

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

- Four (4) permits for new commercial space were issued during June 2016 in the Santa Clarita Valley, the same number that was issued in May 2016. There were zero (0) permits for commercial space issued during June 2015.

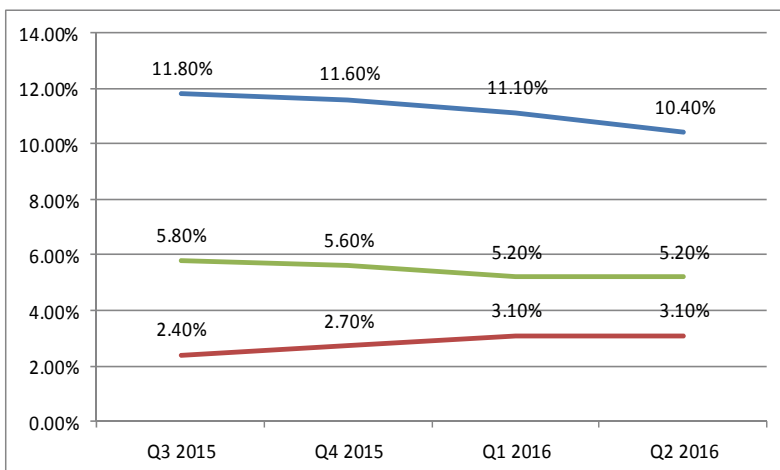
Tenant Improvements/Alterations

- A total of fifteen (15) permits for tenant improvements were issued in the Santa Clarita Valley during June 2016, eight (8) more than were issued in May 2016. There were seven (7) permits issued in June 2015.
- In June 2016, Thirty-one (31) commercial alteration permits were issued, down 6% from thirty-three (33) permits in May 2016, and a decrease of 6% from thirty-three (33) permits issued in June 2015.

Certificates of Occupancy

- In June 2016, a total of 44 Certificates of Occupancy were issued in the Santa Clarita Valley totaling 167,919 sq. ft., with 15,615 sq. ft. issued for commercial space. There were 14 permits issued in June 2015.

Santa Clarita Valley Commercial Vacancy Rates



Office - Industrial - Retail

Vacancy Rates

Source: Co-Star Group

- In the Santa Clarita Valley, Q2 2016 office vacancy rates decreased 6.9% while industrial and retail rates stayed the same.
- During Q2 2016, Santa Clarita Valley's office vacancy rate was 10.4%; retail and industrial vacancy rates were 5.2% and 3.1%, respectively.

Presented by:



RESIDENTIAL REAL ESTATE ACTIVITY

Source: Southland Assoc. of Realtors / MLS Statistics

Santa Clarita Valley Home Values & Sales

- Median home values increased 4.5% in June 2016 to \$575,000, compared to \$550,000 in May 2016. A total of 265 single-family homes were sold in June, an increase of 4.76% from May 2016, and an increase of 4.74% from June 2015 sales volume of 253 homes.
- Median condominium values decreased 2.59% to \$340,000 in June 2016 from \$349,000 in May 2016; it is a 7.94% increase from June 2015 sales value of \$315,000.
- Condominium sales increased 25.74% to 127 in June 2016 from 101 sold in May 2016; it is an increase of 15.45% from June 2015 with 74 sales.

Santa Clarita Valley Permits:

