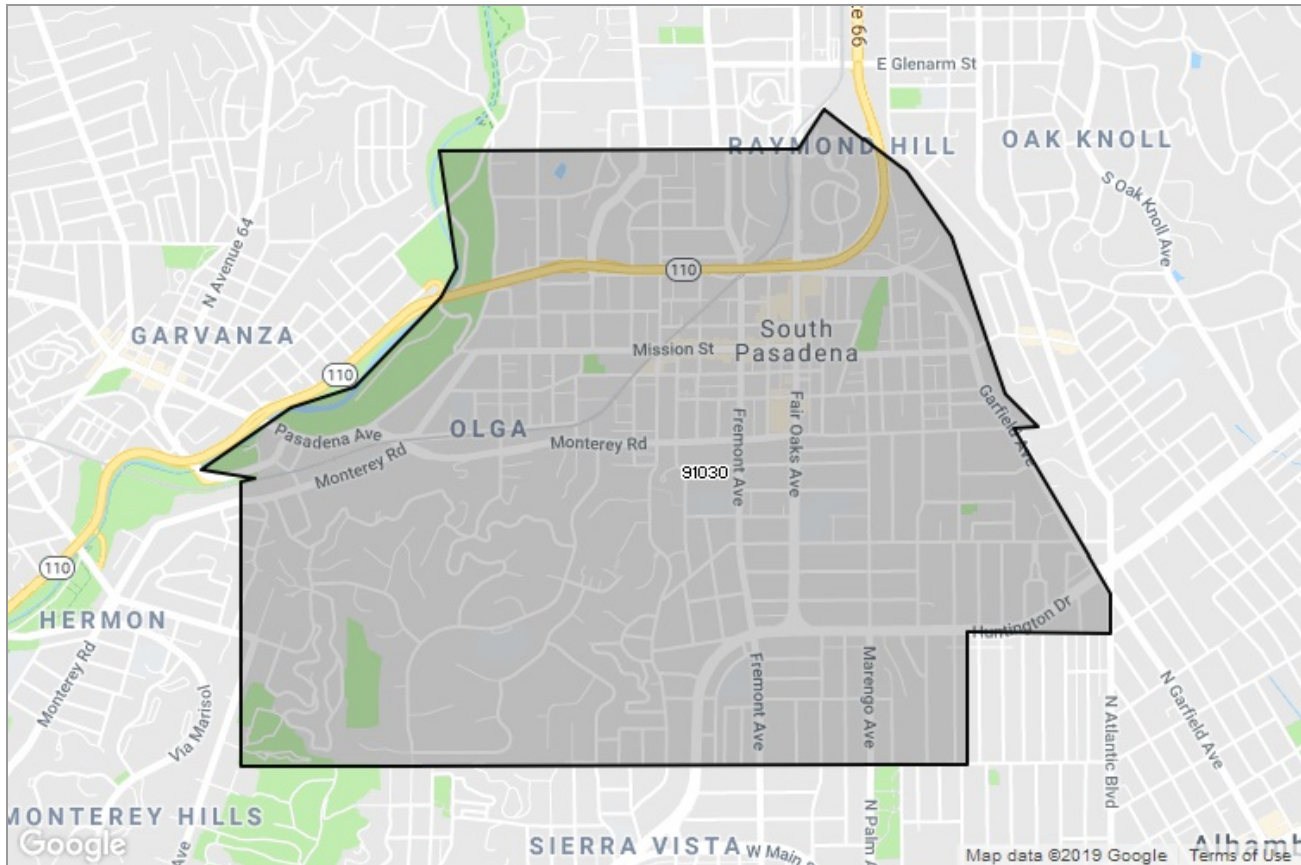




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# South Pasadena



## Report Characteristics

**Report Name:**  
South Pasadena

**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	16	13	+23.1%	188	211	-10.9%
New Listing Volume	\$21,110,300	\$14,376,188	+46.8%	\$234,520,569	\$243,554,355	-3.7%
Active Listing Count	26	22	+18.2%	N/A	N/A	
Active Listing Volume	\$36,217,500	\$30,520,188	+18.7%	N/A	N/A	
Average Listing Price	\$1,392,981	\$1,387,281	+0.4%	\$1,316,672	\$1,281,427	+2.8%
Median Listing Price	\$1,368,000	\$1,565,500	-12.6%	\$1,305,652	\$1,224,921	+6.6%
Months of Inventory	2.4	2.4	-3.3%	2.6	3.1	-17.3%
Absorption Rate	42.31%	40.91%	+1.4%	38.46%	31.82%	+6.6%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	9	6	+50%	N/A	N/A	
Pending Sales Volume	\$9,909,600	\$6,182,000	+60.3%	N/A	N/A	
Closed Sales Count	6	10	-40%	141	196	-28.1%
Closed Sales Volume	\$7,731,000	\$13,815,000	-44%	\$186,017,602	\$225,820,552	-17.6%
Average Sales Price	\$1,288,500	\$1,381,500	-6.7%	\$1,319,274	\$1,152,146	+14.5%
Median Sales Price	\$1,295,000	\$1,505,000	-14%	\$1,209,092	\$1,091,344	+10.8%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

