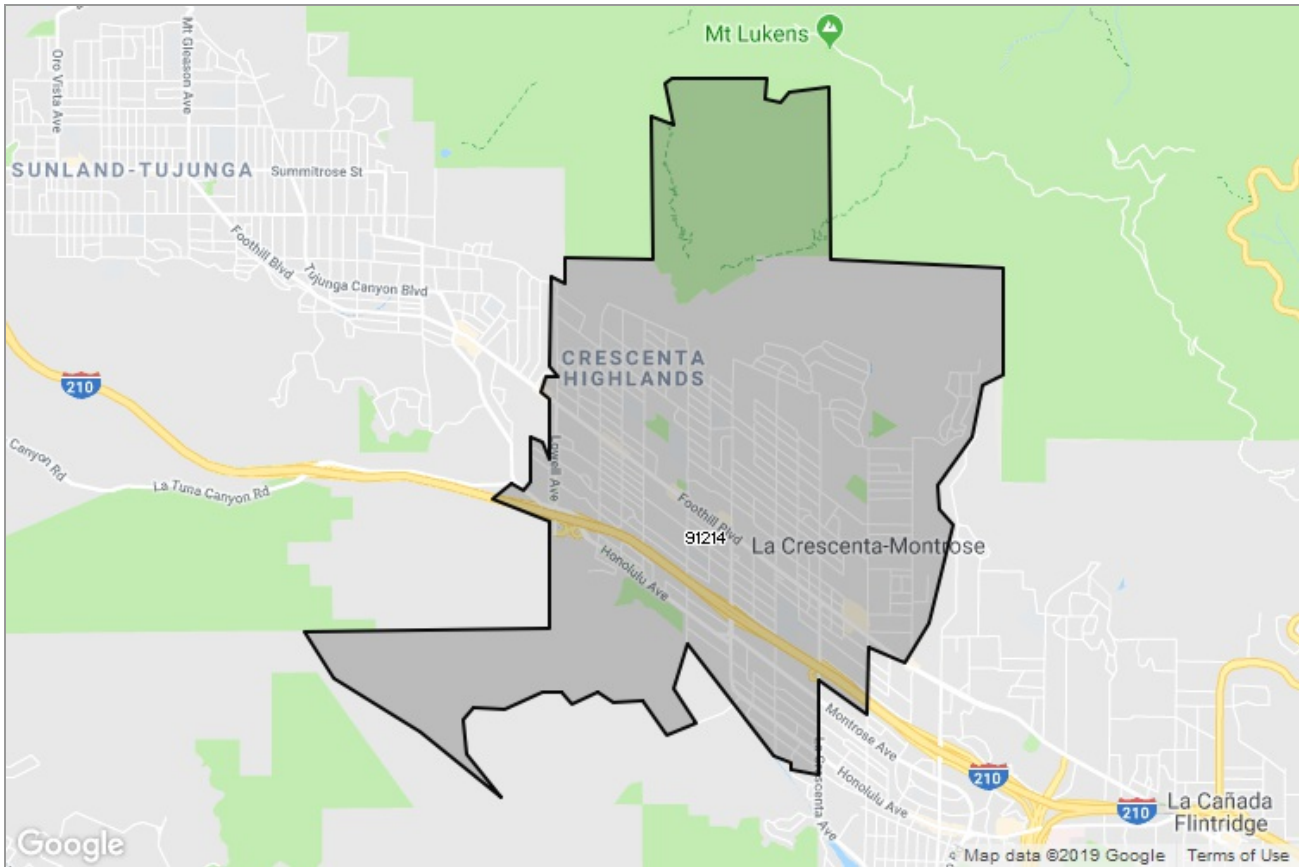




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# La Crescenta



## Report Characteristics

**Report Name:**  
La Crescenta

**Report Date Range:**  
1/2018 – 1/2019

**Filters Used:**  
MLS, Property Type, Location

**Avg/Med:** Both

**Run Date:** 02/08/2019

**Scheduled:** No

Presented by

**Pasadena Foothills Association of  
REALTORS®**

(626) 795-2455

Other: <http://www.pfar.org/>

1070 E. Green St  
Suite 100  
Pasadena, CA 91106

## Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Jan 2019	Jan 2018	+ / -	YTD 2019	YTD 2018	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	26	26	+/-	425	450	-5.6%
New Listing Volume	\$21,581,990	\$21,239,784	+1.6%	\$367,721,814	\$345,496,139	+6.4%
Active Listing Count	41	41	+/-	N/A	N/A	
Active Listing Volume	\$34,950,840	\$35,505,615	-1.6%	N/A	N/A	
Average Listing Price	\$852,460	\$865,991	-1.6%	\$896,516	\$798,716	+12.2%
Median Listing Price	\$849,990	\$835,000	+1.8%	\$861,173	\$797,547	+8%
Months of Inventory	3.2	1.6	+100%	1.6	2.6	-38.5%
Absorption Rate	31.71%	63.41%	-31.7%	63.41%	39.02%	+24.4%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	10	15	-33.3%	N/A	N/A	
Pending Sales Volume	\$8,012,689	\$11,299,888	-29.1%	N/A	N/A	
Closed Sales Count	15	26	-42.3%	336	386	-13%
Closed Sales Volume	\$11,559,500	\$21,602,000	-46.5%	\$291,930,695	\$296,206,317	-1.4%
Average Sales Price	\$770,633	\$830,846	-7.2%	\$868,841	\$767,374	+13.2%
Median Sales Price	\$763,000	\$865,000	-11.8%	\$842,704	\$753,525	+11.8%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	2	1	+100%	N/A	N/A	