New Residential



Residential Alteration

SCV Residential Real Estate Summary

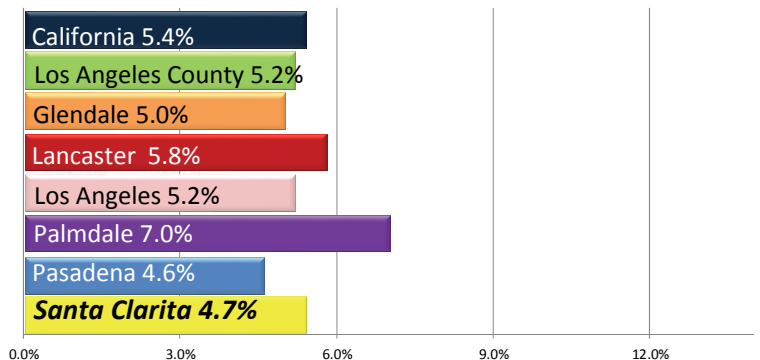
	June-16	May-16	M/M % Chg	June -15	Y/Y % Chg
Median Home Value	575,00	550,000	4.55%	521,000	10.36%
# of Single Family Homes Sold	265	252	4.76%	253	4.74%
Median Condominium Value	340,000	349,500	-2.59%	315,000	7.94%
# of Condominiums Sold	127	101	25.74%	110	15.45%
Avg. Days on Market (Single-Family - SCV)	71	74	-4.05%	74	-4.05%
Single-Family Home Inventory (SCV)	578	474	21.94%	632	-8.54%
	June-16	May-16	M/M % Chg	June-15	Y/Y % Chg
NODs recorded (SCV)	32	21	52.38%	39	-17.95%
	Q1 2016	Q1 2016	Q/Q % Chg	Q1 2015	Y/Y % Chg
Apartment Vacancy Rate	3.3%	3.3%	0.0%	3.7%	-10.8%
Avg. Apartment Rents	\$1,786	\$1,786	0.2%	\$1,563	14.3%

Unemployment Rate Comparison— June 2016

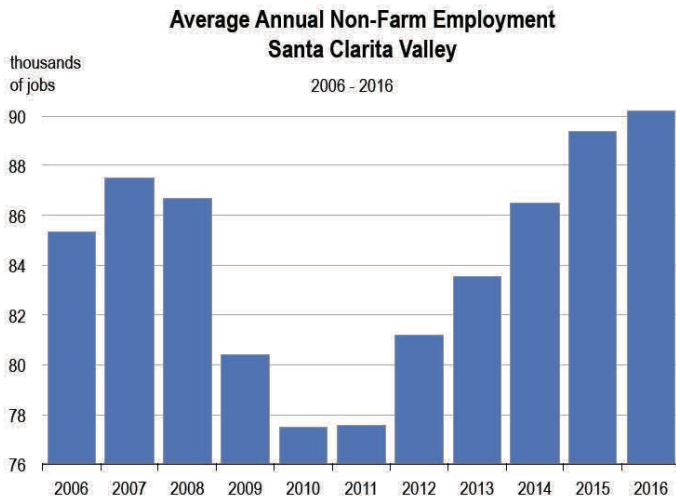
UNEMPLOYMENT RATE

Source: Bureau of Labor Statistics

- The City of Santa Clarita's unemployment rate was 4.7% in June 2016, compared to 5.2% for Los Angeles County, and 5.4% for the state of California.
- The current unemployment rate in Santa Clarita is 30% lower than the rate of 6.7% recorded in June 2015.



Non-Farm Employment



On an annual average basis, non-farm employment is on pace to rise at a moderate rate in 2016. If the trend from the first four months of the year persists, the region's labor market will expand by 0.9 percent.

The sectors that have experienced the strongest growth in the past year include private education (+17 percent); information (+10 percent); and transportation and warehousing (+9 percent).

The largest losses were in management (-6 percent) finance and insurance (-5 percent), and arts and entertainment (-3 percent).

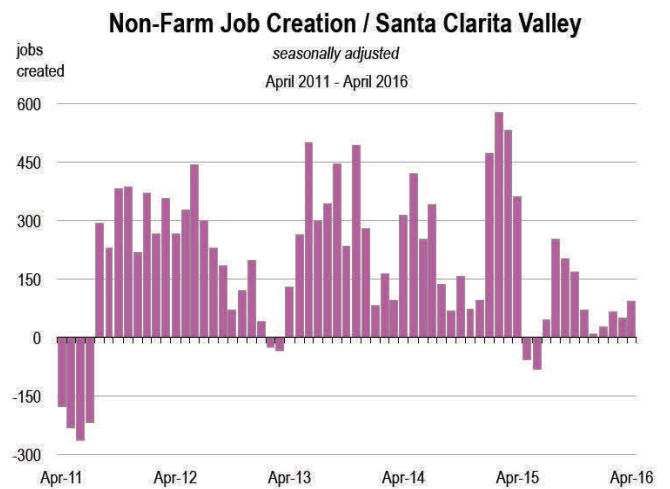
Source: Labor Market Information Division / California Economic Forecast