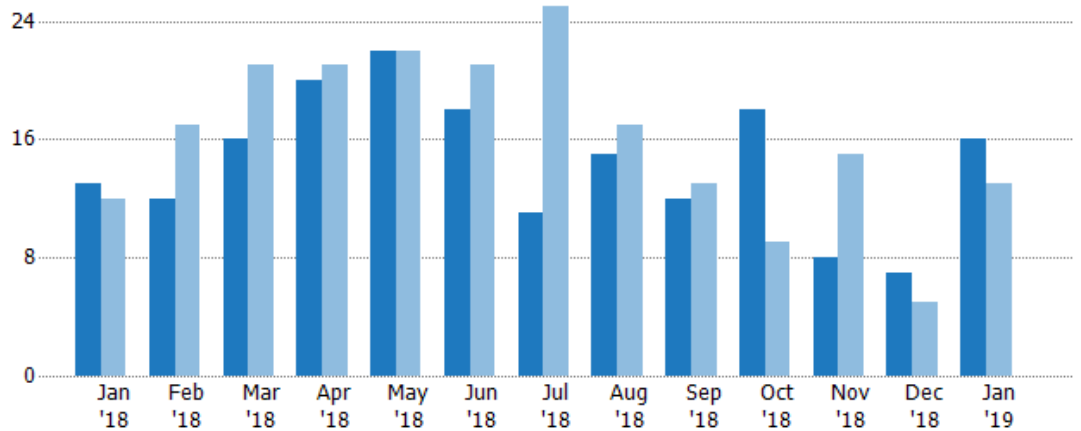
## New Listings

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Jan '19	16	23.1%
Jan '18	13	8.3%
Jan '17	12	41.7%



Current Year	13	12	16	20	22	18	11	15	12	18	8	7	16
Prior Year	12	17	21	21	22	21	25	17	13	9	15	5	13
Percent Change from Prior Year	8%	-29%	-24%	-5%	0%	-14%	-56%	-12%	-8%	100%	-47%	40%	23%

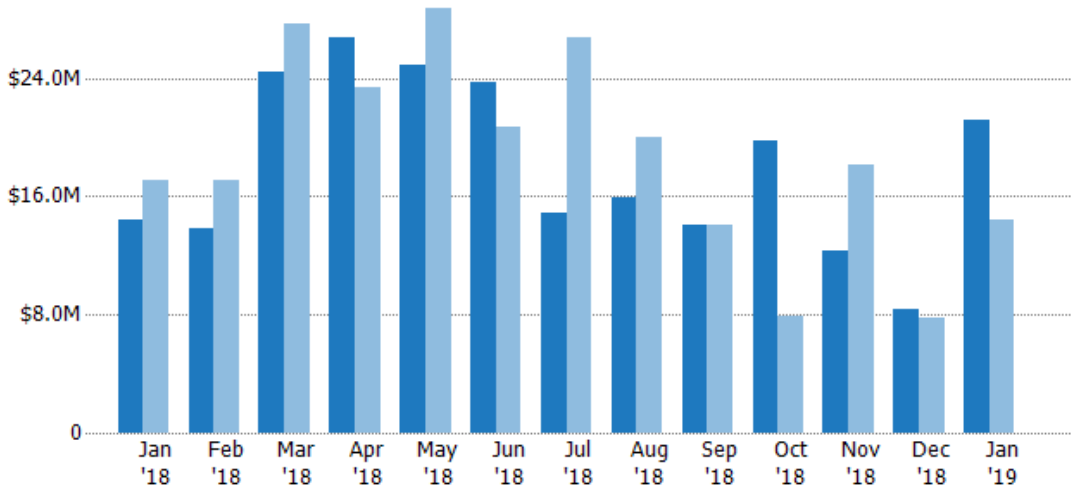
## New Listing Volume

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Jan '19	\$21.1M	46.8%
Jan '18	\$14.4M	-15.6%
Jan '17	\$17M	7.7%



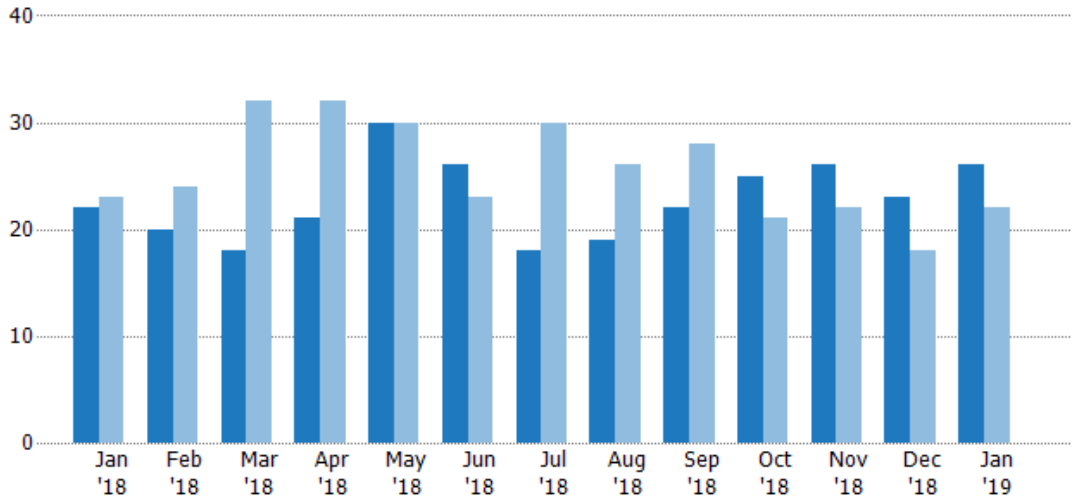
Current Year	\$14.4M	\$13.9M	\$24.4M	\$26.8M	\$24.9M	\$23.7M	\$14.9M	\$15.9M	\$14M	\$19.8M	\$12.3M	\$8.35M	\$21.1M
Prior Year	\$17M	\$17.1M	\$27.6M	\$23.4M	\$28.7M	\$20.7M	\$26.8M	\$20M	\$14.1M	\$7.87M	\$18.1M	\$7.73M	\$14.4M
Percent Change from Prior Year	-16%	-19%	-12%	14%	-13%	15%	-44%	-21%	-1%	152%	-32%	8%	47%

