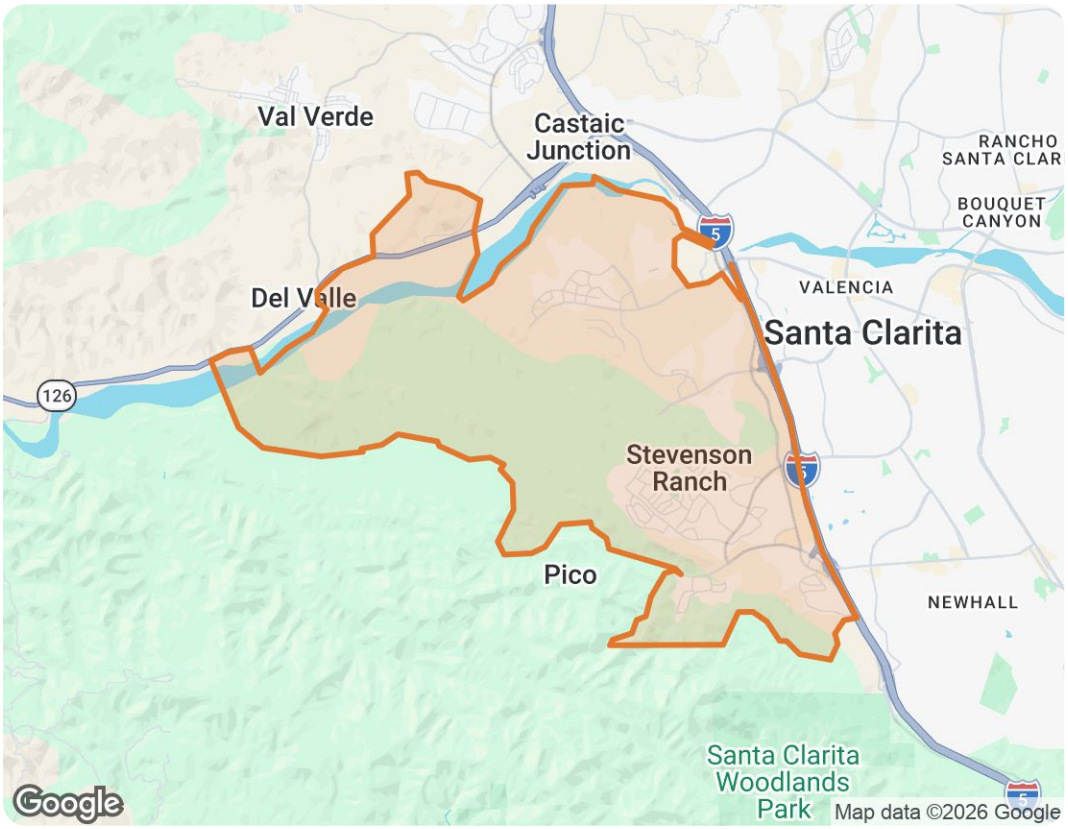
Stevenson Ranch, CA 91381





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Stevenson Ranch, CA 91381

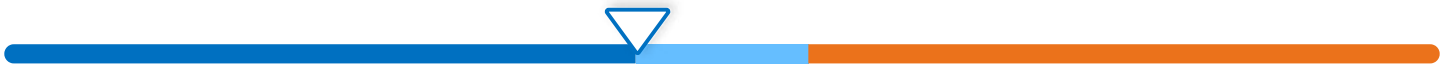
Market Trends

Market Trends for Stevenson Ranch, CA 91381

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
5.3	–	–	–
↑ 13.49% MoM			

September 2026 Median Estimated Property Value

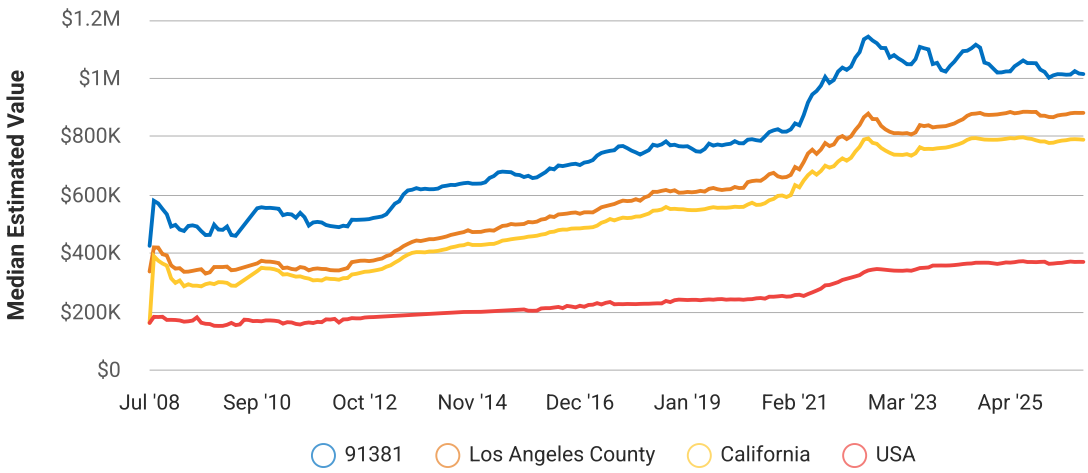
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$1,014,820	-0.2%	-3.6%



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Stevenson Ranch, CA 91381

September 2026 Active Listings

Stevenson Ranch, CA 91381

Single Family + Condo/Townhouse/Apt.