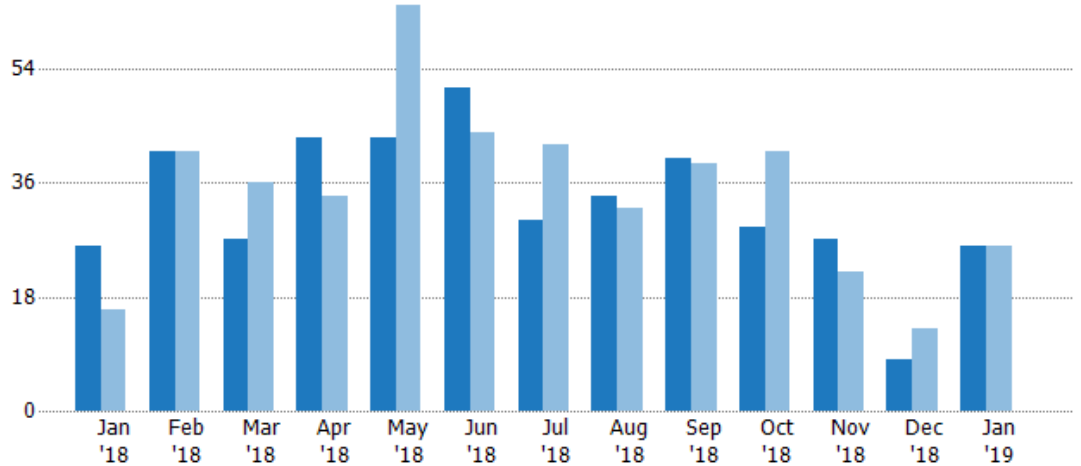
## New Listings

The number of new residential listings that were added each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Jan '19	26	0%
Jan '18	26	62.5%
Jan '17	16	131.3%



Current Year	26	41	27	43	43	51	30	34	40	29	27	8	26
Prior Year	16	41	36	34	64	44	42	32	39	41	22	13	26
Percent Change from Prior Year	63%	0%	-25%	26%	-33%	16%	-29%	6%	3%	-29%	23%	-38%	0%

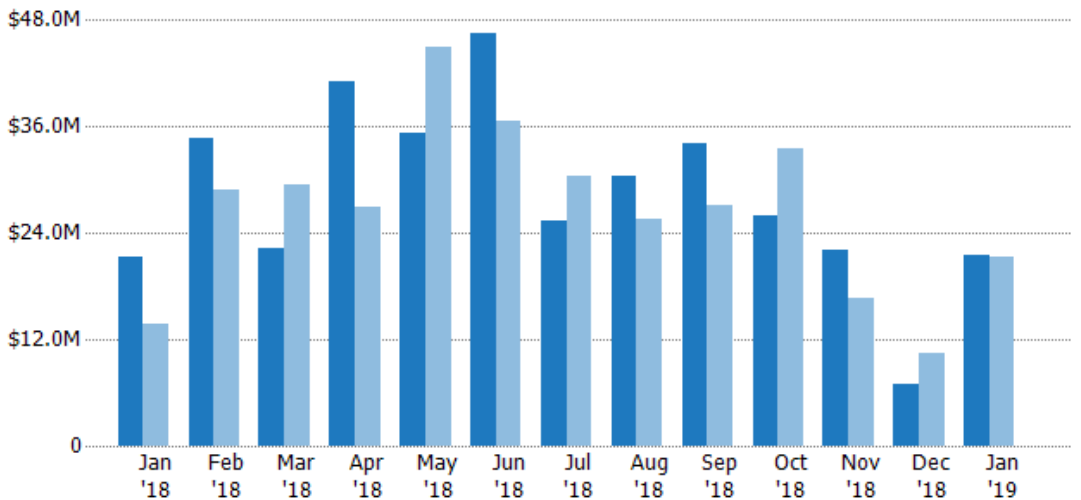
## New Listing Volume

The sum of the listing price of residential listings that were added each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Jan '19	\$21.6M	1.6%
Jan '18	\$21.2M	54.9%
Jan '17	\$13.7M	54.6%



Current Year	\$21.2M	\$34.7M	\$22.3M	\$41M	\$35.3M	\$46.6M	\$25.3M	\$30.5M	\$34.1M	\$25.9M	\$22.2M	\$6.96M	\$21.6M
Prior Year	\$13.7M	\$28.9M	\$29.4M	\$26.9M	\$45.1M	\$36.7M	\$30.4M	\$25.6M	\$27.2M	\$33.4M	\$16.6M	\$10.4M	\$21.2M
Percent Change from Prior Year	55%	20%	-24%	53%	-22%	27%	-17%	19%	26%	-23%	33%	-33%	2%

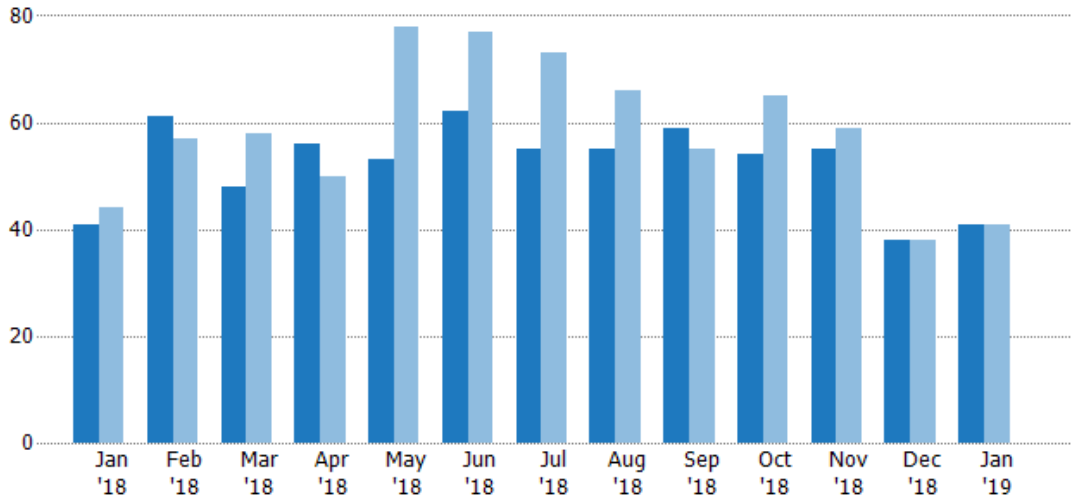
## Active Listings

The number of active residential listings at the end of each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Jan '19	41	0%
Jan '18	41	-6.8%
Jan '17	44	18.2%