## Active Listings

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



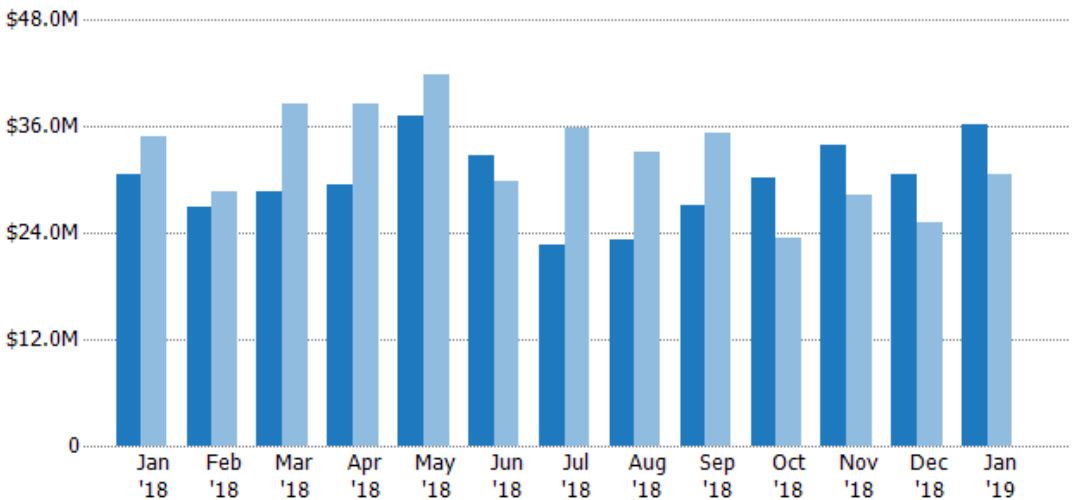
Month/Year	Count	% Chg.
Jan '19	26	18.2%
Jan '18	22	-4.3%
Jan '17	23	30.4%

## Active Listing Volume

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



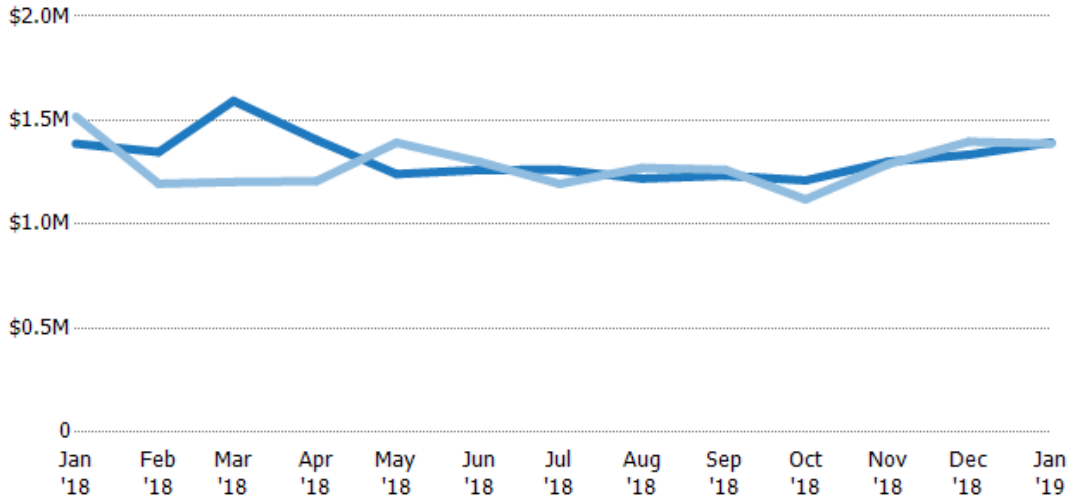
Month/Year	Volume	% Chg.
Jan '19	\$36.2M	18.7%
Jan '18	\$30.5M	-12.5%
Jan '17	\$34.9M	22.7%

## Average Listing Price

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



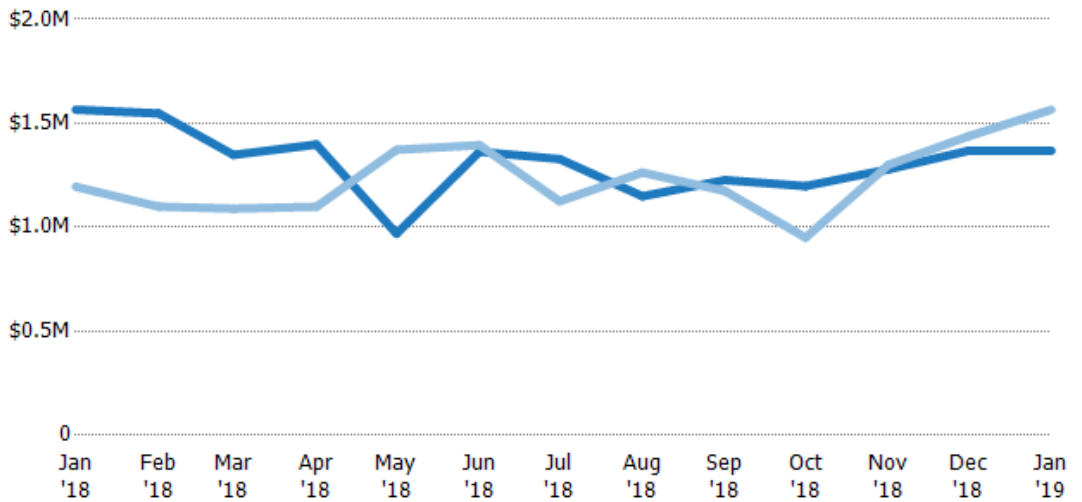
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Jan '18	\$1.39M	\$1.52M	-9%
Feb '18	\$1.35M	\$1.19M	13%
Mar '18	\$1.59M	\$1.2M	32%
Apr '18	\$1.41M	\$1.21M	16%
May '18	\$1.24M	\$1.39M	-11%
Jun '18	\$1.26M	\$1.3M	-3%
Jul '18	\$1.26M	\$1.19M	6%
Aug '18	\$1.22M	\$1.27M	-4%
Sep '18	\$1.23M	\$1.26M	-2%
Oct '18	\$1.21M	\$1.12M	8%
Nov '18	\$1.3M	\$1.29M	1%
Dec '18	\$1.33M	\$1.4M	-4%
Jan '19	\$1.39M	\$1.39M	0%