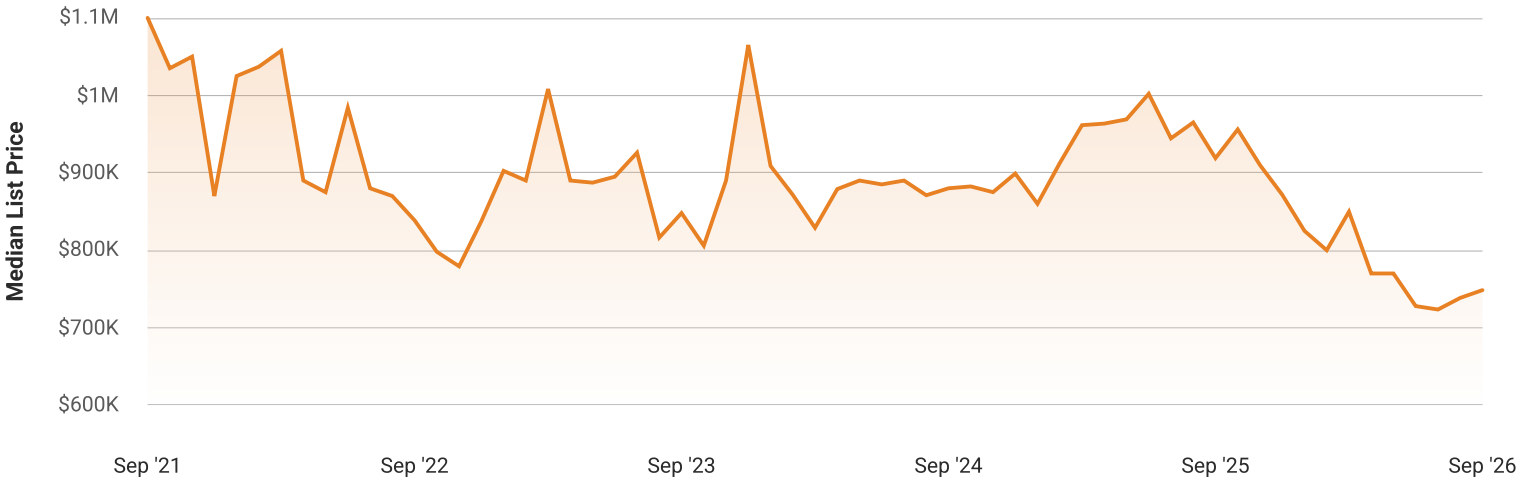
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $748,500

↑ 1.4% Month over Month



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Stevenson Ranch, CA 91381

September 2026 Sold Listings

Stevenson Ranch, CA 91381

Single Family + Condo/Townhouse/Apt.

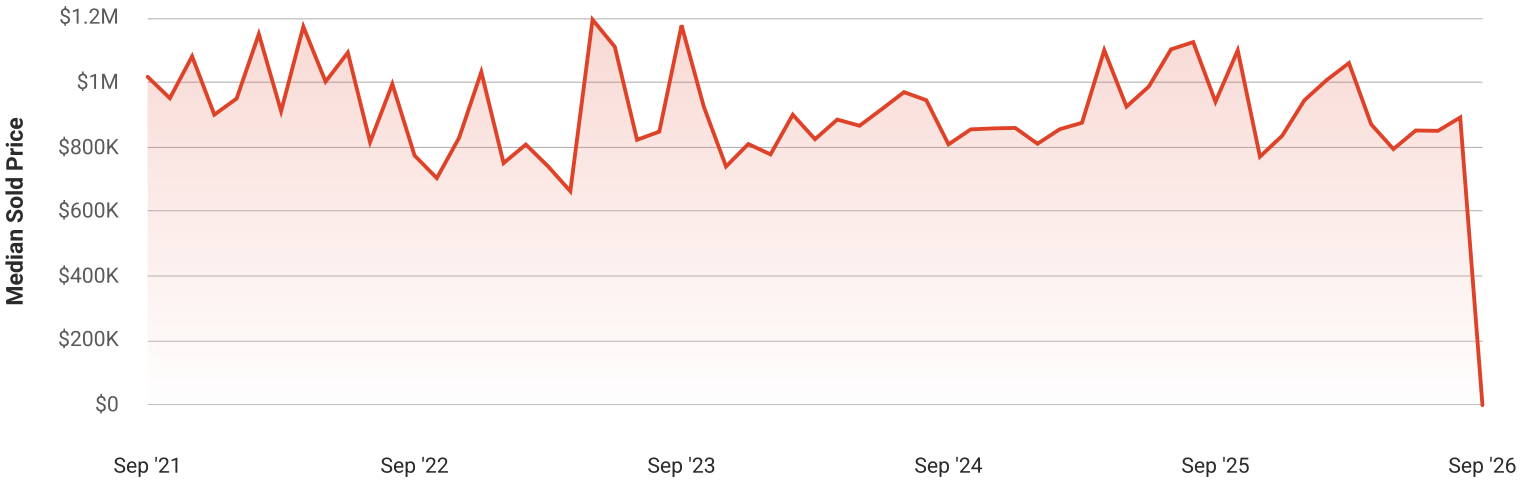
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - –

Month over Month



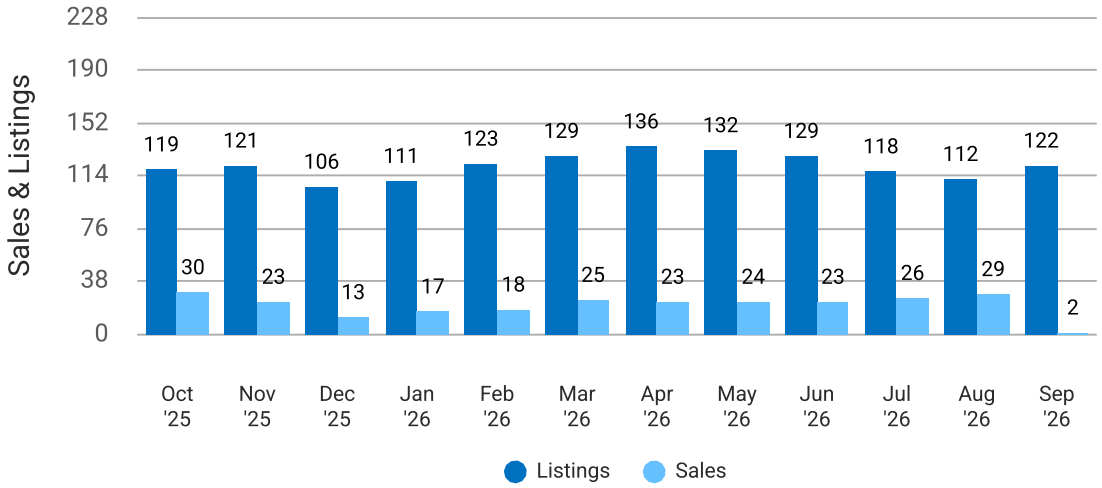
Total Sales and Active Listings in Stevenson Ranch, CA 91381

