



Economic Snapshot



Monthly Data

The Santa Clarita Valley Economic Snapshot contains important indicators, data, and statistics about the growth of our region such as construction permits, vacancy rates, residential real estate activity, employment statistics, tourism trends, the economic impact of filming, and local stock prices.

Highlights

The current unemployment rate in Santa Clarita is 5%, 26% lower than the rate of 6.8% recorded in July 2015.

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

The economic impact of filming in the Santa Clarita Valley during fiscal year 2015/2016 was close to \$55M.

Sales of existing single-family homes in the Santa Clarita Valley during June posted the highest total since October 2005.

COMMERCIAL REAL ESTATE | Santa Clarita Valley

Source: City of Santa Clarita; County of Los Angeles

New Permits

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

Tenant Improvements/Alterations

A total of seven (7) permits for tenant improvements were issued in the Santa Clarita Valley during July 2016, eight (8) less than were issued in June 2016. There were twenty (20) permits issued in July 2015.

In July 2016, twenty-nine (29) commercial alteration permits were issued, down 6% from thirty-one (31) permits in June 2016, and a increase of 7% from twenty-seven (27) permits issued in July 2015.

Certificates of Occupancy

In July 2016, a total of 50 Certificates of Occupancy were issued in the Santa Clarita Valley totaling 144,808 SF with 4,177 SF issued for commercial space. There were 23 permits issued in July 2015.

SANTA CLARITA VALLEY PERMITS



New Residential



Residential Alteration



Certificates of Occupancy

RESIDENTIAL REAL ESTATE | Santa Clarita Valley

Source: Southland Assoc. of Realtors/ MLS Statistics

Median home values decreased 5.6% in July 2016 to \$560,000, compared to \$575,000 in June 2016. A total of 234 single-family homes were sold in July, a decrease of 11.7% from June 2016, and a decrease of 8.24% from July 2015 sales volume of 255 homes.

Median condominium values decreased 2.65% to \$331,000 in July 2016 from \$340,000 in June 2016; it is a .3% increase from July 2015 sales value of \$330,000.

Condominium sales decreased 26% to 94 in July 2016 from 127 sold in June 2016; it is a decrease of 21% from July 2015 with 119 sales.

SCV Residential Real Estate Summary					
	July-16	June-16	M/M % Chg	July -15	Y/Y % Chg
Median Home Value	\$560,000	575,000	-2.61%	\$509,500	9.91%
# of Single Family Homes Sold	234	265	-11.70%	255	-8.24%
Median Condominium Value	\$331,000	340,000	-2.65%	\$330,000	.3%
# of Condominiums Sold	94	127	-26%	119	-21%
Avg. Days on Market (Single-Family - SCV)	67	71	-5.63%	69	-2.90%
Single-Family Home Inventory (SCV)	612	578	5.88%	686	-10.79%
	July-16	June-16	M/M % Chg	July-15	Y/Y % Chg
NODs recorded (SCV)	24	32	-25%	35	-31.43%
	Q2 2016	Q1 2016	Q/Q % Chg	Q2 2015	Y/Y % Chg
Apartment Vacancy Rate	3.4%	3.3%	3%	3.5%	-2.86%
Avg. Apartment Rents	\$1,594	\$1,786	-10.75%	\$1,557	2.38%

Unemployment Rate Comparison— July 2016

California	5.5%
LA County	5.5%
Glendale	5.3%
Lancaster	6.1%
Los Angeles	5.8%
Palmdale	7.4%
Pasadena	4.9%
Santa Clarita	5.0%

UNEMPLOYMENT RATE

Source: Bureau of Labor Statistics

The City of Santa Clarita’s unemployment rate was 5.0% in July 2016, compared to 5.5% for Los Angeles County, and 5.5% for the state of California.

The current unemployment rate in Santa Clarita is 26% lower than the rate of 6.8% recorded in July 2015.

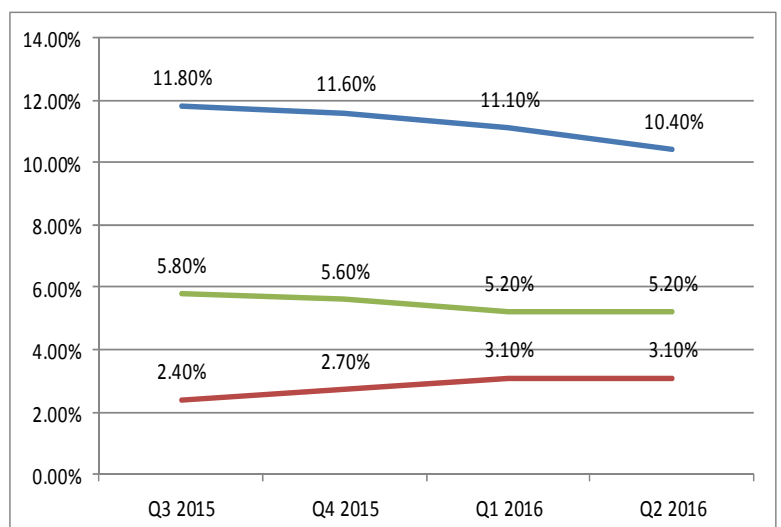
COMMERCIAL VACANCY RATES

Santa Clarita Valley

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.