## Median Listing Price

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Jan '18	\$1.37M	\$1.2M	31%
Feb '18	\$1.55M	\$1.1M	41%
Mar '18	\$1.35M	\$1.09M	24%
Apr '18	\$1.4M	\$1.1M	27%
May '18	\$969K	\$1.37M	-29%
Jun '18	\$1.36M	\$1.4M	-2%
Jul '18	\$1.33M	\$1.13M	18%
Aug '18	\$1.15M	\$1.26M	-9%
Sep '18	\$1.23M	\$1.17M	5%
Oct '18	\$1.2M	\$950K	26%
Nov '18	\$1.28M	\$1.3M	-2%
Dec '18	\$1.37M	\$1.44M	-5%
Jan '19	\$1.37M	\$1.57M	-13%

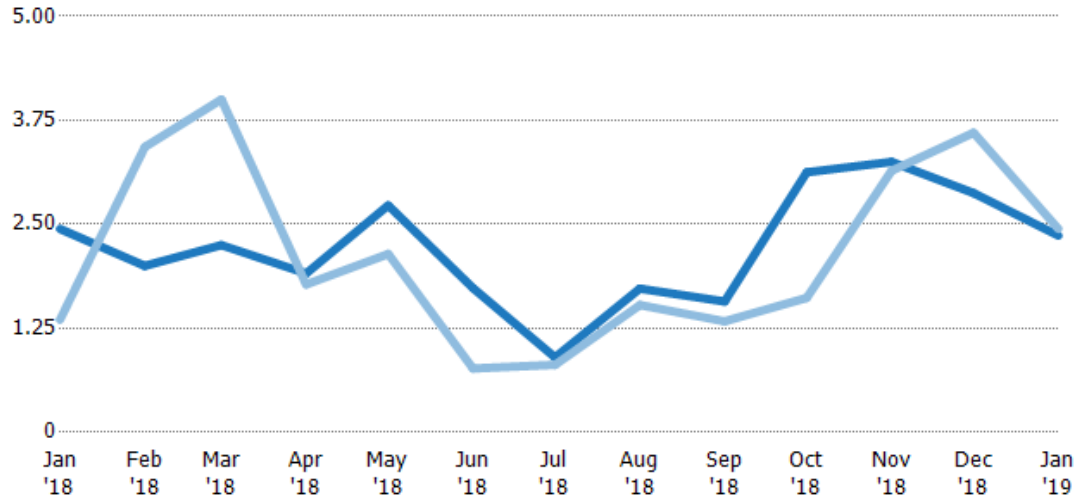
## Months of Inventory

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Months	% Chg.
Jan '19	2.36	-3.3%
Jan '18	2.44	80.7%
Jan '17	1.35	30.4%



	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	2.44	2	2.25	1.91	2.73	1.73	0.9	1.73	1.57	3.13	3.25	2.88	2.36
Prior Year	1.35	3.43	4	1.78	2.14	0.77	0.81	1.53	1.33	1.62	3.14	3.6	2.44
Percent Change from Prior Year	81%	-42%	-44%	7%	27%	126%	11%	13%	18%	93%	3%	-20%	-3%

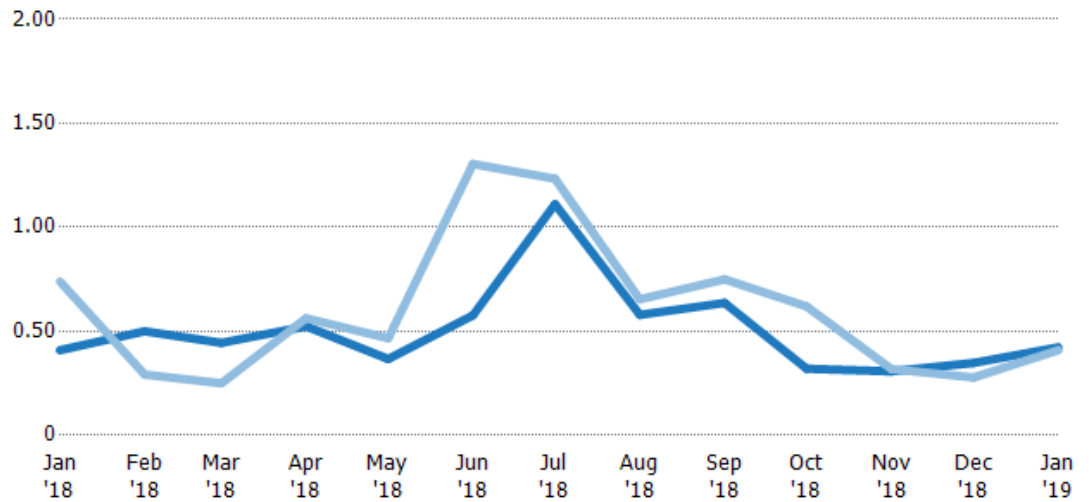
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Rate	Chg.
Jan '19	42%	-1.4%
Jan '18	41%	33%
Jan '17	74%	-23.3%