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Stevenson Ranch, CA 91381

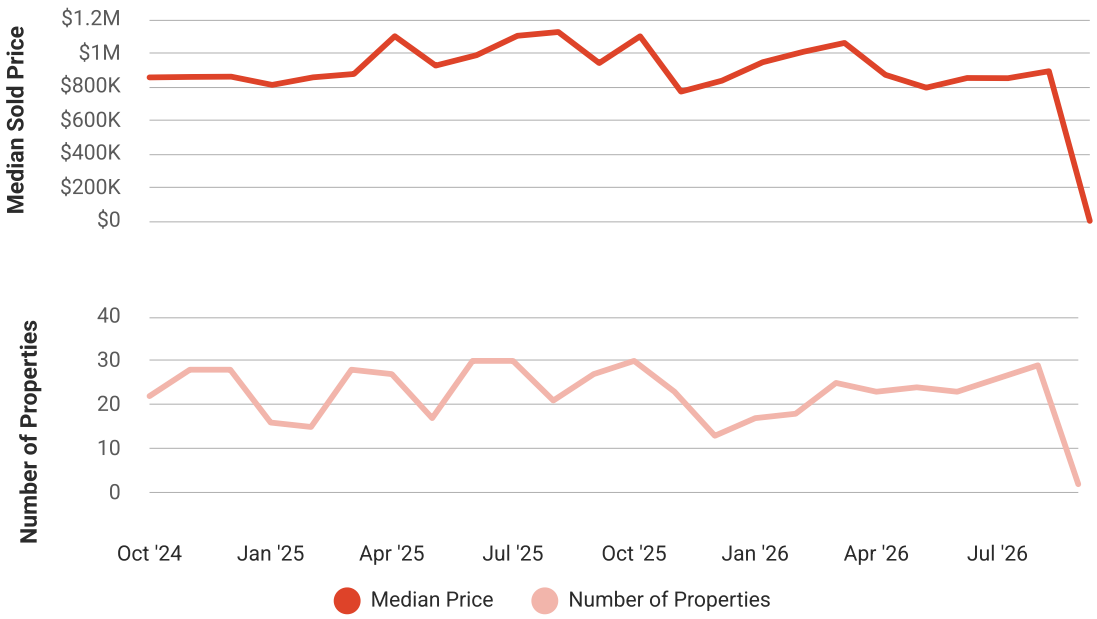
Median Sold Price vs Sold Listings in Stevenson Ranch, CA 91381

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



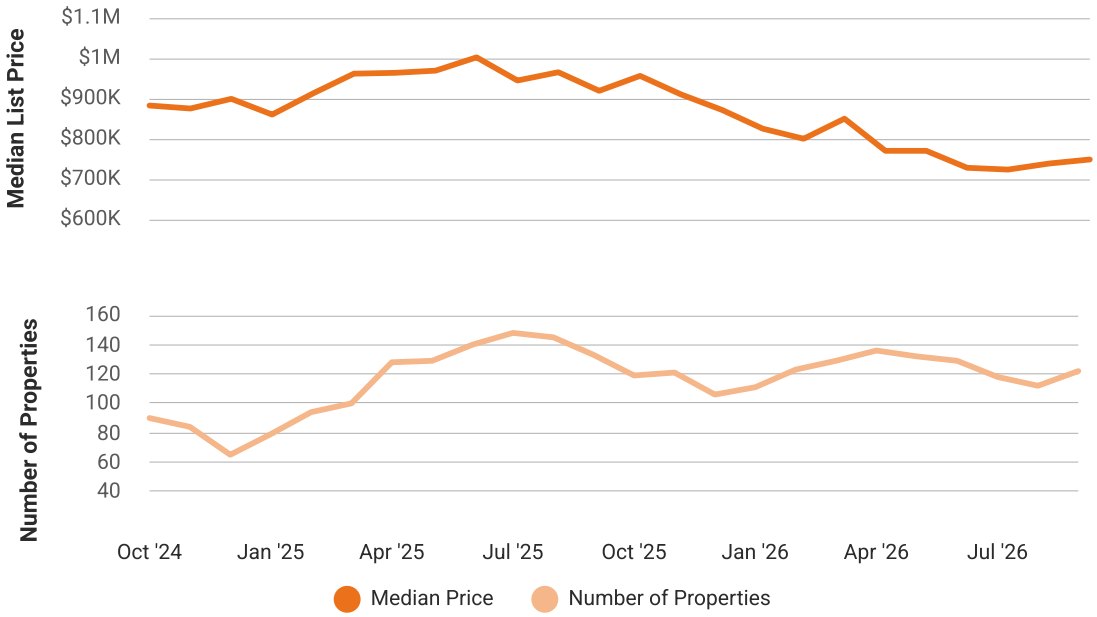
Median List Price vs Active Listings in Stevenson Ranch, CA 91381

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Stevenson Ranch, CA 91381

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	$1,014,820	$1,016,490 -0.16%	$1,013,040 +0.18%	$1,052,300 -3.56%	$1,105,170 -8.18%	$1,099,210 -7.68%
Median Sold Price Last Updated: 9/30/2026	–	$891,446	$851,132	$940,000	$808,000	$1,176,990
Median List Price Last Updated: 9/30/2026	$748,500	$738,450 +1.36%	$727,900 +2.83%	$918,900 -18.54%	$879,990 -14.94%	$848,001 -11.73%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