TOURISM | City of Santa Clarita

Source: STR and TRENDS® Reports

STR reports that hotel occupancy in Santa Clarita was 92.6% in June 2016, an increase of 5.70% from the June 2015 rate of 87.6%.

By comparison, TRENDS reports the average occupancy rates at hotels for the Los Angeles region during June 2016 was 85.59%, down .48% from 86% in June 2015.

Local average daily room rates (ADR) increased by 10.50% in June 2016 to \$153.04 from \$138.50 the previous year; LA region's ADR increased 6.84% to \$203.02 over the previous year at \$190.02.

Year-to-date (YTD) City of Santa Clarita occupancy rates have increased 5.7% from the previous year.

June 2016 Southern California				
Tourism Sub-Region	Occupancy Rate June 2016	Occupancy Rate June 2015	ADR June 2016	ADR June 2015
Santa Clarita	92.6%	87.6%	\$153.04	\$138.50
San Fernando Valley	82.59%	85.68%	\$182.95	\$161.55
Pasadena	86.32%	90.42%	\$172.76	\$162.12
San Gabriel Valley	84.72%	83.79%	\$127.66	\$119.10
Hollywood	83.60%	85.62%	\$243.87	\$233.12
South Bay	90.73%	91.61%	\$154.89	\$143.81
Los Angeles Region	85.59%	86.00%	\$203.02	\$190.02

FILM | Santa Clarita Valley

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

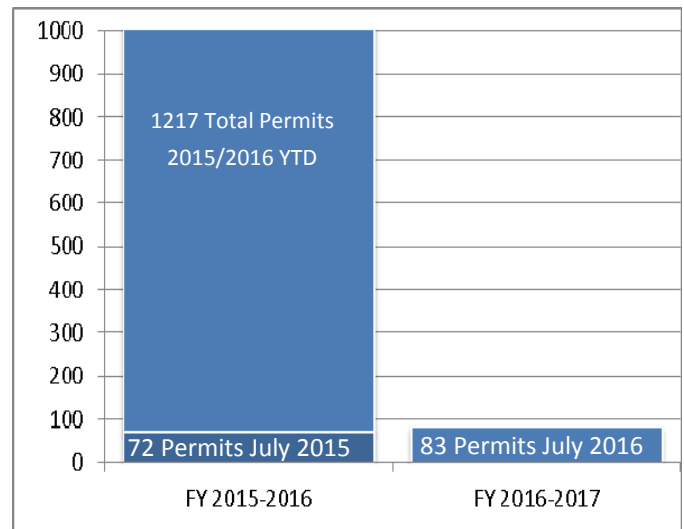
In July 2016, a total of 83 film permits were issued in the Santa Clarita Valley, for a fiscal YTD of 83 permits (July 2016 through June 2017.)

The permits represented a total of 198 filming days in Santa Clarita for July 2016, an increase of 3% from 192 filming days in June 2015.

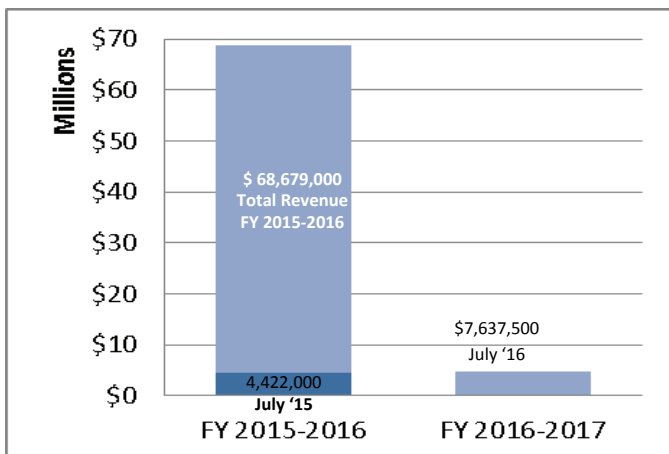
The July 2016 film days included: 120 television shows, 26 student/other projects, 26 commercials, 19 features, 5 still shoots and 4 music videos.

The estimated economic impact in Santa Clarita from location filming in July 2016 is \$7,637,500 which is a 73% increase from \$4,422,000 in July 2015.

