



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

California employers added 31,200 nonfarm payroll jobs in October, and the state's unemployment rate remained at 5.5 percent for the fourth consecutive month, higher than Santa Clarita's rate of 4.6%

The economic impact of filming in the Santa Clarita Valley during September 2016 was \$4,051,100 representing 198 filming days.

Escrows closed on 203 single-family homes and 95 condominiums throughout Santa Clarita during October. The median price of homes sold was \$548,000, up 9.6% over a year ago and 4.4% higher than this September.

COMMERCIAL REAL ESTATE | Santa Clarita Valley

Source: City of Santa Clarita; County of Los Angeles

New Permits

Zero (0) permits for new commercial space were issued during October 2016 in the Santa Clarita Valley, the same number issued in September 2016. There was one (1) permit for commercial space issued during October 2015.

Tenant Improvements/Alterations

A total of twelve (12) permits for tenant improvements were issued in the Santa Clarita Valley during October 2016, two more than were issued in September 2016. There were ten (10) permits issued in October 2015.

In October 2016, twenty-six (26) commercial alteration permits were issued, down 4% from twenty-seven (27) permits in September 2016, and a decrease of 18.75% from thirty-two (32) permits issued in October 2015.

Certificates of Occupancy

In October 2016, a total of 87 Certificates of Occupancy were issued in the Santa Clarita Valley totaling 435,198 SF with 3217 SF issued for commercial space. There were 39 permits issued in October 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 increased 4.4% in October 2016 to \$548,000, compared to \$525,000 in September 2016. A total of 203 single-family homes were sold in October, a decrease of 11% from September 2016, and a decrease of 1% from the October 2015 sales volume of 205 homes.

Median condominium values decreased 12% to \$327,000 in October 2016 from \$372,500 in September 2016; it is a 3.8% increase from an October 2015 sales value of \$315,000. Condominium sales decreased 1% to 95 in October 2016 from 96 sold in September 2016; it is a decrease of 2.2% from October 2015 with sales volume of 93 condos.

SCV Residential Real Estate Summary					
	Oct-16	Sept-16	M/M % Chg	Oct-15	Y/Y % Chg
Median Home Value	\$548,000	\$525,000	4.4%	\$500,000	9.6%
Number of Single Family Homes Sold	203	228	-11%	205	-1%
Median Condominium Value	\$327,000	\$372,000	-12%	\$315,000	3.8%
Number of Condominiums Sold	95	96	-1%	93	2%
Avg. Days on Market (Single-Family - SCV)	80	73	9.6%	79	1.3%
Single-Family Home Inventory (SCV)	576	613	-6%	546	6%
	Oct-16	Sept-16	M/M % Chg	Oct-15	Y/Y % Chg
NODs recorded (SCV)	36	27	33%	32	12.5%
	Q3 2016	Q2 2016	Q/Q % Chg	Q3 2015	Y/Y % Chg
Apartment Vacancy Rate	3.3%	3.4%	-3%	3.5%	-6%
Avg. Apartment Rents	\$1,919	\$1,594	20%	\$1,555	23%

Unemployment Rate Comparison— Oct 2016

California	5.5%
LA County	5.1%
Glendale	4.9%
Lancaster	5.7%
Los Angeles	5.4%
Palmdale	6.8%
Pasadena	4.5%
Santa Clarita	4.6%

UNEMPLOYMENT RATE

Source: Bureau of Labor Statistics

The current unemployment rate in Santa Clarita is 15% lower than the rate of 5.4% recorded October 2015.

California employers added 31,200 nonfarm payroll jobs in October, and the state's unemployment rate remained at 5.5 percent for the fourth consecutive month. With October's job gains, the state has gained a total of 2,400,300 jobs since the economic expansion began in February 2010.

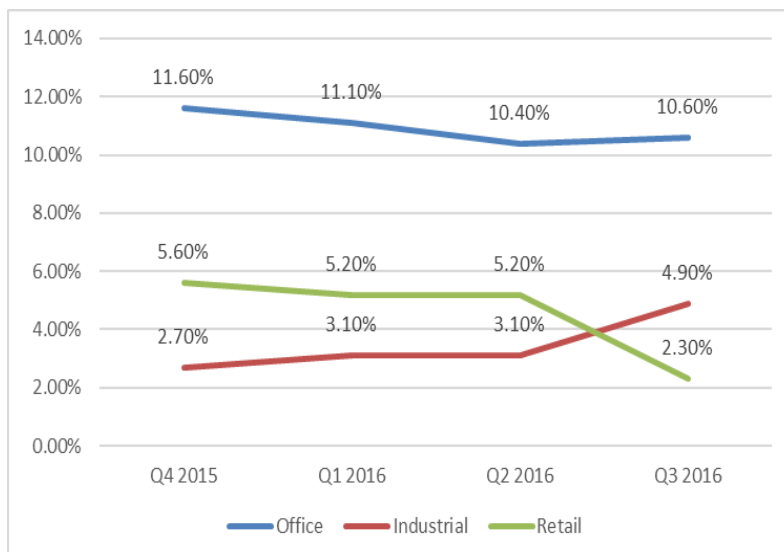
COMMERCIAL VACANCY RATES

Santa Clarita Valley

Source: Co-Star Group

In the Santa Clarita Valley, Q3 2016 office vacancy rates increased 2% while industrial increased 58% and retail decreased 56%.