	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19
Current Year	41	61	48	56	53	62	55	55	59	54	55	38	41
Prior Year	44	57	58	50	78	77	73	66	55	65	59	38	41
Percent Change from Prior Year	-7%	7%	-17%	12%	-32%	-19%	-25%	-17%	7%	-17%	-7%	0%	0%

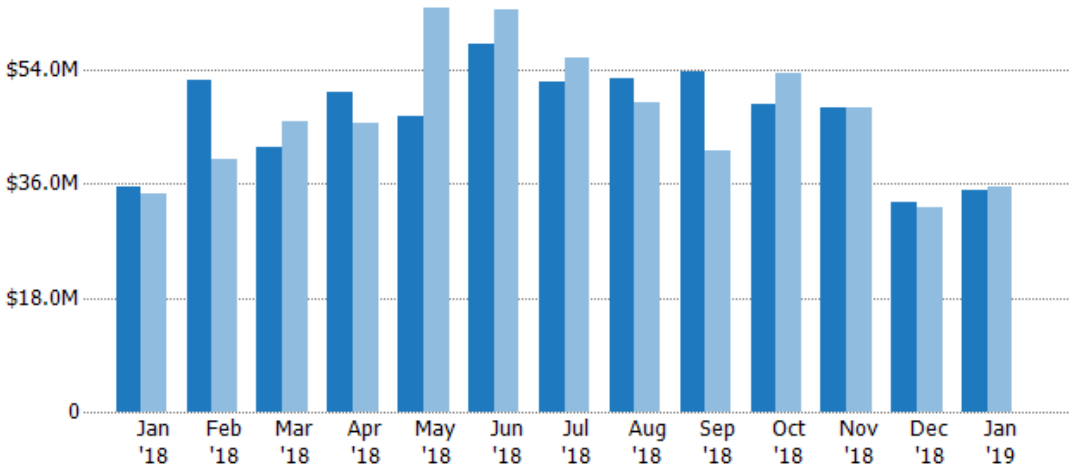
## Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Jan '19	\$35M	-1.6%
Jan '18	\$35.5M	3.2%
Jan '17	\$34.4M	1.8%



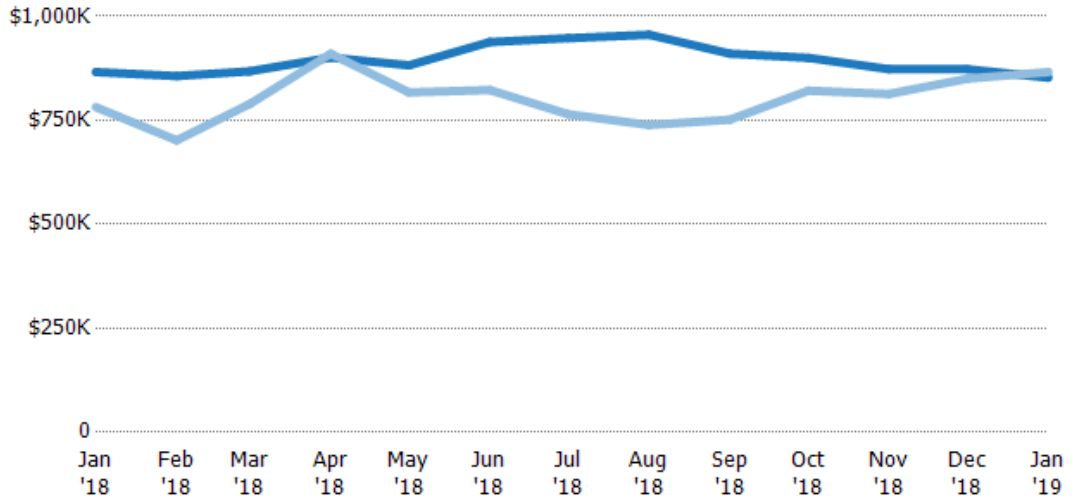
	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19
Current Year	\$35.5M	\$52.2M	\$41.7M	\$50.4M	\$46.8M	\$58.2M	\$52.1M	\$52.6M	\$53.7M	\$48.6M	\$48M	\$33.2M	\$35M
Prior Year	\$34.4M	\$40M	\$45.8M	\$45.5M	\$63.7M	\$63.4M	\$55.8M	\$48.8M	\$41.3M	\$53.4M	\$48M	\$32.3M	\$35.5M
Percent Change from Prior Year	3%	31%	-9%	11%	-27%	-8%	-7%	8%	30%	-9%	0%	3%	-2%

## Average Listing Price

The average listing price of active residential listings at the end of each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Month/Year	Price	% Chg.
Jan '19	\$852K	-1.6%
Jan '18	\$866K	10.8%
Jan '17	\$782K	-13.8%

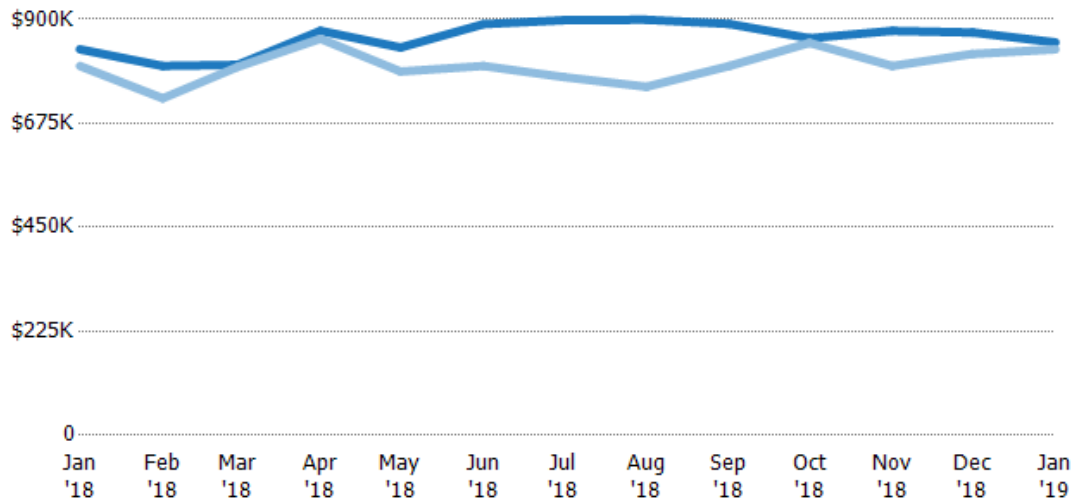
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jan '18	\$866K	\$782K	11%
Feb '18	\$856K	\$702K	22%
Mar '18	\$868K	\$789K	10%
Apr '18	\$901K	\$910K	-1%
May '18	\$882K	\$817K	8%
Jun '18	\$938K	\$823K	14%
Jul '18	\$947K	\$764K	24%
Aug '18	\$956K	\$739K	29%
Sep '18	\$910K	\$752K	21%
Oct '18	\$900K	\$821K	10%
Nov '18	\$873K	\$813K	7%
Dec '18	\$873K	\$850K	3%
Jan '19	\$852K	\$866K	-2%