Non-Farm Job Creation

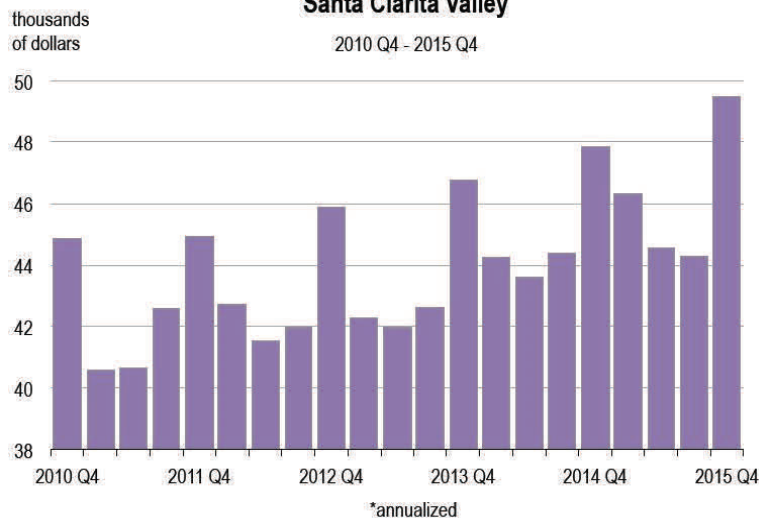
So far in 2016, the Santa Clarita Valley has gained 235 jobs on a seasonally-adjusted basis.

Job creation has slowed from last year, although 2016 is still on pace for moderate growth.

Source: Labor Market Information Division / California Economic Forecast



Average Non-Farm Salary per Worker* Santa Clarita Valley



Average Salaries

In the fourth quarter of 2015, the average non-farm worker earned an annualized salary of \$49,500.

Salary rates are always higher in the fourth quarter, when employees tend to receive year-end bonuses.

Average salaries have risen by 3.4 percent over the past four quarters. Rapid wage increases are occurring in several job markets throughout the state, including Los Angeles and the San Francisco Bay Area.

Source: Labor Market Information Division / California Economic Forecast

TOURISM | City of Santa Clarita

Source: STR and TRENDS® Reports

- STR reports that hotel occupancy in Santa Clarita was 92.6% in May 2016, an increase of 11.8% from the May 2015 rate of 82.8%.
- By comparison, TRENDS reports the average occupancy rates at hotels for the Los Angeles region during May 2016 was 81.94%, up .01% from 81.93% in May 2015.
- Local average daily room rates (ADR) increased by 13.72% in May 2016 to \$153.04 from \$134.58 the previous year; LA region's ADR increased 10.92% to \$201.01 over the previous year at \$181.22.

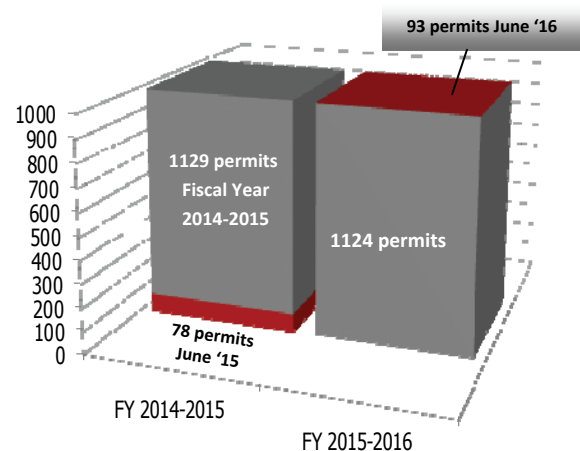
Tourism Sub-Region	Occupancy Rate May 2016	Occupancy Rate May 2015	ADR May 2016	ADR May 2015
Santa Clarita	92.6%	87.6%	\$153.04	\$138.50
San Fernando Valley	82.32%	80.88%	\$188.86	\$153.68
Pasadena	82.26%	85.36%	\$196.91	\$180.73
San Gabriel Valley	79.20%	79.15%	\$124.62	\$118.06
Hollywood	80.43%	85.80%	\$237.18	\$226.61
South Bay	83.51%	87.27%	\$153.55	\$138.40
Los Angeles Region	81.94%	81.93%	\$201.01	\$181.22