During Q3 2016, Santa Clarita Valley's office vacancy rate was 10.6%; retail and industrial vacancy rates were 2.3% and 4.9% respectively.



TOURISM | City of Santa Clarita

Source: STR and TRENDS® Reports

STR reports that hotel occupancy in Santa Clarita was 89.5% in August 2016, a decrease of .1% from the August 2015 rate of 89.6%.

By comparison, TRENDS reports the average occupancy rates at hotels for the Los Angeles region during August 2016 was 88.58%, a .1% decrease from 88.70% in August 2015.

Local average daily room rates (ADR) increased by 8.5% in August 2016 to \$150.80 from \$138.91 the previous year; LA region's ADR increased 7% to \$225.55 over the previous year at \$210.19.

August 2016 Southern California Occupancy & Rate Summary

Tourism Sub-Region	Occupancy Rate Aug 2016	Occupancy Rate Aug 2015	ADR Aug 2016	ADR Aug 2015
Santa Clarita	89.5%	89.6%	\$150.80	\$138.91
San Fernando Valley	85.62%	89.12%	\$185.06	\$167.53
Pasadena	83.92%	90.68%	\$194.58	\$187.53
San Gabriel Valley	84.90%	84.57%	\$128.10	\$125.07
Hollywood	85.13%	87.86%	\$256.51	\$244.69
South Bay	88.93%	89.06%	\$185.99	\$177.02
Los Angeles Region	88.58%	88.70%	\$225.55	\$210.19

FILM | Santa Clarita Valley

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

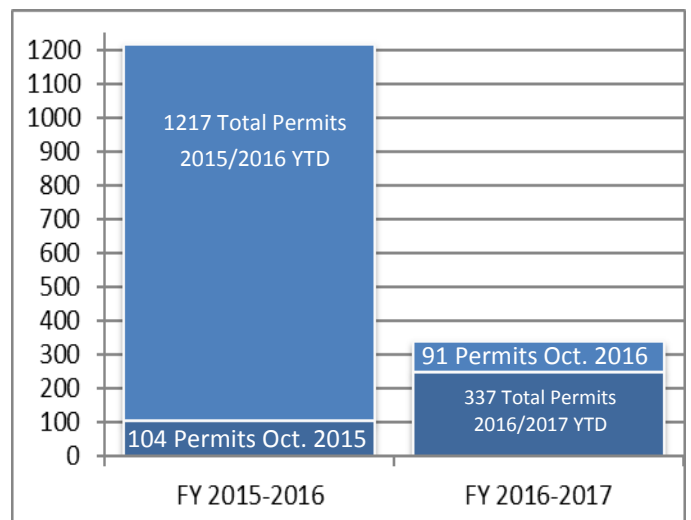
In October 2016, a total of 91 film permits were issued in the Santa Clarita Valley, for a fiscal YTD of 337 permits (July 2016 through June 2017.)

The permits represented a total of 198 filming days in Santa Clarita for October 2016, a decrease of 1.5% from 201 filming days in October 2015.

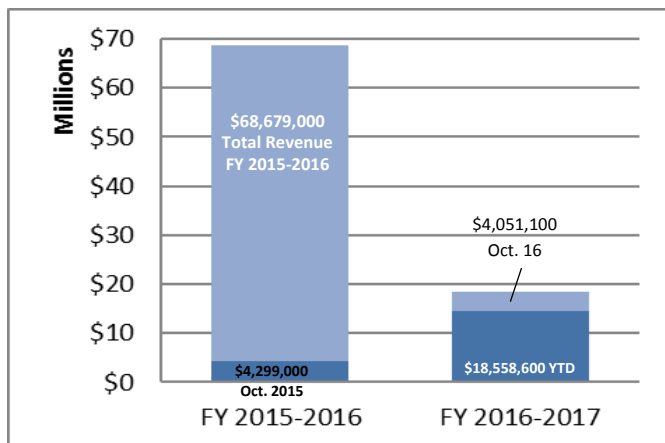
The October 2016 film days included: 73 television shows, 34 student/other projects, 11 commercials, 54 features, 22 still shoots and 4 music videos.

The estimated economic impact in Santa Clarita from location filming in October 2016 is \$4,051,100 which is a 6% decrease from \$4,299,000 in October 2015.