## Median Listing Price

The median listing price of active residential listings at the end of each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Month/Year	Price	% Chg.
Jan '19	\$850K	1.8%
Jan '18	\$835K	4.5%
Jan '17	\$799K	-18.8%

Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jan '18	\$835K	\$799K	5%
Feb '18	\$799K	\$729K	10%
Mar '18	\$801K	\$797K	1%
Apr '18	\$875K	\$858K	2%
May '18	\$839K	\$787K	7%
Jun '18	\$889K	\$799K	11%
Jul '18	\$898K	\$775K	16%
Aug '18	\$899K	\$754K	19%
Sep '18	\$890K	\$799K	11%
Oct '18	\$859K	\$849K	1%
Nov '18	\$875K	\$799K	10%
Dec '18	\$872K	\$825K	6%
Jan '19	\$850K	\$835K	2%

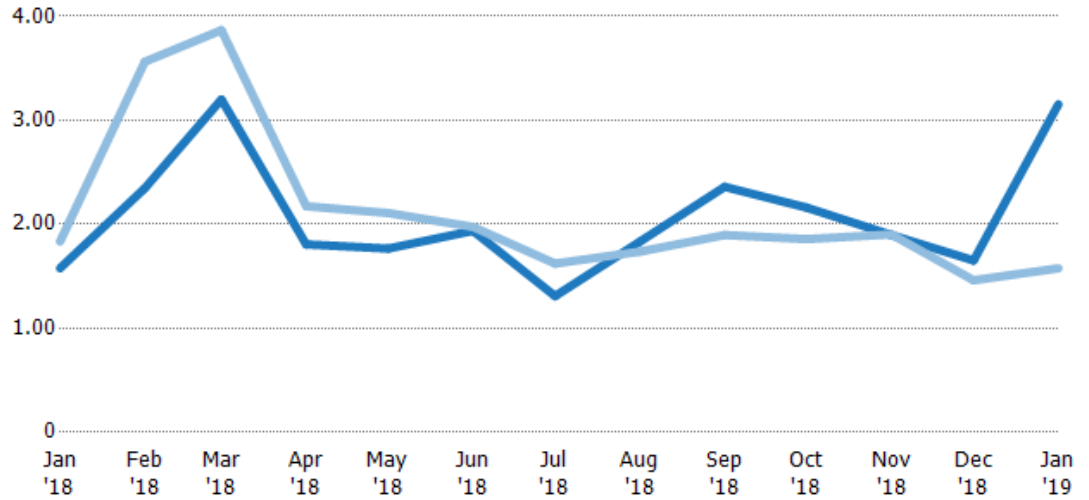
## Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Months	% Chg.
Jan '19	3.15	100%
Jan '18	1.58	-14%
Jan '17	1.83	23.3%



Current Year	1.58	2.35	3.2	1.81	1.77	1.94	1.31	1.83	2.36	2.16	1.9	1.65	3.15
Prior Year	1.83	3.56	3.87	2.17	2.11	1.97	1.62	1.74	1.9	1.86	1.9	1.46	1.58
Percent Change from Prior Year	-14%	-34%	-17%	-17%	-16%	-2%	-19%	6%	24%	16%	0%	13%	100%

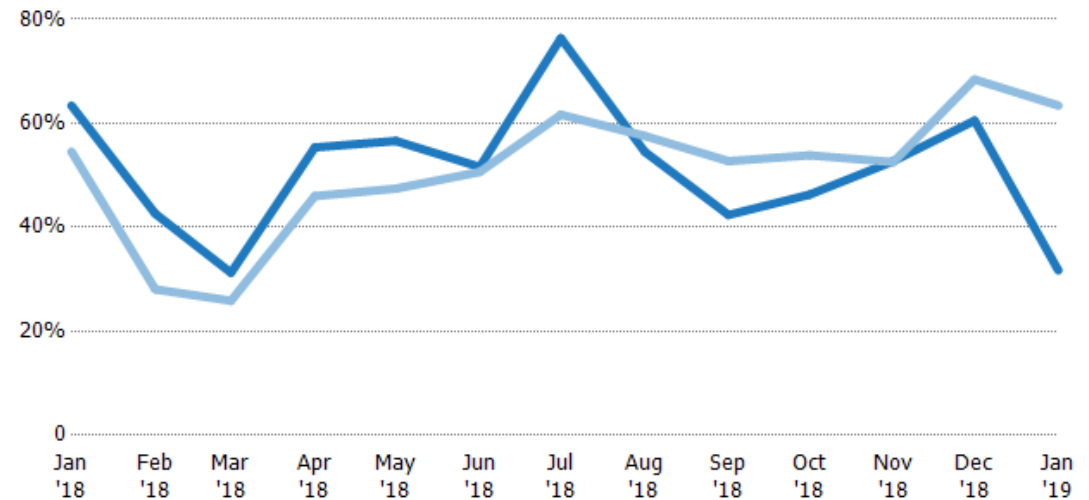
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Rate	Chg.
Jan '19	32%	31.7%
Jan '18	63%	-8.9%
Jan '17	55%	-18.9%