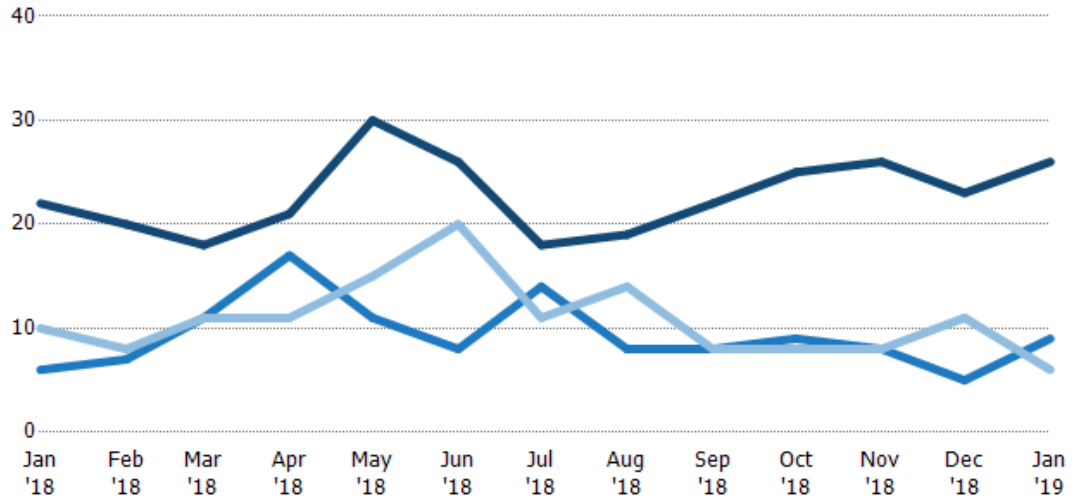
	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19
Current Year	41%	50%	44%	52%	37%	58%	111%	58%	64%	32%	31%	35%	42%
Prior Year	74%	29%	25%	56%	47%	130%	123%	65%	75%	62%	32%	28%	41%
Change from Prior Year	33%	-21%	-19%	4%	10%	73%	12%	7%	11%	30%	1%	-7%	-1%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



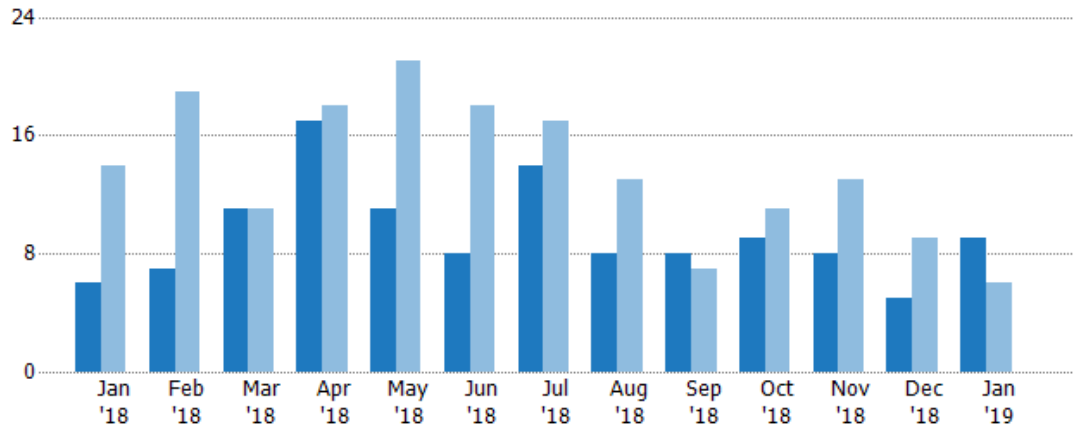
	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19
Active	22	20	18	21	30	26	18	19	22	25	26	23	26
Pending	6	7	11	17	11	8	14	8	8	9	8	5	9
Sold	10	8	11	11	15	20	11	14	8	8	8	11	6

## Pending Sales

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Month/Year	Count	% Chg.
Jan '19	9	50%
Jan '18	6	-57.1%
Jan '17	14	-64.3%

	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	6	7	11	17	11	8	14	8	8	9	8	5	9
Prior Year	14	19	11	18	21	18	17	13	7	11	13	9	6
Percent Change from Prior Year	-57%	-63%	0%	-6%	-48%	-56%	-18%	-38%	14%	-18%	-38%	-44%	50%