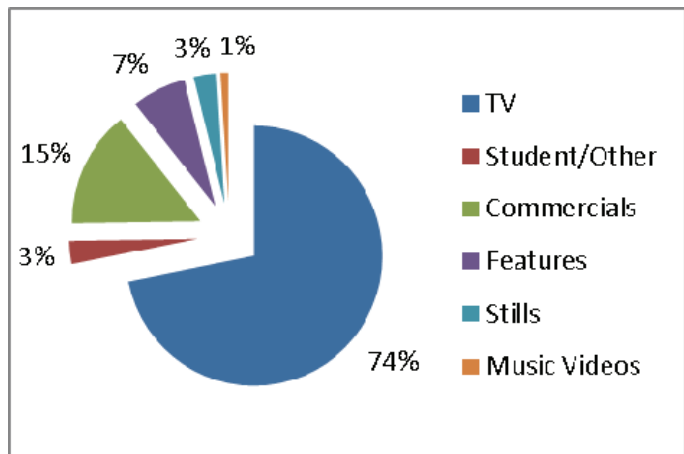
Number of Film Permits Issued in July 2016



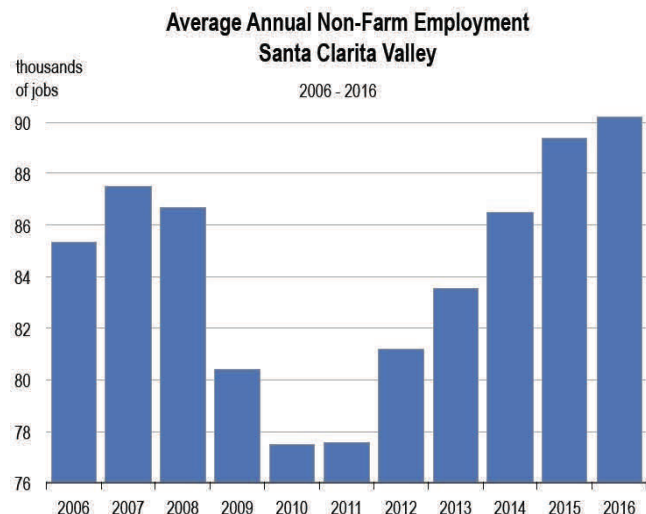
Estimated Economic Impact of Filming in June 2016



Percentage of Filming Days—June 2016



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).

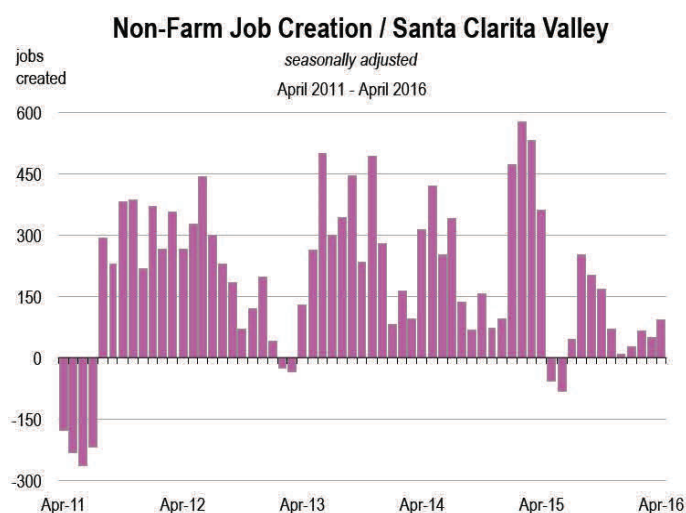
Source: Labor Market Information Division / California Economic Forecast

NON-FARM JOB CREATION

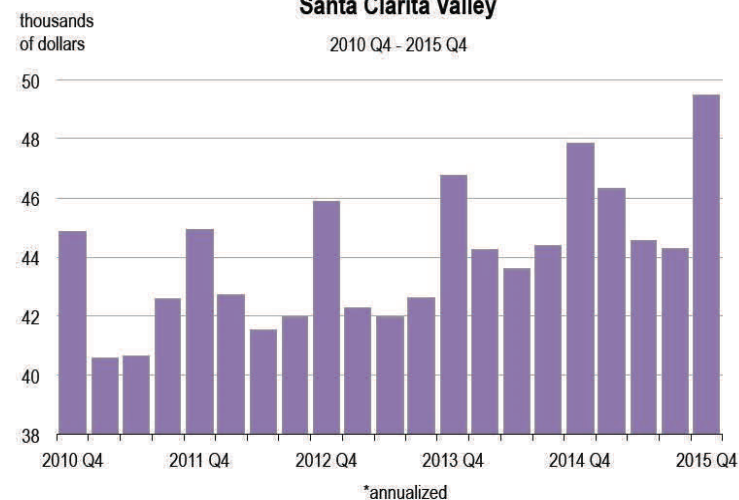
So far in 2016, the Santa Clarita Valley has gained 235 jobs on a seasonally-adjusted basis.

Although job creation has slowed from last year, 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