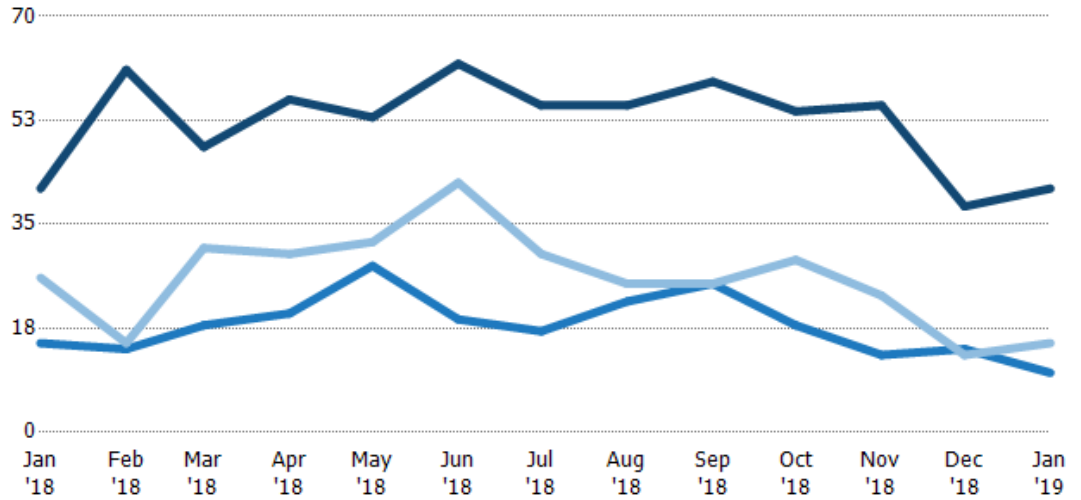
Current Year	63%	43%	31%	55%	57%	52%	76%	55%	42%	46%	53%	61%	32%
Prior Year	55%	28%	26%	46%	47%	51%	62%	58%	53%	54%	53%	68%	63%
Change from Prior Year	-9%	-15%	-5%	-9%	-9%	-1%	-15%	3%	10%	8%	0%	8%	32%

## Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



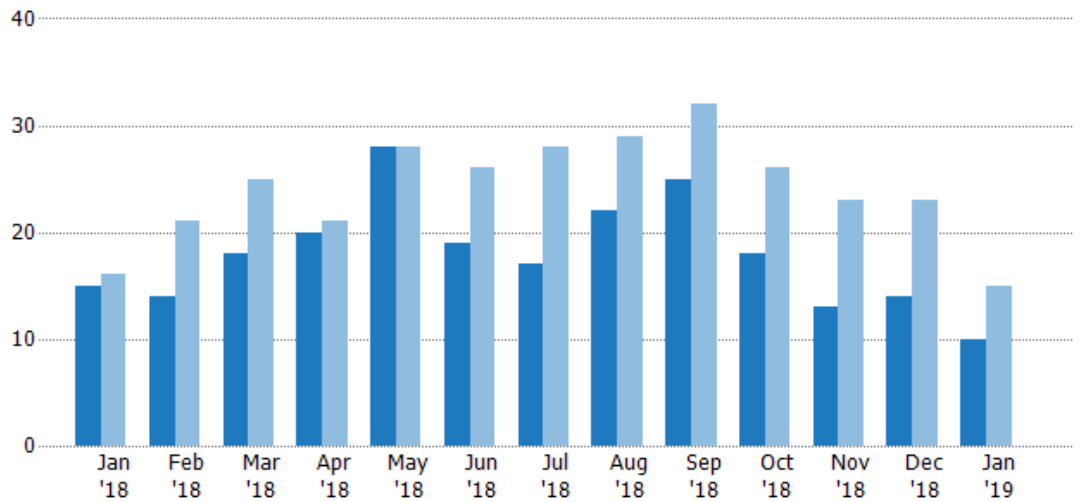
	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19
Active	41	61	48	56	53	62	55	55	59	54	55	38	41
Pending	15	14	18	20	28	19	17	22	25	18	13	14	10
Sold	26	15	31	30	32	42	30	25	25	29	23	13	15

## Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Month/Year	Count	% Chg.
Jan '19	10	-33.3%
Jan '18	15	-6.3%
Jan '17	16	31.3%

	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19
Current Year	15	14	18	20	28	19	17	22	25	18	13	14	10
Prior Year	16	21	25	21	28	26	28	29	32	26	23	23	15
Percent Change from Prior Year	-6%	-33%	-28%	-5%	0%	-27%	-39%	-24%	-22%	-31%	-43%	-39%	-33%

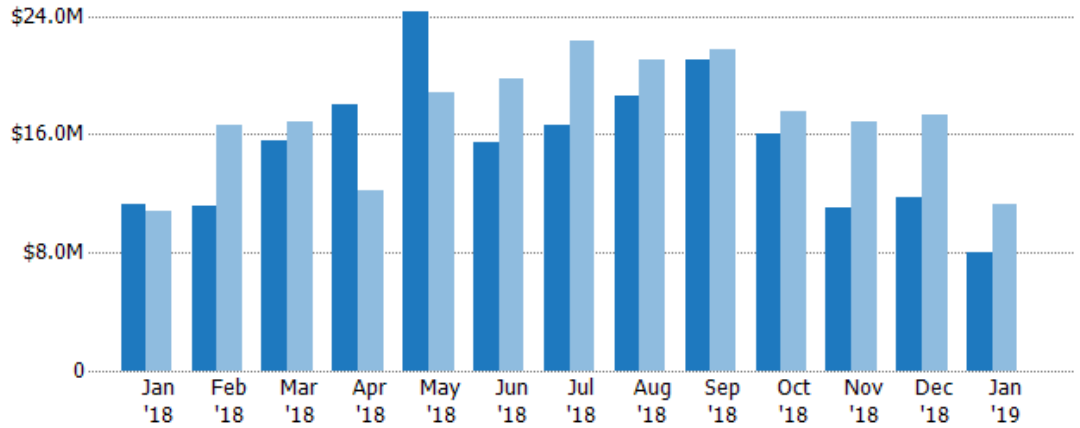
## Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Jan '19	\$8.01M	-29.1%
Jan '18	\$11.3M	4.1%
Jan '17	\$10.9M	22.3%



