



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, and the economic impact of filming.

Highlights

During Q4 2016, Santa Clarita Valley's office vacancy rate was 10.7%; retail and industrial vacancy rates were 4.9% and 2.0% respectively

The economic impact of filming in the Santa Clarita Valley during January 2016 was \$3,524,500 - representing 163 filming days

The median price of the homes sold in Santa Clarita during January was \$560,000, 12.9 percent below the record high of \$643,000 established in April 2006

The local unemployment rate is 4.3%, compared to California's at 5.2%

COMMERCIAL REAL ESTATE | Santa Clarita Valley

Source: City of Santa Clarita; County of Los Angeles

New Permits

One (1) permit for new commercial space was issued during January 2017 in the Santa Clarita Valley, three less than were issued in December 2016. There were zero (0) permits for commercial space issued during January 2016 .

Tenant Improvements/Alterations

A total of ten (10) permits for tenant improvements were issued in the Santa Clarita Valley during January 2017, four more than were issued in December 2016. There were nine (9) permits issued in January 2016.

In January 2017, thirty (30) commercial alteration permits were issued, down 19% from thirty-seven (37) permits in December 2016, and an increase of 15% from twenty-six (26) permits issued in January 2016.

Certificates of Occupancy

In January 2017, a total of 18 Certificates of Occupancy were issued in the Santa Clarita Valley totaling 51,814 SF with 10,085 SF issued for commercial space. There were 59 permits issued in December 2016.

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 increased 1% in January 2017 to \$560,000, compared to \$555,000 in December 2016. A total of 123 single-family homes were sold in January, a decrease of 37% from December 2016, and an increase of 8.84% from the January 2016 sales volume of 113 homes.

Median condominium values increased 5.9% to \$360,000 in January 2017; it is a 17.5% increase from a January 2016 sales value of \$306,500. Condominium sales decreased 17.85% to 69 in January 2017 from 84 sold in December 2016; it is an increase of 25.45% from January 2016 with a sales volume of 55 condos.

SCV Residential Real Estate Summary					
	Jan-17	Dec-16	M/M % Chg	Jan-16	Y/Y % Chg
Median Home Value	\$560,000	\$555,000	1%	\$530,000	5.7%
Number of Single Family Homes Sold	123	198	-37%	113	8.84%
Median Condominium Value	\$360,000	\$340,000	5.9%	\$306,500	17.5%
Number of Condominiums Sold	69	84	-17.85%	55	25.45%
Avg. Days on Market (Single-Family - SCV)	94	104	-9.6%	93	1.07%
Single-Family Home Inventory (SCV)	427	413	3.4%	443	-3.6%
	Jan-17	Dec-16	M/M % Chg	Jan-16	Y/Y % Chg
NODs recorded (SCV)	24	25	-4%	30	-20%
	Q4 2016	Q3 2016	Q/Q % Chg	Q4 2015	Y/Y % Chg
Apartment Vacancy Rate	3.1%	3.3%	-6%	3.3%	-6%
Avg. Apartment Rents	\$1,888	\$1,919	-1.61%	\$1,783	6%

Unemployment Rate Comparison— Dec 2016 UNEMPLOYMENT RATE

Source: Bureau of Labor Statistics

California	5.2%
LA County	4.7%
Glendale	4.6%
Lancaster	5.3%
Los Angeles	5.0%
Palmdale	6.4%
Pasadena	4.2%
Santa Clarita	4.3%

The current unemployment rate in Santa Clarita is 4.3%, 19% lower than the rate of 5.3% recorded December 2015.

California's unemployment rate fell to 5.2% percent and the state's employers added 3,700 nonfarm payroll jobs in December. With December's job gains, the state has gained a total of 2,420,100 jobs since the economic expansion began in February 2010.

