

Speaker 1 ([00:00](#)):

Good to everybody. I am Connor MC Iver, Santa Clarita, home experts. I have some interesting information. I am doing a report on the sagas, California real estate market. Of course, Saugus is one of the cities in Santa Clarita Valley. I have two interesting things to show you. This update is for the 9th of July, 2020. I'm going to post this up on YouTube. And then in below here, below the video, you're going to see the actual link to the article and the blogs. You would see the data, but I did publish, but there's a couple things I want to do. First. First, I'm going to show you how to get there. So if you go to Santa Clarita, real estate experts, we're going to be here at the very top center, created home experts.com and you can click on our blog and there you're going to see the sagas real estate article.

Speaker 1 ([00:48](#)):

It should be the first thing, at least within the next day or two. Tell I publish other exciting information about the Santa Clarita real estate market, as soon as the page loads, and then we'll scroll down and we'll see the information that I was talking about. So there's two factors in Saugus, real estate that I find very interesting in, and among the different Santa Clarita Valley cities. And of course, every day I have a different real estate update. So I'm going to be taking, I take the six Santa Clarita Valley city. So Valencia Stevenson, ranch, sagas, new hall cast, stack, and Canyon country. And I do each one of those per day. And then of course on Mondays, I do the overall center creative alley. So let's scroll down here to the sagas real estate update. And I will give you the Intel that I was talking about.

Speaker 1 ([01:34](#)):

Two factors that I thought were interesting. So right now, Saugus, as far as all of the Santa Clarita Valley cities, very low real estate inventory. If you look here, you can see, I did split up and I have 45, my favorite caliber also, but 45 data points. I look at with regard to each individual city in the Santa Cruz Valley, man, I also take those 45 data points and I apply those over the entire Senate, greater Valley to give you that Intel on Mondays, when I do that report, that does help both home buyers and home sellers make better decisions with regard to real estate. And it shows exactly what's going on in the market at any given time. So that's why I do this update. Plus we do a majority of our business here in Santa Clarita Valley and also helps. So back on market properties, that's one of the things I wanted to talk about 13 of the 21 homes.

Speaker 1 ([02:26](#)):

So 21 homes sold here in the last seven days in sagas, California, 13 additional real estate listings actually were in escrow, but fell out of escrow. So the reason people ask why is that happening? Whenever we see a market that has very low inventory, and that's what I'll talk about. Part two very low inventory. Then typically we see buyers being a little bit more choosy when they go out and they actually take the one listing that they like, but it's not really their best choice, but when something else comes on, that seems to be a little bit better. They'll jump to that one immediately. The problem with that is it could create a legal issue depending on where the buyer is in contract. And again, you definitely need to seek an attorney's advice if you're about to cancel being an escrow with a seller, but where this could also impact them is within contracts.

Speaker 1 ([03:19](#)):

So make sure you read all that very carefully. And if you are about to jump ship and do another listing that just hit the market for sale, you're going to want to really explore that option before you commit, when you're buying a piece of real estate or a sagas home or any Santa Clarita home for that matter or

anywhere, you definitely need to make sure you're well covered before you start changing your plans, especially after you already give your signature on the line that States you do want to buy the house. Of course, there are reasons of back out of escrow, but again, a majority of these 13 that did fall out of escrow and went back on the market for sale where that exact case those buyers are now in escrow with other properties. So those are the two things I wanted to talk about with this real quick video component for the sagas California real estate update, check out our blog, Santa Clarita, home experts.com forward slash blog. I've countered MacGyver. Today's July 9th, 2020. And we'll talk to you very soon. Thanks for watching.