



PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Altadena



Report Characteristics

Report Name:
Altadena

Report Date Range:
2/2018 – 2/2019

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 03/11/2019

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	Feb 2019	Feb 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	29	45	-35.6%	70	81	-13.6%
New Listing Volume	\$32,991,900	\$43,244,388	-23.7%	\$72,262,098	\$76,511,910	-5.6%
Active Listing Count	68	65	+4.6%	N/A	N/A	
Active Listing Volume	\$72,800,137	\$63,925,926	+13.9%	N/A	N/A	
Average Listing Price	\$1,070,590	\$983,476	+8.9%	\$1,061,175	\$980,154	+8.3%
Median Listing Price	\$894,000	\$849,000	+5.3%	\$876,500	\$838,304	+4.6%
Months of Inventory	2.8	3	-4.1%	3.5	2.2	+58%
Absorption Rate	35.29%	33.85%	+1.4%	28.99%	45.79%	-16.8%
Sales Activity Charts Metrics						
Pending Sales Count	26	23	+13%	N/A	N/A	
Pending Sales Volume	\$23,899,845	\$18,313,950	+30.5%	N/A	N/A	
Closed Sales Count	19	18	+5.6%	43	40	+7.5%
Closed Sales Volume	\$19,041,310	\$18,161,500	+4.8%	\$39,226,210	\$36,563,338	+7.3%
Average Sales Price	\$1,002,174	\$1,008,972	-0.7%	\$912,237	\$914,083	-0.2%
Median Sales Price	\$850,000	\$862,500	-1.4%	\$814,558	\$840,500	-3.1%
Distressed Charts Metrics						
Distressed Listing Count	6	4	+50%	N/A	N/A	

New Listings

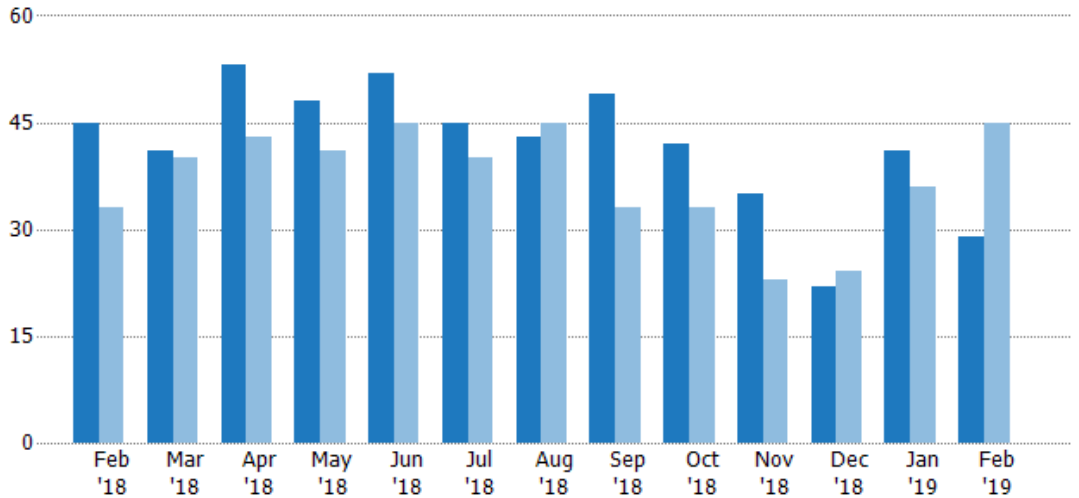
The number of new residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Feb '19	29	-35.6%
Feb '18	45	36.4%
Feb '17	33	21.2%



Current Year	45	41	53	48	52	45	43	49	42	35	22	41	29
Prior Year	33	40	43	41	45	40	45	33	33	23	24	36	45
Percent Change from Prior Year	36%	3%	23%	17%	16%	13%	-4%	48%	27%	52%	-8%	14%	-36%