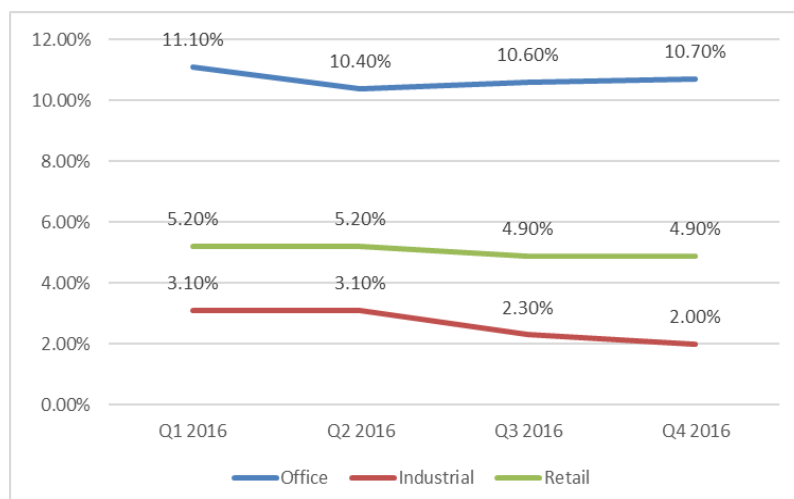
COMMERCIAL VACANCY RATES

Santa Clarita Valley

Source: Co-Star Group

In the Santa Clarita Valley, Q4 2016 office vacancy rates increased 1% while industrial decreased 13% and retail remained steady.

During Q4 2016, Santa Clarita Valley's office vacancy rate was 10.7%; retail and industrial vacancy rates were 4.9% and 2.0% respectively.



TOURISM | City of Santa Clarita

Source: STR and TRENDS® Reports

STR reports that hotel occupancy in Santa Clarita was 78.6% December 2016, a decrease of 9.7% from the December 2015 rate of 87.1%.

By comparison, TRENDS reports the average occupancy rate at hotels for the Los Angeles region during December 2016 was 77.80%, a 4% increase from 74.78% in December 2015.

Local average daily room rates (ADR) increased by 4.7% in December 2016 to \$127.87 from \$122.14 the previous year; LA region's ADR increased 8.2% to \$201.52 over the previous year at \$186.28.

December 2016 Southern California Occupancy & Rate Summary

Tourism Sub-Region	Occupancy Rate Dec 2016	Occupancy Rate Dec 2015	ADR Dec 2016	ADR Dec 2015
Santa Clarita	78.6%	87.1%	\$127.87	\$122.14
San Fernando Valley	77.64%	75.45%	\$177.05	\$160.07
Pasadena	78.52%	82.16%	\$211.29	\$172.35
San Gabriel Valley	73.41%	71.03%	\$144.68	\$127.86
Hollywood	71.68%	71.66%	\$239.25	\$216.84
South Bay	82.08%	79.60%	\$150.48	\$141.85
Los Angeles Region	77.80%	74.78%	\$201.52	\$186.28

FILM | Santa Clarita Valley

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

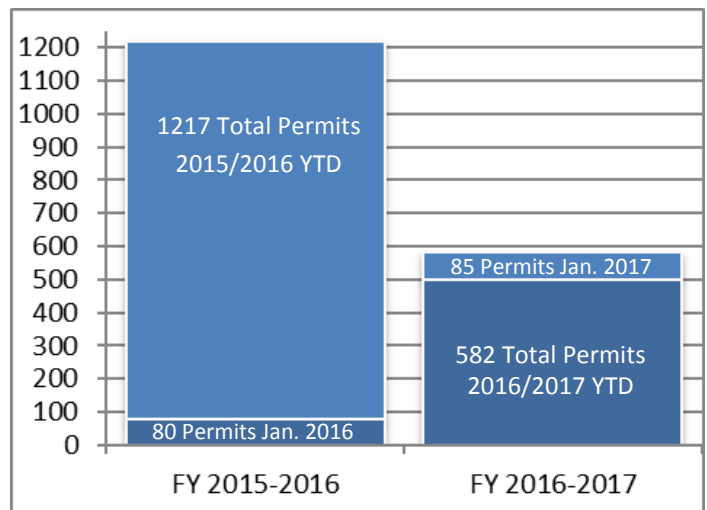
In January 2017, a total of 85 film permits were issued in the Santa Clarita Valley, for a fiscal YTD of 582 permits (July 2016 through June 2017.)