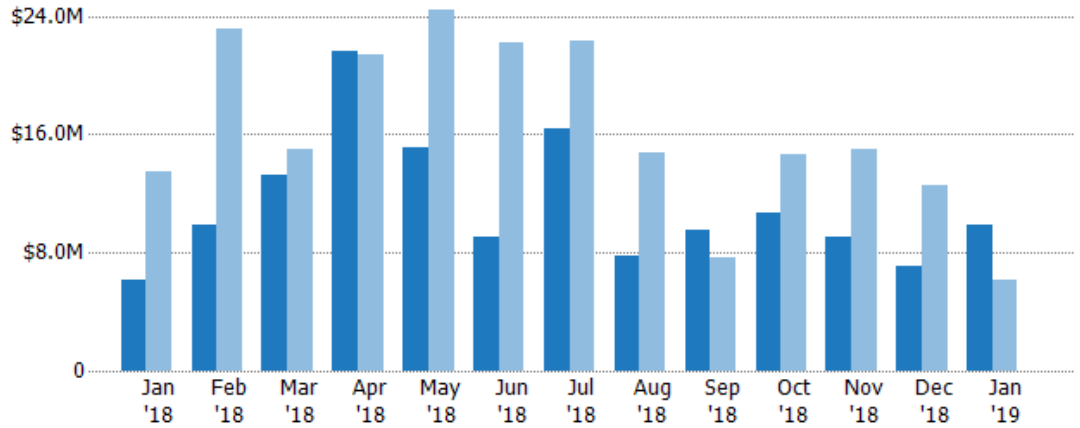
## Pending Sales Volume

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Jan '19	\$9.91M	60.3%
Jan '18	\$6.18M	-54%
Jan '17	\$13.5M	-68.7%



Current Year	\$6.18M	\$9.85M	\$13.2M	\$21.7M	\$15.2M	\$9.1M	\$16.4M	\$7.82M	\$9.48M	\$10.7M	\$9.11M	\$7.08M	\$9.91M
Prior Year	\$13.5M	\$23.2M	\$15M	\$21.3M	\$24.4M	\$22.2M	\$22.3M	\$14.7M	\$7.63M	\$14.7M	\$15M	\$12.6M	\$6.18M
Percent Change from Prior Year	-54%	-57%	-12%	2%	-38%	-59%	-26%	-47%	24%	-27%	-39%	-44%	60%

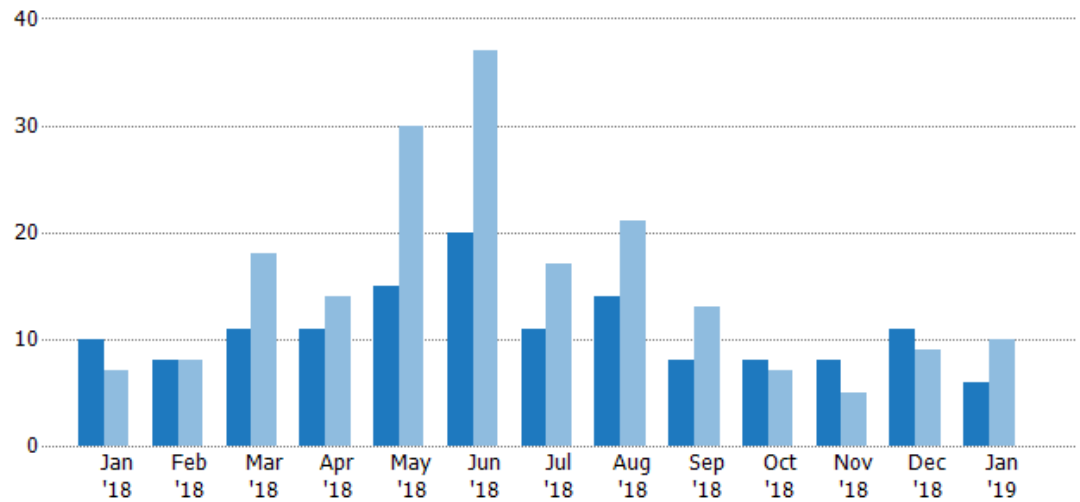
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Jan '19	6	-40%
Jan '18	10	42.9%
Jan '17	7	28.6%



Current Year	10	8	11	11	15	20	11	14	8	8	8	11	6
Prior Year	7	8	18	14	30	37	17	21	13	7	5	9	10
Percent Change from Prior Year	43%	0%	-39%	-21%	-50%	-46%	-35%	-33%	-38%	14%	60%	22%	-40%