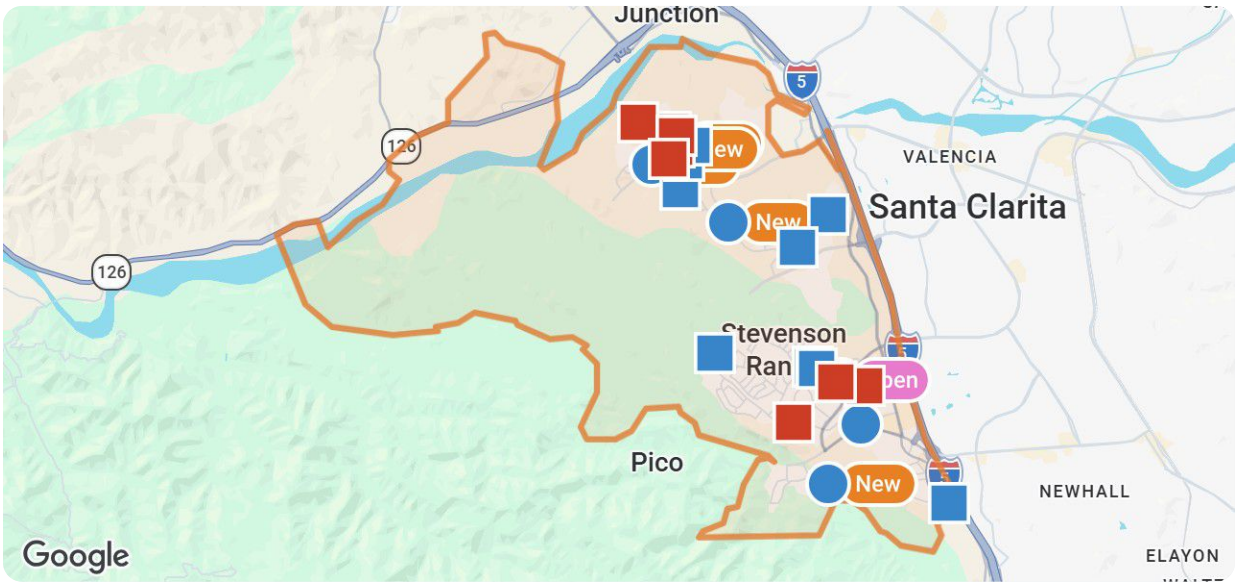
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Stevenson Ranch, CA 91381

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- Distressed For Sale or Lease
- Recently Closed
- Distressed

	New	Closed	Distressed
Number of Properties	10	10	9
Lowest Listing Price / Est.Value	$549,000	$635,000	$15,396
Median Listing Price / Est.Value	$699,000	$707,500	$736,310
Highest Listing Price / Est.Value	$1,737,000	$1,735,000	$1,327,920
Average Price / sqft	$385	$381	$358
Median Price / sqft	$380	$368	$393
Average Days in RPR	23	–	25
Median Days in RPR	22	–	25
Total Volume	$8,002,990	$9,259,000	$6,473,886
Source	Listings	Public Records & Listings	Public Records & Listings

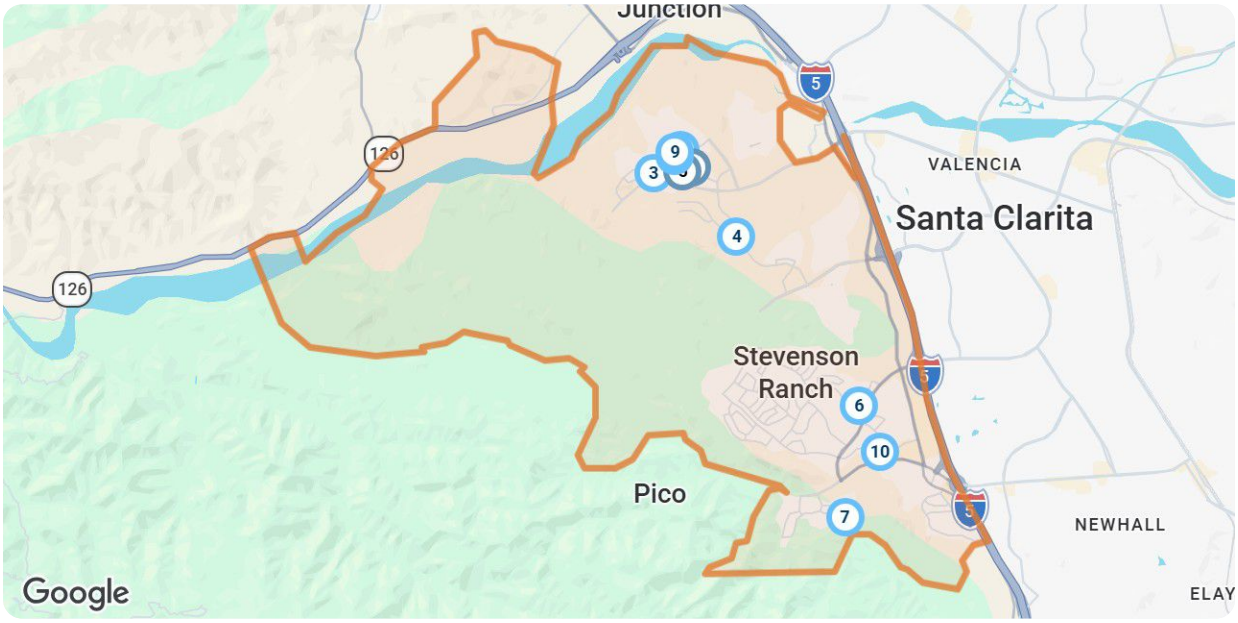
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Stevenson Ranch, CA 91381