Current Year	\$11.3M	\$11.2M	\$15.5M	\$18M	\$24.2M	\$15.5M	\$16.6M	\$18.6M	\$21.1M	\$16.1M	\$11.1M	\$11.7M	\$8.01M
Prior Year	\$10.9M	\$16.7M	\$16.8M	\$12.2M	\$18.8M	\$19.7M	\$22.3M	\$21M	\$21.8M	\$17.5M	\$16.9M	\$17.3M	\$11.3M
Percent Change from Prior Year	4%	-33%	-8%	48%	29%	-21%	-26%	-12%	-3%	-8%	-34%	-33%	-29%

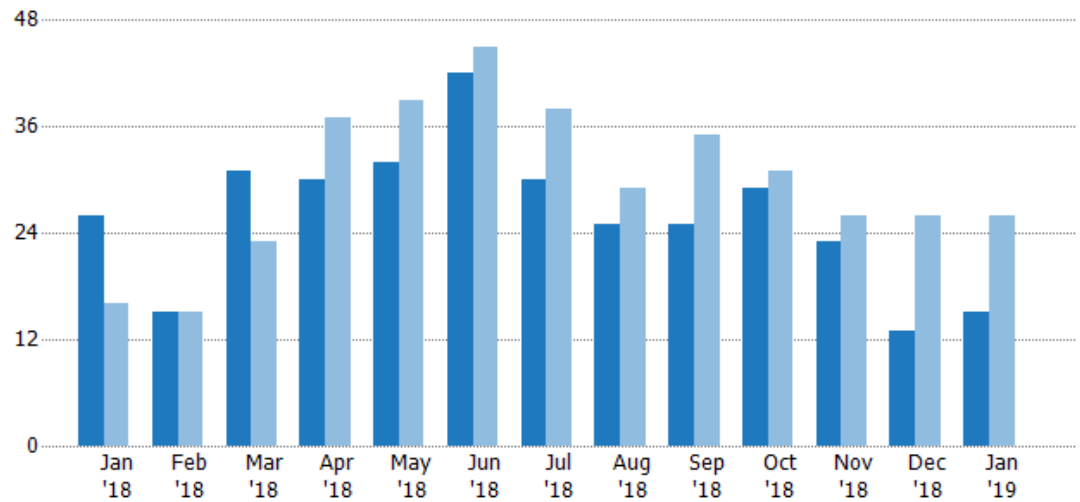
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Jan '19	15	-42.3%
Jan '18	26	62.5%
Jan '17	16	12.5%



Current Year	26	15	31	30	32	42	30	25	25	29	23	13	15
Prior Year	16	15	23	37	39	45	38	29	35	31	26	26	26
Percent Change from Prior Year	63%	0%	35%	-19%	-18%	-7%	-21%	-14%	-29%	-6%	-12%	-50%	-42%



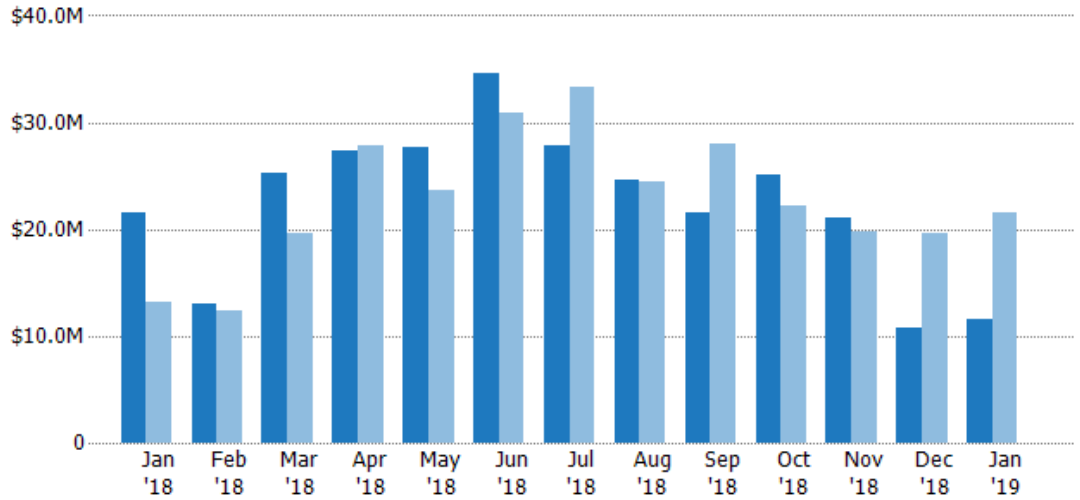
## Closed Sales Volume

The sum of the sales price of residential properties sold each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Jan '19	\$11.6M	-46.5%
Jan '18	\$21.6M	64.3%
Jan '17	\$13.2M	-11.6%