The permits represented a total of 163 filming days in Santa Clarita for January 2017, a decrease of 14% from 190 filming days in January 2016.

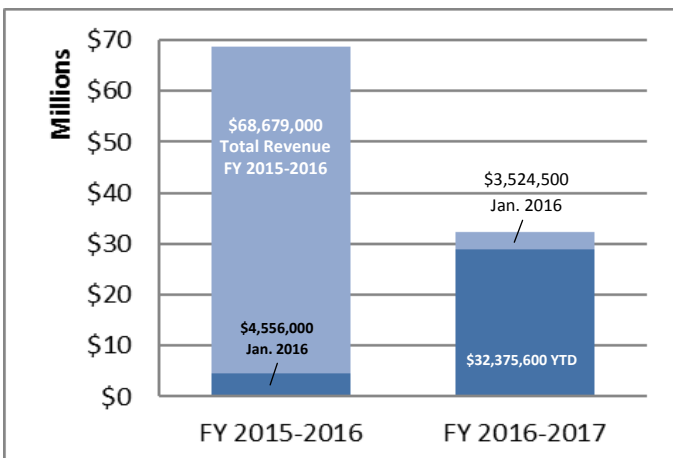
The January 2017 film days included: 60 television shows, 13 student/other projects, 41 commercials, 29 features, 8 still shoots and 12 music videos.

The estimated economic impact in Santa Clarita from location filming in January 2017 is \$3,524,500 which is a 22% decrease from \$4,556,000 in January 2016.

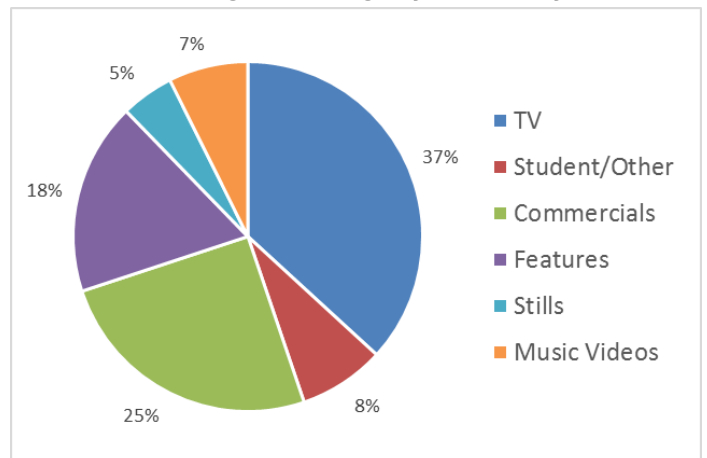
Number of Film Permits Issued in January 2017



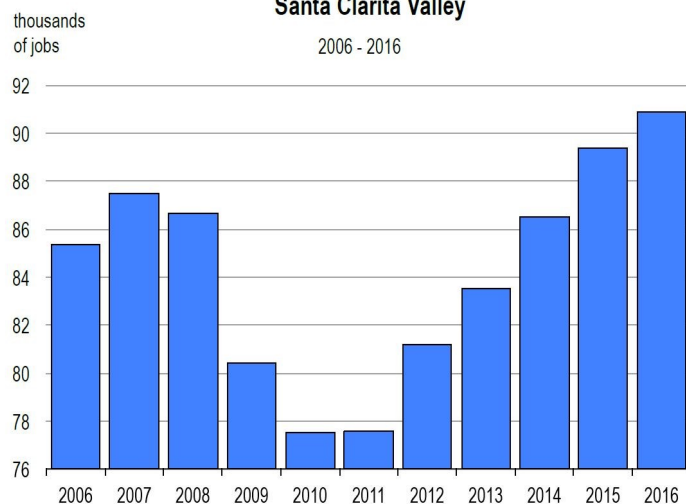
Estimated Economic Impact of Filming in January 2017