New Listing Volume

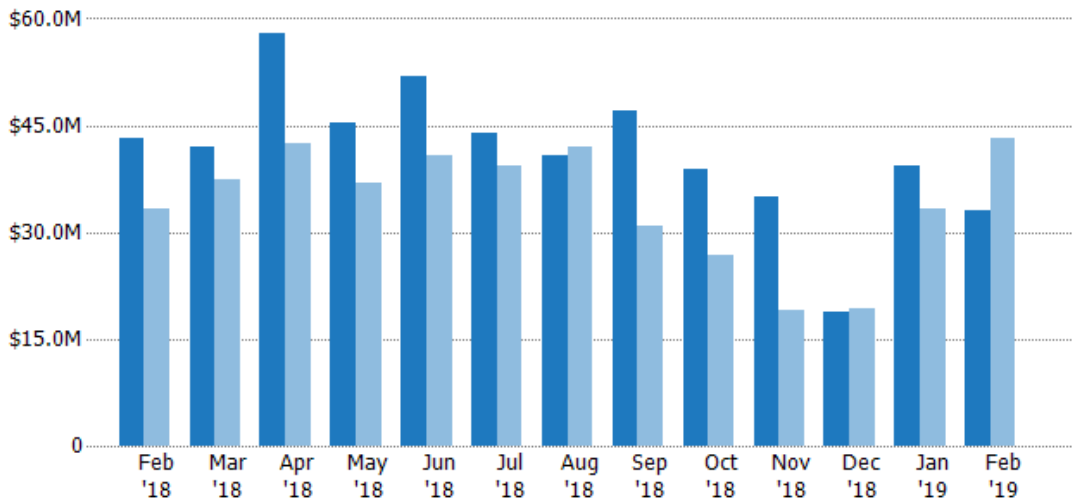
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Feb '19	\$33M	-23.7%
Feb '18	\$43.2M	30%
Feb '17	\$33.3M	13%



Current Year	\$43.2M	\$41.9M	\$57.9M	\$45.4M	\$51.8M	\$43.9M	\$40.7M	\$47M	\$38.7M	\$34.9M	\$18.7M	\$39.3M	\$33M
Prior Year	\$33.3M	\$37.4M	\$42.4M	\$36.8M	\$40.8M	\$39.2M	\$41.9M	\$30.8M	\$26.7M	\$19.1M	\$19.3M	\$33.3M	\$43.2M
Percent Change from Prior Year	30%	12%	37%	23%	27%	12%	-3%	52%	45%	83%	-3%	18%	-24%

Active Listings

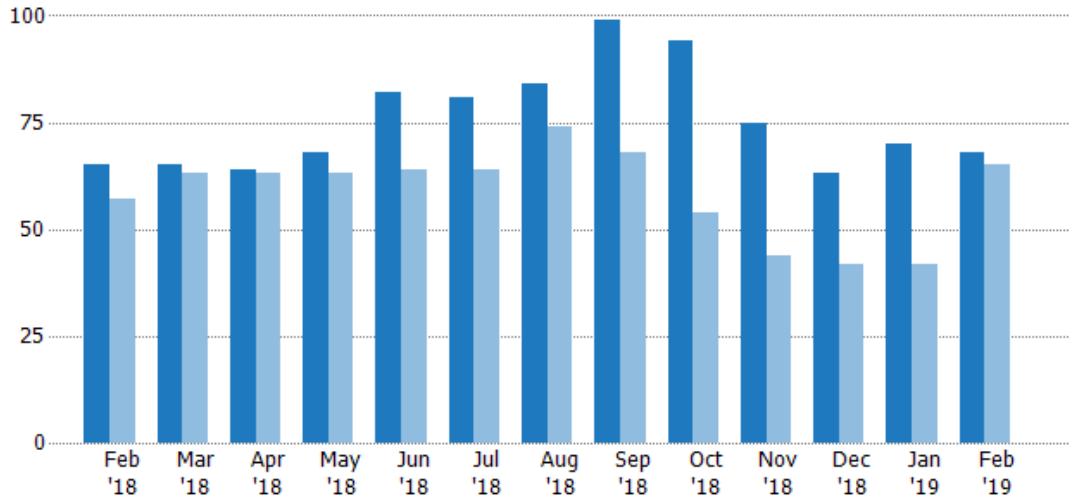
The number of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Feb '19	68	4.6%
Feb '18	65	14%
Feb '17	57	15.8%



Current Year	65	65	64	68	82	81	84	99	94	75	63	70	68
Prior Year	57	63	63	63	64	64	74	68	54	44	42	42	65
Percent Change from Prior Year	14%	3%	2%	8%	28%	27%	14%	46%	74%	70%	50%	67%	5%