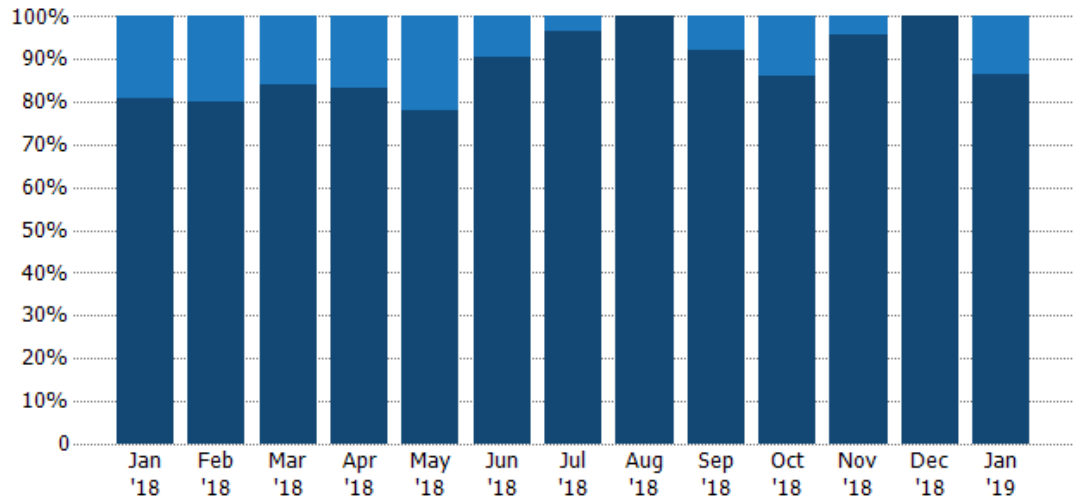
Current Year	\$21.6M	\$12.9M	\$25.3M	\$27.4M	\$27.7M	\$34.7M	\$27.8M	\$24.5M	\$21.5M	\$25.1M	\$21.1M	\$10.8M	\$11.6M
Prior Year	\$13.2M	\$12.3M	\$19.6M	\$27.8M	\$23.6M	\$30.8M	\$33.3M	\$24.4M	\$28M	\$22.2M	\$19.8M	\$19.6M	\$21.6M
Percent Change from Prior Year	64%	5%	29%	-2%	17%	13%	-16%	0%	-23%	13%	7%	-45%	-46%

## Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



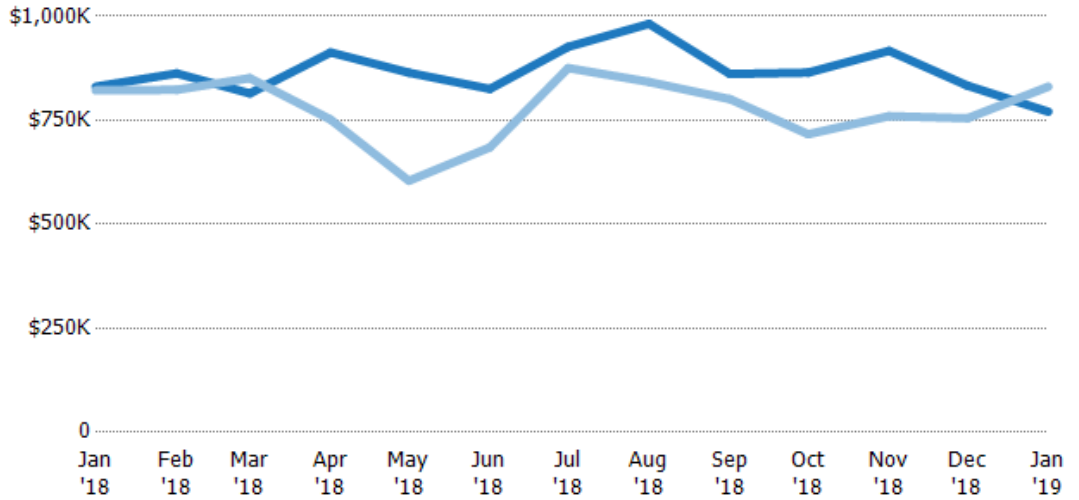
Condo/Townhouse	19%	20%	16%	17%	22%	10%	3%	-	8%	14%	4%	-	13%
Single Family Residence	81%	80%	84%	83%	78%	90%	97%	100%	92%	86%	96%	100%	87%

## Average Sales Price

The average sales price of the residential properties sold each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



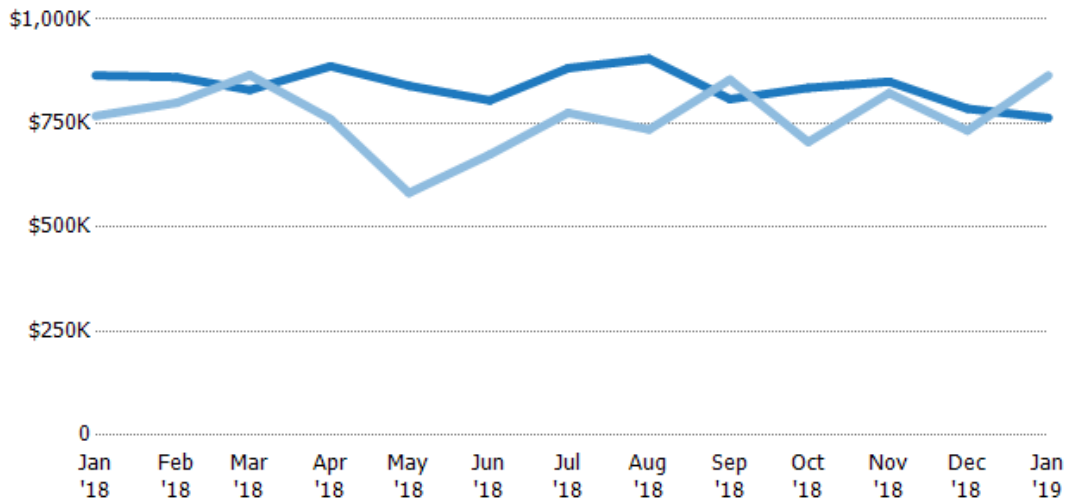
	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19
Current Year	\$831K	\$863K	\$815K	\$913K	\$864K	\$825K	\$926K	\$982K	\$861K	\$865K	\$917K	\$833K	\$771K
Prior Year	\$822K	\$823K	\$851K	\$752K	\$605K	\$685K	\$876K	\$842K	\$801K	\$716K	\$760K	\$755K	\$831K
Percent Change from Prior Year	1%	5%	-4%	21%	43%	21%	6%	17%	8%	21%	21%	10%	-7%