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active Under Contract

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **27109 Valley Oak Pl** **Valencia, CA 91381** MLS ID: 26102140 Active / For Sale *Listing Courtesy of Compass*	Condo/Townhouse/Apt.	3/4	1,950	0.83 acres	2022	10/15/2026 1 day	$699,000 $358/sq ft
2  **27482 Boulderview Way** **Valencia, CA 91381** MLS ID: 26989675 Active Under Contract / For Sale *Listing Courtesy of Compass*	Single Family	3/3	1,412	0.51 acres	2021	9/17/2026 29 days	$699,000 $495/sq ft
3  **27276 Red Willow Ct** **Valencia, CA 91381** MLS ID: 26007680 Active / For Sale *Listing Courtesy of eXp Realty of California, Inc.*	Condo/Townhouse/Apt.	3/3	1,980	0.79 acres	2021	10/5/2026 11 days	$699,000 $353/sq ft
4  **27124 Skyland Way** **Valencia, CA 91381** MLS ID: 26994187 Active / For Sale *Listing Courtesy of The Agency*	Single Family	4/4	2,843	–	2023	10/5/2026 11 days	$949,000 $334/sq ft
5  **27045 Trail View Ln** **Valencia, CA 91381** MLS ID: 26990967 Active Under Contract / For Sale *Listing Courtesy of Revilo Realty, Inc.*	Single Family	3/3	1,398	0.63 acres	2022	9/21/2026 25 days	$549,000 $393/sq ft

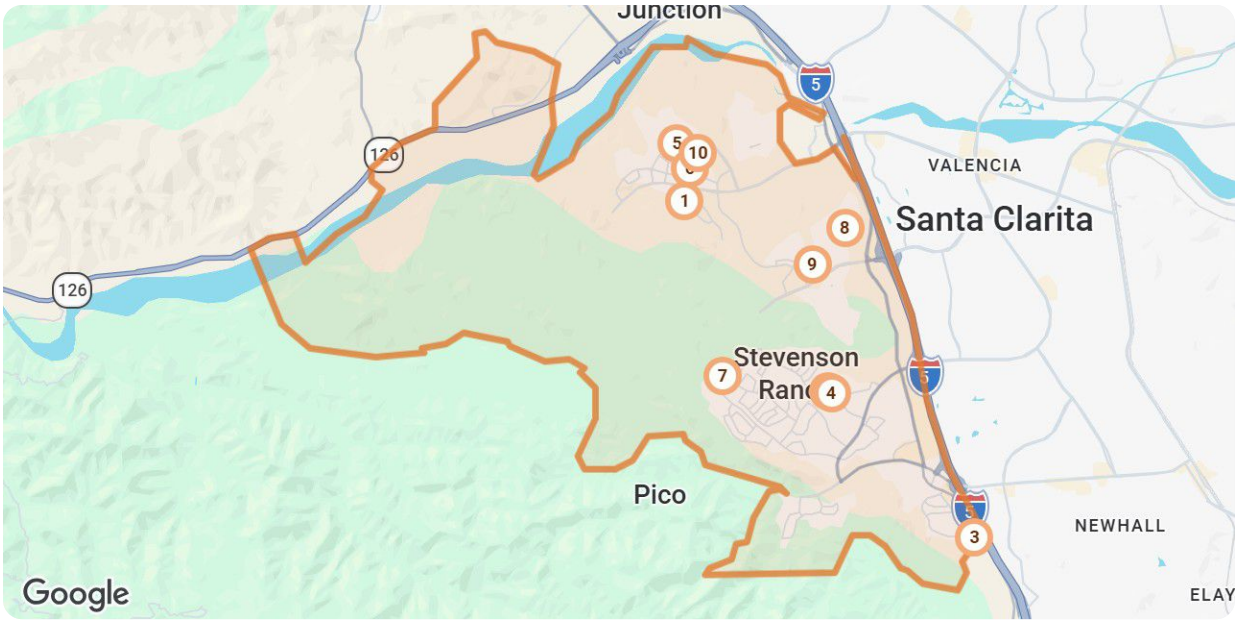
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Stevenson Ranch, CA 91381

	New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6	 **25710 Wagner Way, Unit C** **Stevenson Ranch, CA 91381** MLS ID: 26007579 Active / For Sale *Listing Courtesy of eXp Realty of California, Inc.*	Single Family	3/3	1,614	5,662 sqft	1999	10/1/2026 15 days	$619,000 $384/sq ft
7	 **25514 Brighton Pl** **Stevenson Ranch, CA 91381** MLS ID: 26993757 Active / For Sale *Listing Courtesy of Coldwell Banker Realty*	Single Family	5/4	4,404	10,802 sqft	2000	9/27/2026 19 days	$1,737,000 $394/sq ft
8	 **27131 Observation Ct** **Valencia, CA 91381** MLS ID: 26007218 Active / For Sale *Listing Courtesy of Century 21 Masters*	Condo/Townhouse/Apt.	4/3	2,054	0.76 acres	2024	9/16/2026 30 days	$684,990 $333/sq ft
9	 **27123 Red Tail Pl** **Valencia, CA 91381** MLS ID: 26985895 Active / For Sale *Listing Courtesy of Equity Union*	Condo/Townhouse/Apt.	3/4	1,982	0.83 acres	2022	9/12/2026 34 days	$748,000 $377/sq ft
10	 **25554 Huxley Dr** **Stevenson Ranch, CA 91381** MLS ID: 26897231 Active / For Sale *Listing Courtesy of Real Brokerage Technologies*	Condo/Townhouse/Apt.	2/3	1,450	4.28 acres	2005	8/27/2026 50 days	$619,000 $427/sq ft