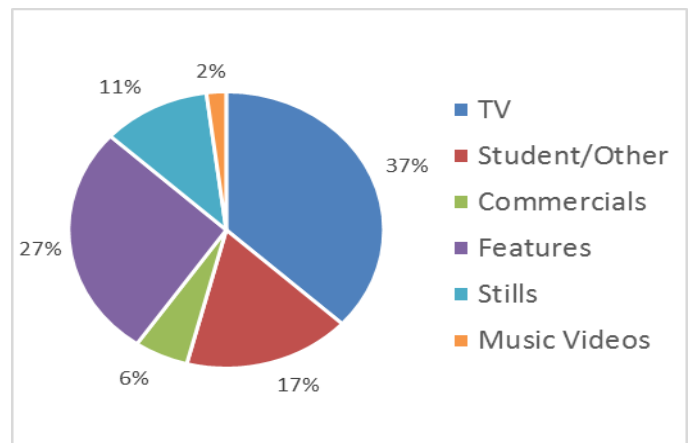
Number of Film Permits Issued in October 2016



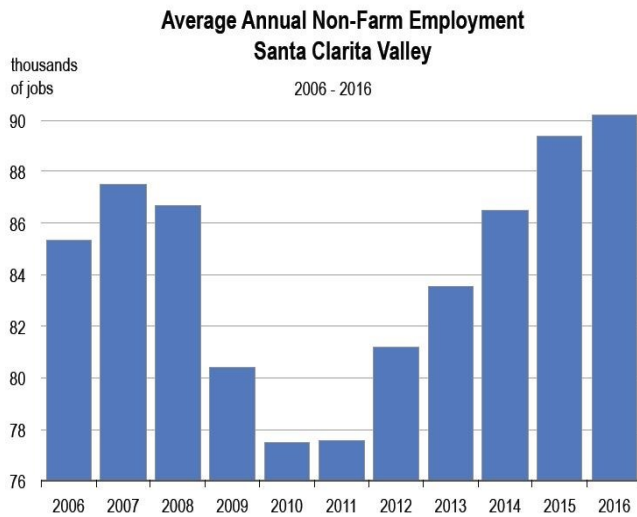
Estimated Economic Impact of Filming in October 2016



Percentage of Filming Days—September 2016



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 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).

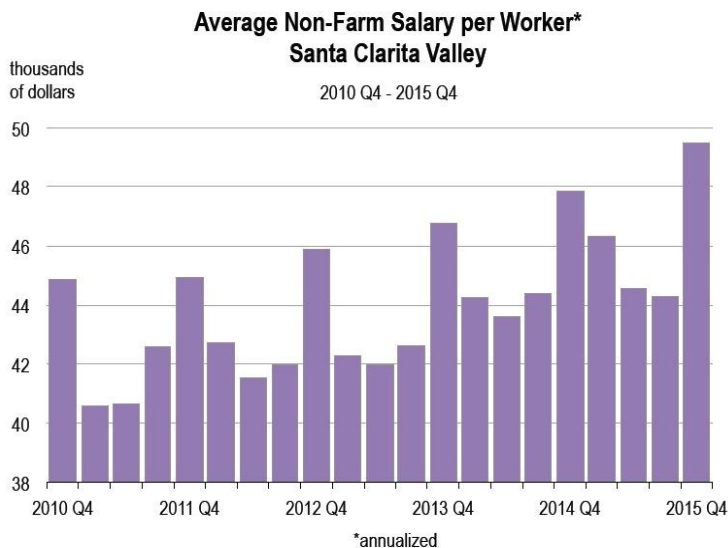
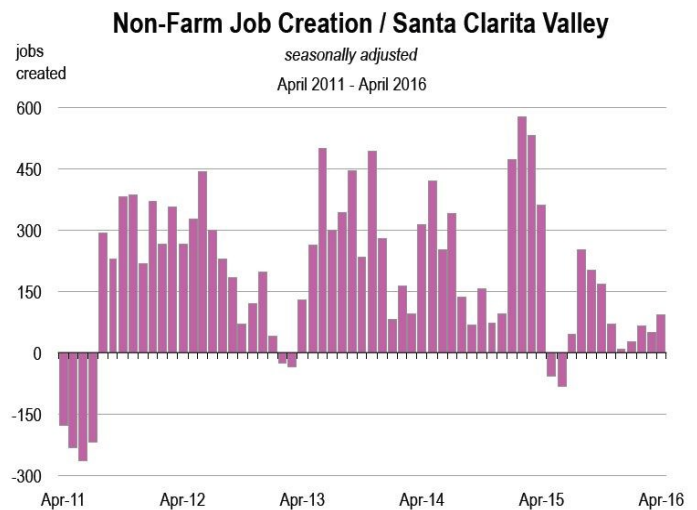
Source: Labor Market Information Division / California Economic Forecast

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 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