FILM | Santa Clarita Valley

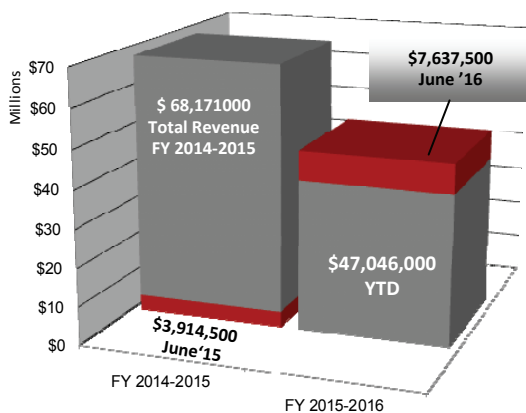
Source: City of Santa Clarita; Film L.A.

- In June 2016, a total of 93 film permits were issued in the Santa Clarita Valley, for a fiscal YTD of 1217 permits (July 2015 through June 2016.)
- The permits represented a total of 288 filming days in Santa Clarita for June 2016, an increase of 75% from 165 filming days in June 2015.
- The June 2016 film days included: 175 television shows, 15 student/other projects, 21 commercials, 65 features, 8 still shoots and 4 music videos.
- The estimated economic impact in Santa Clarita from location filming in June 2016 is \$7,637,500 which is an 95% increase from \$3,914,500 in June 2015.

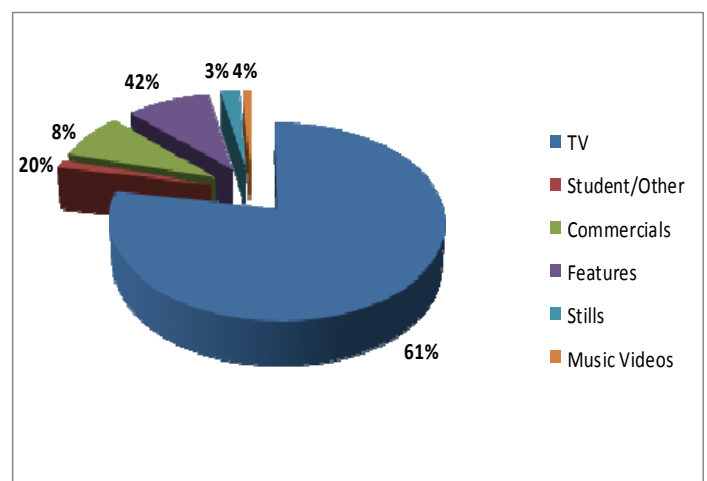
Number of Film Permits Issued in June 2016



Estimated Economic Impact of Filming in June 2016



Percentage of Filming Days—June 2016



Local Company Stock Prices

Local Company Stock Prices	June-16	May-16	% Change	June-15	% Change
Bank of Santa Clarita (BSCA)	9.88	9.75	1.33%	9.35	5.67%
CA Resources Corp (CRC)	12.20	15.20	-19.74%	60.40	-79.80%
California United Bank (CUNB)	22.73	23.10	-1.60%	22.16	2.57%
Carnival Corp. (CCL)	44.20	47.74	-7.42%	49.39	-10.51%
Mission Valley Bank (MVLY)	7.65	8.05	-4.97%	7.25	5.52%
Six Flags * (SIX)	57.95	57.00	-1.67%	44.85	29.21%
Mannkind (MNKD)	1.16	0.95	22.11%	5.69	-79.61%
Wesco Aircraft (WAIR)	13.42	14.09	-4.75%	15.15	-11.42%
Woodward (WWD)	57.64	56.94	1.23%	50.94	13.15%

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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