Closed

Source: Public Records and Listings



Legend

Closed

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Stevenson Ranch, CA 91381

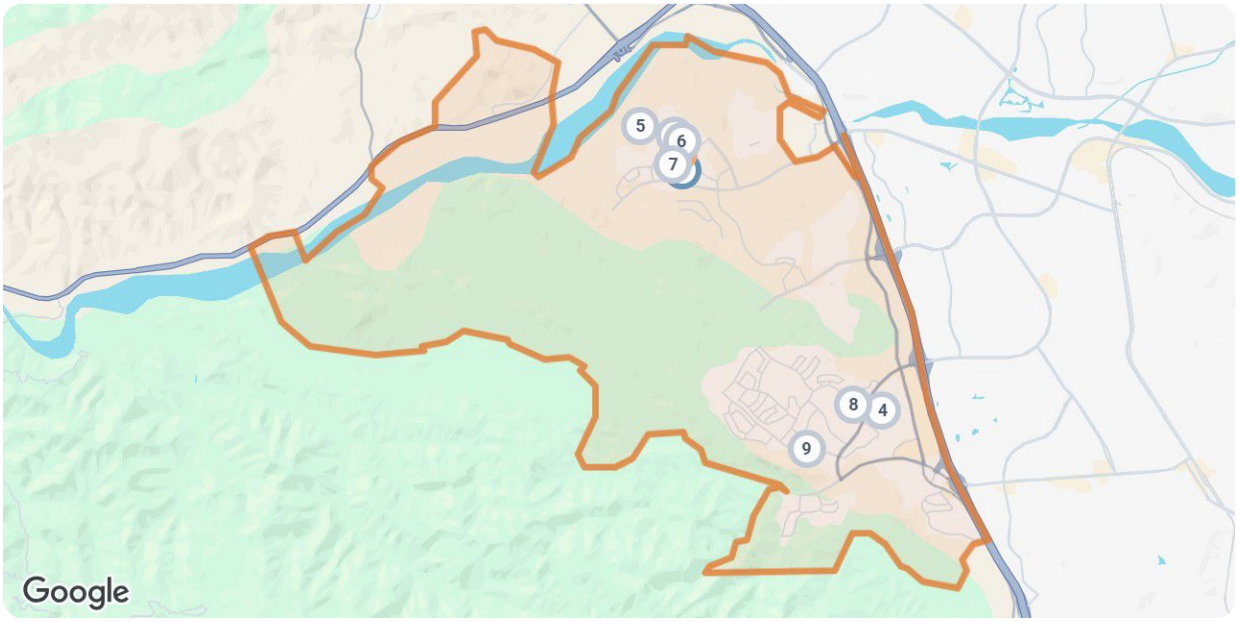
	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1	 **27016 Jackson Ct, #17** **Valencia, CA 91381** Closed / Public Record	Condo/Townhouse/Apt.	–/–	–	– –	9/30/2026 – days	$637,000 –/sq ft	–
2	 **Stevenson Ranch, CA 91381** Closed / Public Record	Condo/Townhouse/Apt.	–/–	–	– –	9/29/2026 – days	$759,000 –/sq ft	–
3	 **25015 Foxtail Ct** **Newhall, CA 91381** Closed / Public Record	Single Family	4/3	2,081	7,511 sqft 1986	9/25/2026 – days	$690,000 $448/sq ft	–
4	 **CA 91381** Closed / Public Record	Single Family	–/–	–	6,854 sqft –	9/25/2026 – days	$1,429,000 –/sq ft	–
5	 **27632 Ensemble Pl** **Valencia, CA 91381** Closed / Public Record	Condo/Townhouse/Apt.	3/3	2,050	1.11 acres 2023	9/24/2026 – days	$640,000 $342/sq ft	–
6	 **27012 Trail View Ln** **Valencia, CA 91381** Closed / Public Record	Condo/Townhouse/Apt.	3/3	1,736	6,377 sqft 2021	9/23/2026 – days	$651,500 $380/sq ft	–
7	 **26861 Chaucer Pl** **Stevenson Ranch, CA 91381** Closed / Public Record	Single Family	5/5	3,689	7,979 sqft 2001	9/22/2026 – days	$1,357,500 $384/sq ft	–
8	 **27016 Pebble Beach Dr** **Valencia, CA 91381** Closed / Public Record	Condo/Townhouse/Apt.	3/3	1,700	0.79 acres 2004	9/22/2026 – days	$725,000 $418/sq ft	–
9	 **26855 Pine Cliff Pl** **Valencia, CA 91381** Closed / Public Record	Single Family	4/4	3,546	7,531 sqft 2003	9/22/2026 – days	$1,735,000 $485/sq ft	–
10	 **27562 Sparrow Ct** **Valencia, CA 91381** Closed / Public Record	Condo/Townhouse/Apt.	3/3	1,740	0.46 acres 2022	9/22/2026 – days	$635,000 $366/sq ft	–

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Stevenson Ranch, CA 91381

Distressed

Source: Public Records and Listings



Legend

- Active Under Contract
- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

	Distressed: 9 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **27045 Trail View Ln** **Valencia, CA 91381** MLS ID: 26990967 **Active Under Contract / For Sale** *Listing Courtesy of Revilo Realty, Inc.*	Single Family	3/3	1,398	0.63 acres 2022	9/21/2026 25 days	$549,000 $393/sq ft	8/20/2026 Notice Of Default
2	 **27570 Manzanita Way** **Valencia, CA 91381** **Closed / Public Record**	Condo/Townhouse/Apt.	3/4	1,950	0.79 acres 2022	– – days	– $356/sq ft	8/11/2026 Sold Date: 7/29/2026
3	 **27681 Ensemble Pl** **Valencia, CA 91381** **Off Market / Public Record**	Condo/Townhouse/Apt.	3/3	2,190	0.65 acres 2023	– – days	– $358/sq ft	8/21/2026 Notice of Default
4	 **25146 Steinbeck Ave, Unit H** **Newhall, CA 91381** **Off Market / Public Record**	Condo/Townhouse/Apt.	2/2	1,035	2.38 acres 1990	– – days	– $455/sq ft	8/25/2026 Notice of Default
5	 **27824 Marquee Dr** **Valencia, CA 91381** **Off Market / Public Record**	Single Family	4/3	2,858	5,821 sqft 2023	– – days	– $465/sq ft	9/1/2026 Notice of Rescission
6	 **27620 Symphony Pl** **Valencia, CA 91381** **Off Market / Public Record**	Condo/Townhouse/Apt.	3/3	2,190	0.87 acres 2022	– – days	– $336/sq ft	8/10/2026 Notice of Default