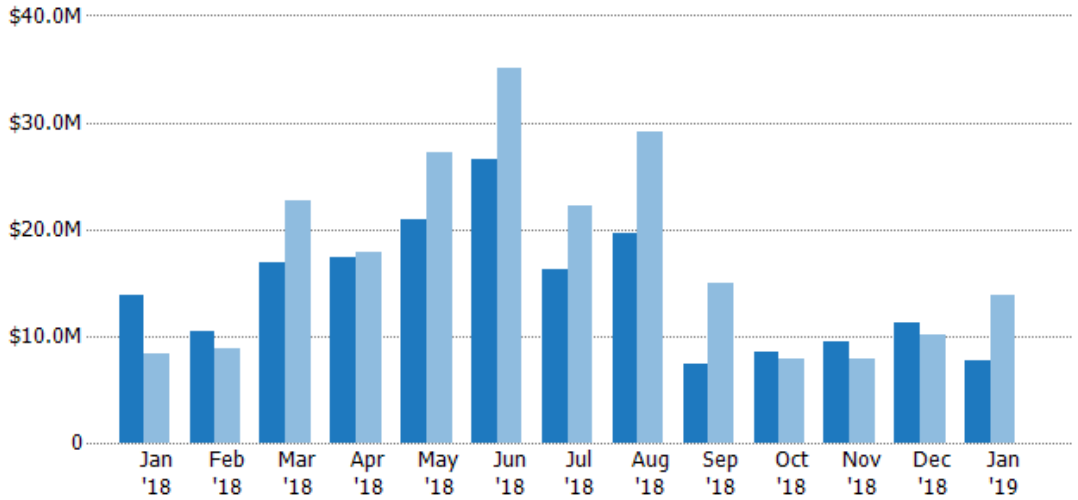


## Closed Sales Volume

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



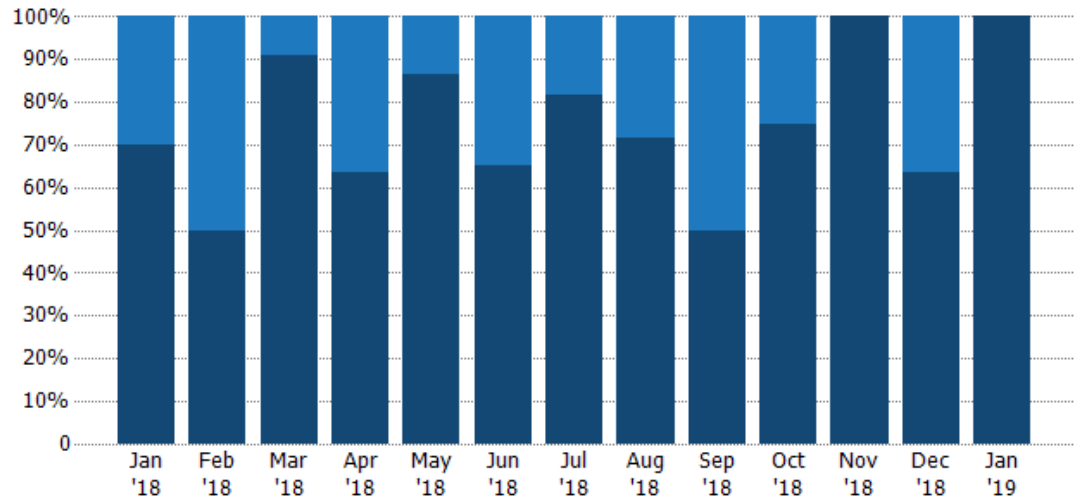
Month/Year	Volume	% Chg.
Jan '19	\$7.73M	-44%
Jan '18	\$13.8M	65.6%
Jan '17	\$8.34M	10%

## Closed Sales by Property Type

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



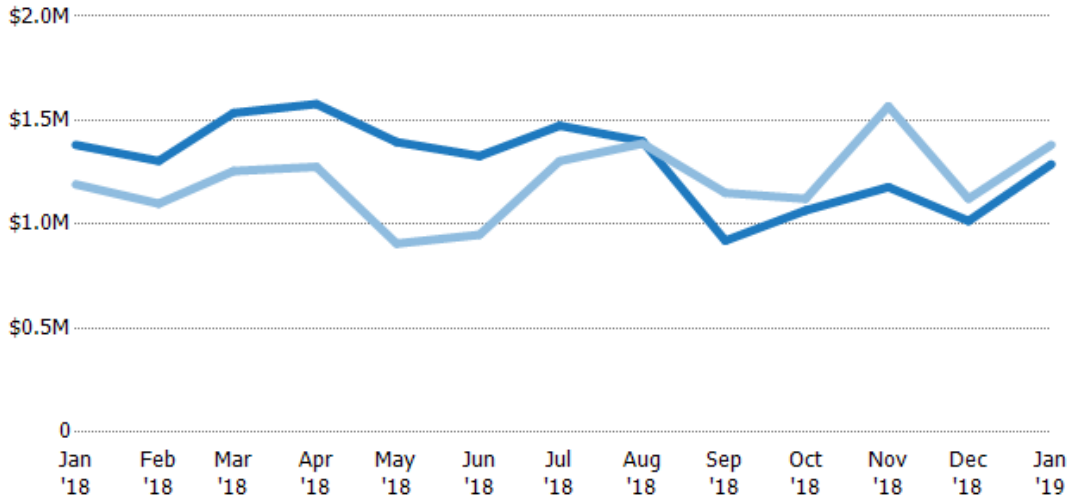
Month/Year	Condo/Townhouse	Single Family Residence
Jan '18	30%	70%
Feb '18	50%	50%
Mar '18	9%	91%
Apr '18	36%	64%
May '18	13%	87%
Jun '18	35%	65%
Jul '18	18%	82%
Aug '18	29%	71%
Sep '18	50%	50%
Oct '18	25%	75%
Nov '18	-	100%
Dec '18	36%	64%
Jan '19	-	100%

## Average Sales Price

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



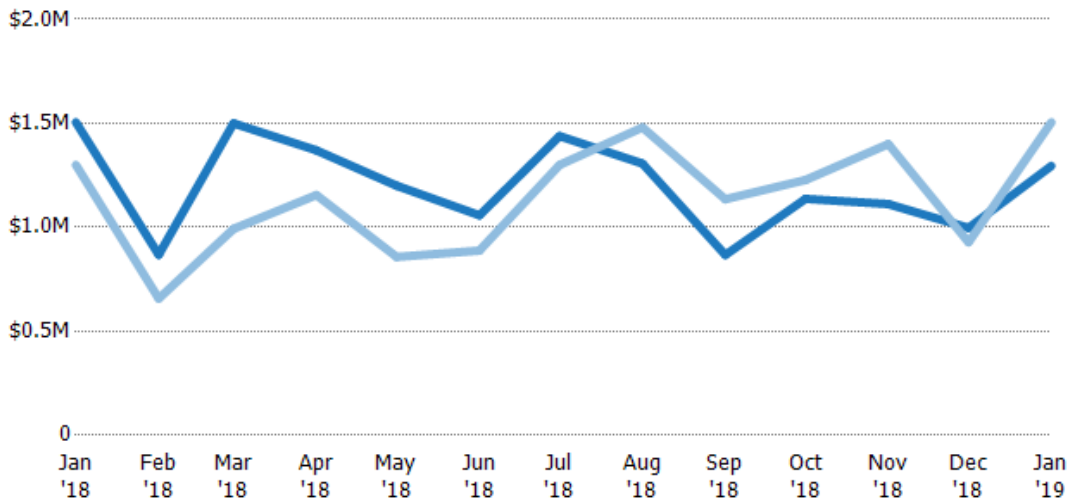
	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19
Current Year	\$1.38M	\$1.3M	\$1.53M	\$1.58M	\$1.4M	\$1.33M	\$1.47M	\$1.4M	\$921K	\$1.07M	\$1.18M	\$1.02M	\$1.29M
Prior Year	\$1.19M	\$1.1M	\$1.26M	\$1.28M	\$907K	\$949K	\$1.3M	\$1.39M	\$1.15M	\$1.12M	\$1.57M	\$1.12M	\$1.38M
Percent Change from Prior Year	16%	19%	22%	24%	54%	40%	13%	1%	-20%	-5%	-25%	-10%	-7%