## Median Sales Price

The median sales price of the residential properties sold each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19
Current Year	\$865K	\$861K	\$830K	\$887K	\$840K	\$805K	\$882K	\$905K	\$808K	\$835K	\$850K	\$785K	\$763K
Prior Year	\$768K	\$799K	\$866K	\$760K	\$583K	\$675K	\$775K	\$735K	\$855K	\$705K	\$823K	\$733K	\$865K
Percent Change from Prior Year	13%	8%	-4%	17%	44%	19%	14%	23%	-5%	18%	3%	7%	-12%

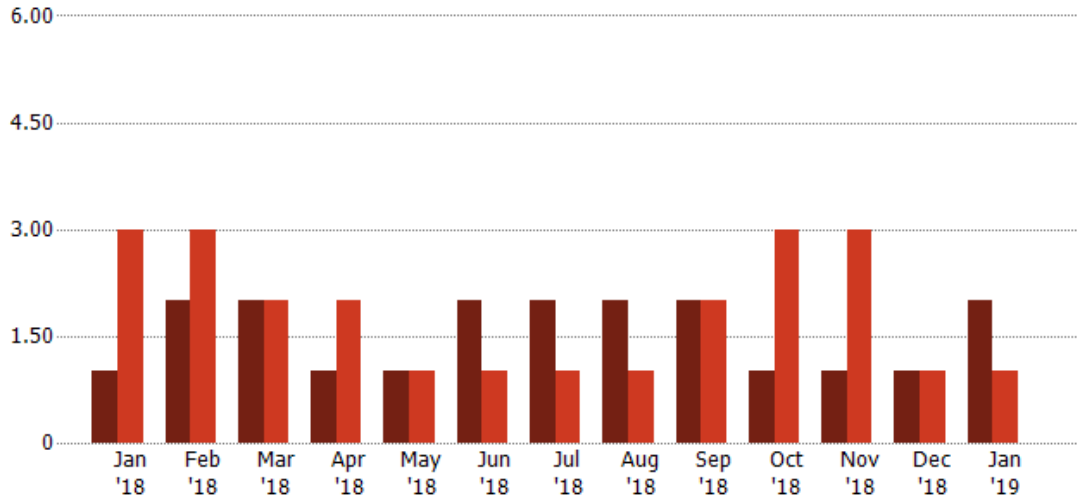
## Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Jan '19	2	100%
Jan '18	1	-66.7%
Jan '17	3	66.7%



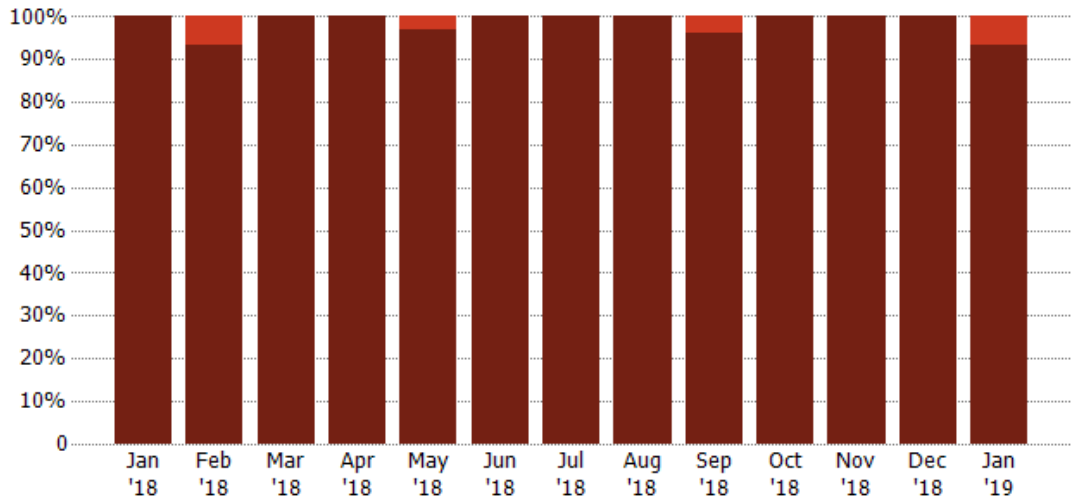
Current Year	1	2	2	1	1	2	2	2	2	1	1	1	2
Prior Year	3	3	2	2	1	1	1	1	2	3	3	1	1
Percent Change from Prior Year	-67%	-33%	0%	-50%	0%	100%	100%	100%	0%	-67%	-67%	0%	100%

## Distressed Sales by Sales Type

The percentage of residential properties sold each month for each sales type.

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Pre-Foreclosure	-	7%	-	-	3%	-	-	-	4%	-	-	-	7%
Non-Distressed	100%	93%	100%	100%	97%	100%	100%	100%	96%	100%	100%	100%	93%

## Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

### Report Details

**Report Name:** La Crescenta

**Run Date:** 02/08/2019

**Scheduled:** No

**Report Date Range:** From 1/2018 To: 1/2019

### Information Included

Include Cover Sheet

Include Key Metric Summary \*

Include Metrics By

Averages

Include Appendix

Medians

\* The Key Metrics Table's YTD median calculations are calculated using a weighted average of the median values for each month that is included.

### MLS Filter

<b>MLS:</b>	California Regional MLS (Matrix)	CRISNet MLS	i-Tech MLS
	Palm Springs Regional Association	Pasadena Foothills MLS	The MLS™/CLAW
	Ventura County Regional Data Share		

### Listing Filters

**Property Types:** Condo/Townhouse/Apt    Single Family Residence

**Sales Types:** All

**Price Range:** None

### Location Filters

**State:** All

**County:** All

**ZIP Code:** La Crescenta, CA 91214

### Listing Activity Charts

New Listings

Active Listings

Avg/Med Listing Price

Avg/Med Listing Price per Sq Ft

Avg/Med Listing Price vs Est Value

Median Days in RPR

Months of Inventory

Absorption Rate

### Sales Activity Charts

Active/Pending/Sold

New Pending Sales

Pending Sales

Closed Sales

Avg/Med Sales Price

Avg/Med Sales Price per Sq Ft

Avg/Med Sales Price vs Listing Price

Avg/Med Sales Price vs Est Value

### Distressed Charts

Distressed Listings

Distressed Sales

### Data Tables Using 1/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area