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Stevenson Ranch, CA 91381

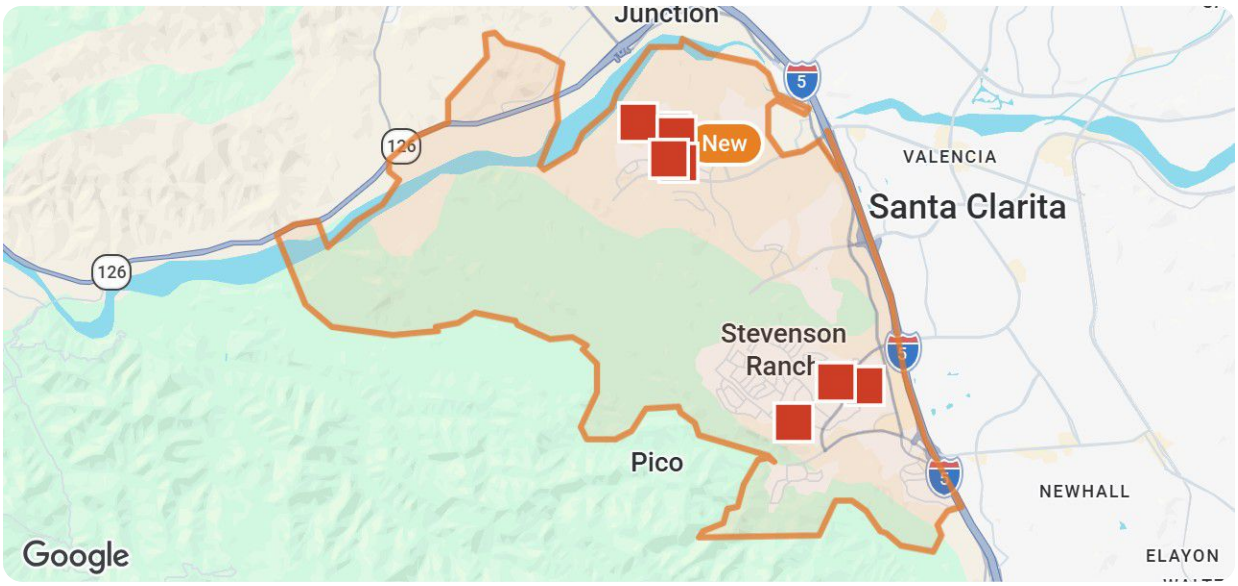
	Distressed: 9 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
7	 **27120 Purple Sage Ct** **Valencia, CA 91381** Off Market / Public Record	Condo/Townhouse/Apt.	4/4	2,319	9,660 sqft 2022	– – days	– $338/sq ft	7/30/2026 Notice of Default
8	 **25730 Perlman Pl, Apt D** **Stevenson Ranch, CA 91381** Off Market / Public Record	Condo/Townhouse/Apt.	4/3	1,348	3.95 acres 1998	– – days	– $434/sq ft	7/30/2026 Notice of Rescission
9	 **25958 Coleridge Pl** **Stevenson Ranch, CA 91381** Off Market / Public Record	Single Family	3/3	2,811	6,159 sqft 1996	– – days	– $435/sq ft	9/28/2026 Notice of Default

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Stevenson Ranch, CA 91381

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- Distressed

	New	Distressed
Number of Properties	1	9
Lowest Listing Price / Est.Value	$4,300	$15,396
Median Listing Price / Est.Value	$4,300	$736,310
Highest Listing Price / Est.Value	$4,300	$1,327,920
Average Price / sqft	$2	$361
Median Price / sqft	$2	$425
Average Days in RPR	1	–
Median Days in RPR	1	–
Total Volume	$4,300	$6,519,086
Source	Listings	Public Records & Listings

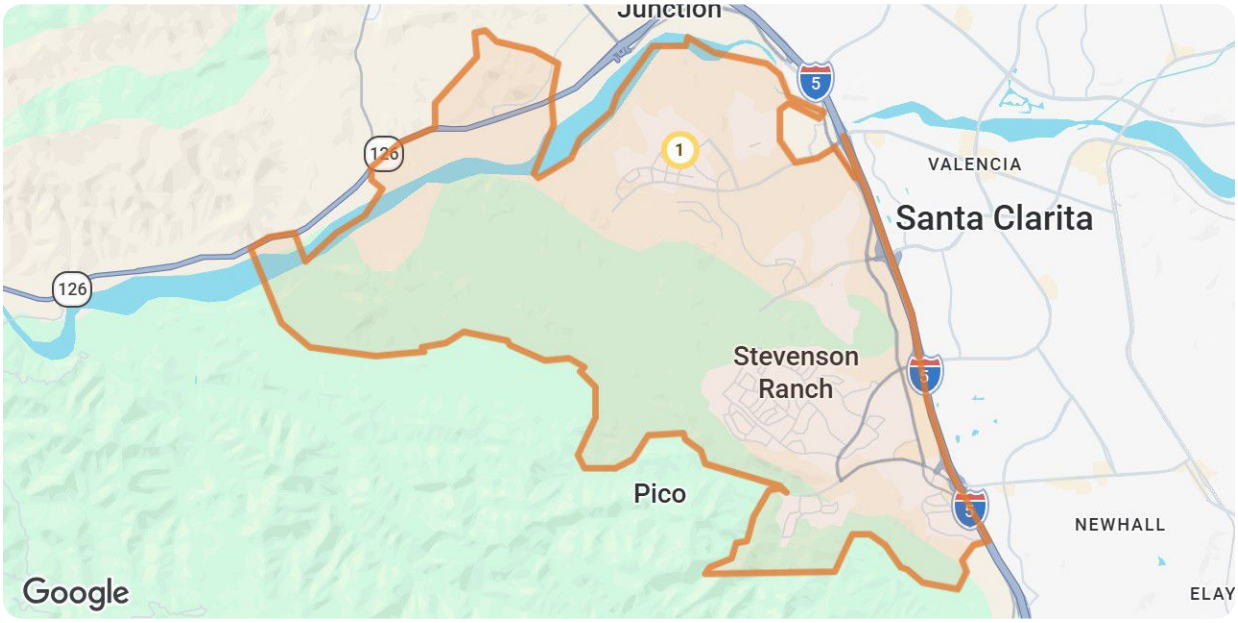
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Stevenson Ranch, CA 91381

Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

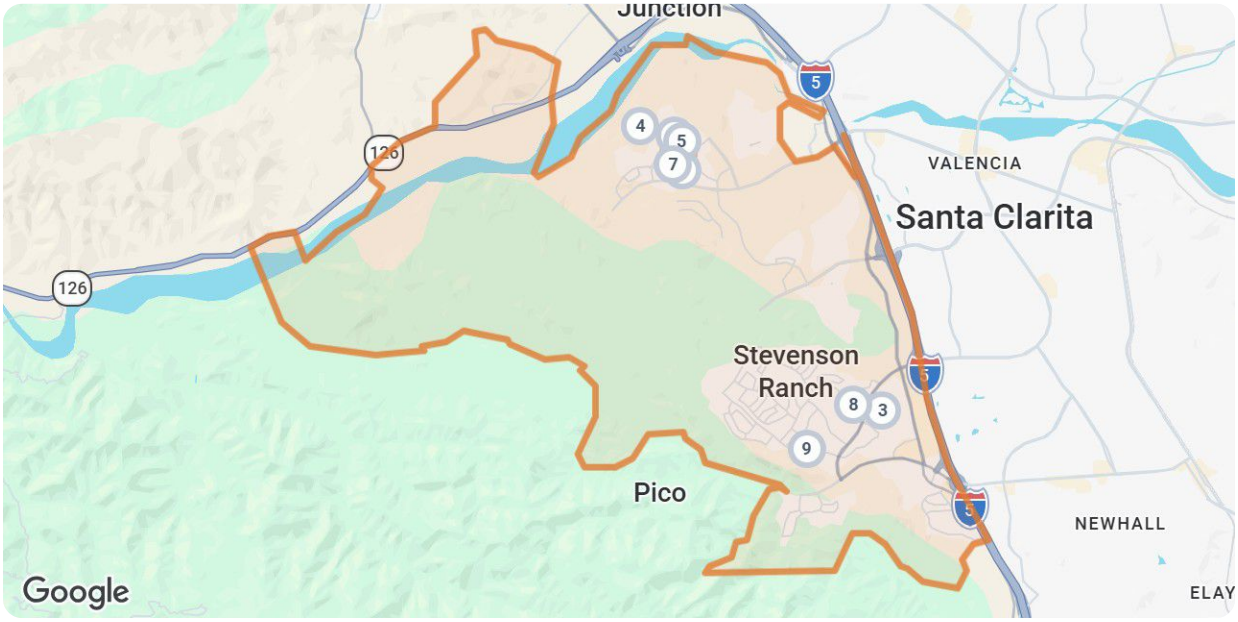
New: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **27109 Valley Oak Pl** **Valencia, CA 91381** MLS ID: 26999399 Active / For Lease *Courtesy of Compass*	Condo/Townhouse/Apt.	3/4	1,950	0.83 acres	2022	10/15/2026 1 day	$4,300 mo. $2/sq ft

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Stevenson Ranch, CA 91381

Distressed

Source: Public Records and Listings



Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 9 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  **27570 Manzanita Way** **Valencia, CA 91381** Closed / Public Record	Condo/Townhouse/Apt.	3/4	1,950	0.79 acres 2022	– – days	– $356/sq ft	8/11/2026 Sold Date: 7/29/2026
2  **27681 Ensemble Pl** **Valencia, CA 91381** Off Market / Public Record	Condo/Townhouse/Apt.	3/3	2,190	0.65 acres 2023	– – days	– $358/sq ft	8/21/2026 Notice of Default
3  **25146 Steinbeck Ave, Unit H** **Newhall, CA 91381** Off Market / Public Record	Condo/Townhouse/Apt.	2/2	1,035	2.38 acres 1990	– – days	– $455/sq ft	8/25/2026 Notice of Default
4  **27824 Marquee Dr** **Valencia, CA 91381** Off Market / Public Record	Single Family	4/3	2,858	5,821 sqft 2023	– – days	– $465/sq ft	9/1/2026 Notice of Rescission
5  **27620 Symphony Pl** **Valencia, CA 91381** Off Market / Public Record	Condo/Townhouse/Apt.	3/3	2,190	0.87 acres 2022	– – days	– $336/sq ft	8/10/2026 Notice of Default
6  **27045 Trail View Ln** **Valencia, CA 91381** Off Market / Public Record	Condo/Townhouse/Apt.	3/3	1,398	8,241 sqft 2022	– – days	– $425/sq ft	8/20/2026 Notice of Default
7  **27120 Purple Sage Ct** **Valencia, CA 91381** Off Market / Public Record	Condo/Townhouse/Apt.	4/4	2,319	9,660 sqft 2022	– – days	– $338/sq ft	7/30/2026 Notice of Default

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Stevenson Ranch, CA 91381

	Distressed: 9 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
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9	 **25958 Coleridge Pl** **Stevenson Ranch, CA 91381** Off Market / Public Record	Single Family	3/3	2,811	6,159 sqft 1996	– – days	– $435/sq ft	9/28/2026 Notice of Default

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- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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