## Median Sales Price

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



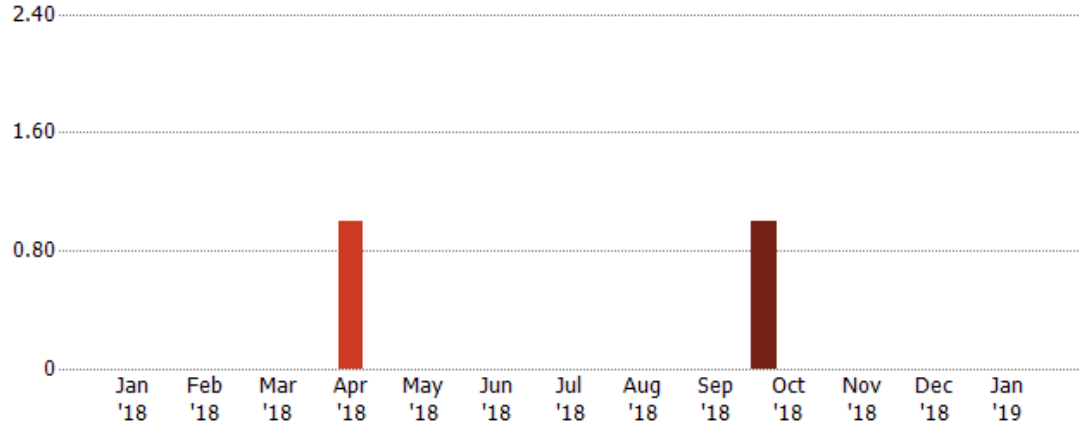
	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19
Current Year	\$1.51M	\$868K	\$1.5M	\$1.37M	\$1.2M	\$1.06M	\$1.44M	\$1.31M	\$867K	\$1.14M	\$1.11M	\$997K	\$1.3M
Prior Year	\$1.3M	\$657K	\$993K	\$1.16M	\$858K	\$888K	\$1.3M	\$1.48M	\$1.14M	\$1.23M	\$1.4M	\$928K	\$1.51M
Percent Change from Prior Year	16%	32%	51%	19%	40%	19%	11%	-12%	-24%	-7%	-21%	7%	-14%

## Distressed Listings

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



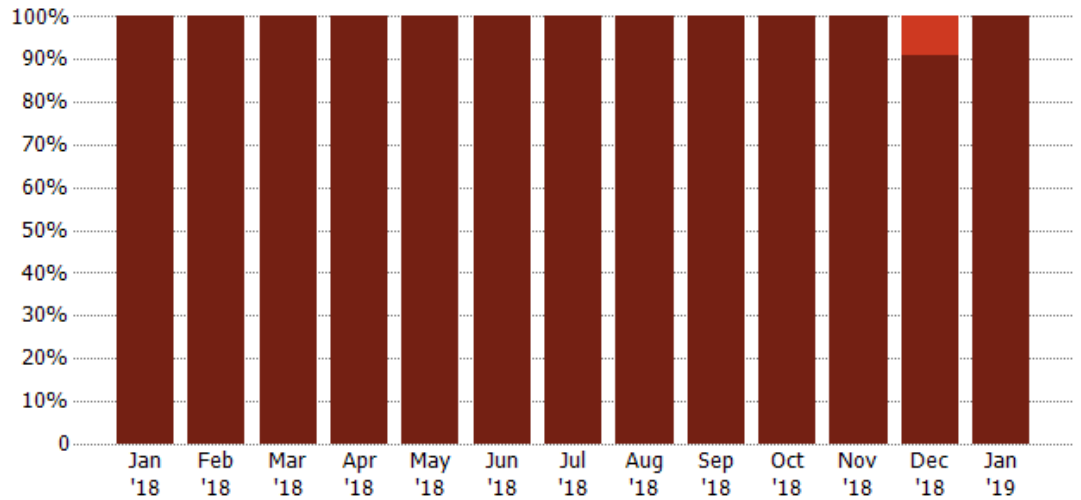
Current Year	-	-	-	-	-	-	-	-	-	1	-	-	-
Prior Year	-	-	-	1	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-	-	-	-100%	-	-	-	-	-	100%	-	-	-

## Distressed Sales by Sales Type

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Pre-Foreclosure	-	-	-	-	-	-	-	-	-	-	-	9%	-
Non-Distressed	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	91%	100%

## 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:** South Pasadena

**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:** South Pasadena, CA 91030    South Pasadena, CA 91031

### 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