Percentage of Filming Days in January 2017



Average Annual Non-Farm Employment Santa Clarita Valley



NON-FARM EMPLOYMENT

On an average annual basis, non-farm employment is on pace to rise at a moderate rate in 2016. If the trend from the first ten months of the year persists, the region's labor market will expand by 1.5%.

The sectors that have experienced the strongest growth in the past year include professional, scientific, and technical services (+10%), real estate (+4%), and local government (+4%).

The largest losses were in management (-8 percent), construction (-1%), and information (-1%).

Source: Labor Market Information Division / California Economic Forecast

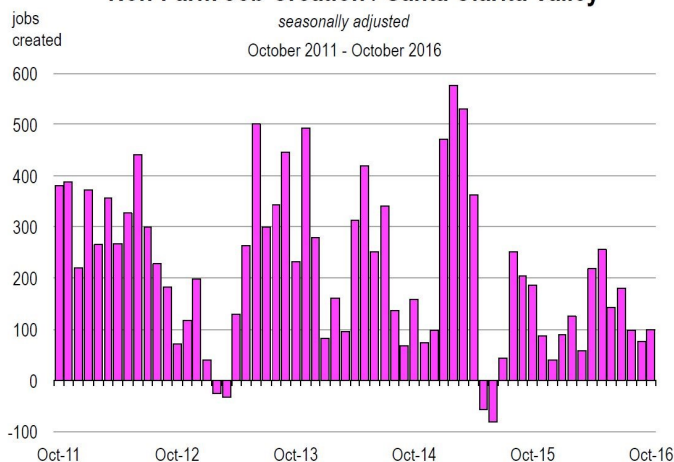
NON-FARM JOB CREATION

So far in 2016, the Santa Clarita Valley has gained 1,431 jobs on a seasonally-adjusted basis.

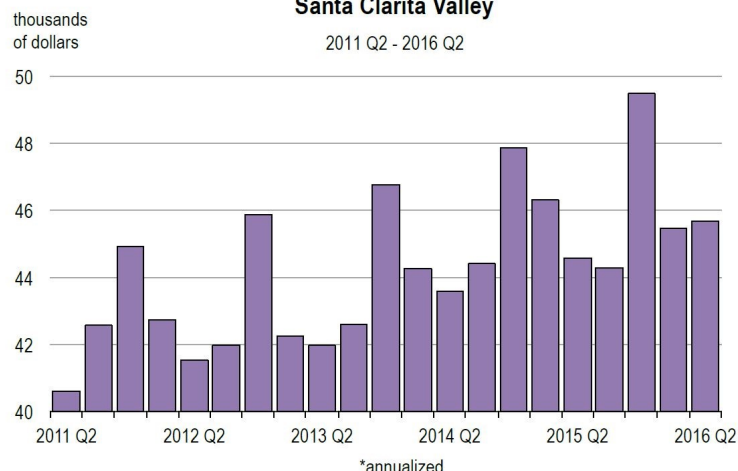
Although job creation has slowed from last year, 2016 is still on pace for moderate growth. At the same time, the unemployment rate continues to improve and the labor market is now relatively tight, causing salaries to increase at healthy rates.

Source: Labor Market Information Division / California Economic Forecast

Non-Farm Job Creation / Santa Clarita Valley



Average Non-Farm Salary per Worker* Santa Clarita Valley



AVERAGE SALARIES

In the second quarter of 2016, the average non-farm worker earned an annualized salary of \$45,700.

Average salaries have risen by 2.5 percent over the past four quarters, generally the result of a tighter labor market with an improving unemployment rate.

Source: Labor Market Information Division / California Economic Forecast