- The 80 permits represented a total of 190 filming days in Santa Clarita for December 2015, an increase of 7.34% from 177 filming days in January 2015.
- The January 2016 film days included: 81 television shows, 11 student/other projects, 26 commercials, 54 features, 17 still shoots and 1 music video.
- The estimated economic impact in Santa Clarita from location filming in January 2016 is \$4,556,000 which is a 26.84% increase from \$3,592,000 in January 2015.

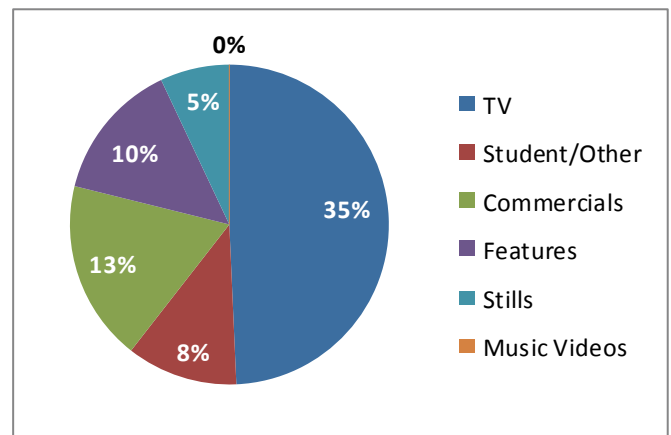
### Number of Film Permits Issued in January 2016



### Estimated Economic Impact of Filming in January 2016



### Percentage of Filming Days—January 2016



# Local Company Stock Prices

Local Company Stock Prices	Jan-16	Dec-15	% Change	Jan-15	% Change
Bank of Santa Clarita (BSCA)	10.05	10.00	0.50%	9.30	8.1%
CA Resources Corp (CRC)	1.43	4.10	-65.12%	5.12	-54.6%
California United Bank (CUNB)	22.85	26.92	-15.12%	20.32	12.45%
Carnival Corp. (CCL)	48.13	50.53	-4.75%	43.96	9.49%
Mission Valley Bank (MVLY)	8.0	7.25	10.34%	6.01	33.11%
Six Flags * (SIX)	50.27	51.90	-3.14%	42.96	17.02%
Mannkind (MNKD)	1.0	2.00	50.00%	6.35	-84.25%
Wesco Aircraft (WAIR)	11.29	13.38	-15.62%	13.04	-13.42%
Woodward (WWD)	49.19	50.43	-2.46%	44.61	10.27%

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### REFERENCES

Information provided by: City of Santa Clarita \* Los Angeles County \* Southland Association of Realtors \* First American RealQuest Pro \* Reis, Inc. \* PKF Consulting \* California Board of Equalization Data from City of Santa Clarita, Finance Division \* CoStar \* CA Employment Development Department \* Bureau of Labor Statistics