Active Listing Volume

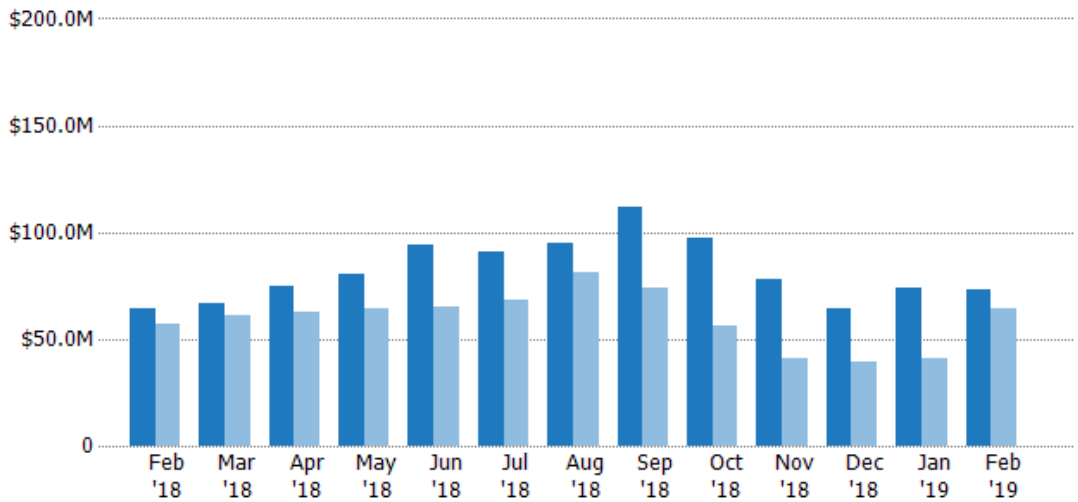
The sum of the listing price of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Feb '19	\$72.8M	13.9%
Feb '18	\$63.9M	11.7%
Feb '17	\$57.2M	9.8%



Current Year	\$63.9M	\$66.8M	\$74.9M	\$80.1M	\$93.8M	\$90.9M	\$95.1M	\$112M	\$97.4M	\$77.9M	\$64M	\$73.6M	\$72.8M
Prior Year	\$57.2M	\$61.4M	\$62.8M	\$63.9M	\$64.9M	\$68M	\$81.2M	\$73.8M	\$56.1M	\$40.8M	\$39.3M	\$41M	\$63.9M
Percent Change from Prior Year	12%	9%	19%	25%	45%	34%	17%	52%	73%	91%	63%	80%	14%

Average Listing Price

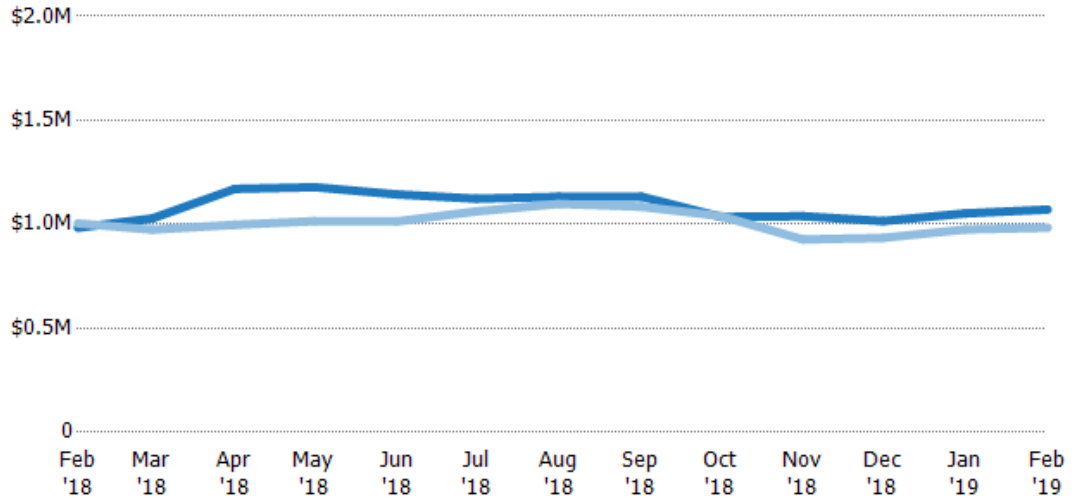
The average listing price of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Price	% Chg.
Feb '19	\$1.07M	8.9%
Feb '18	\$983K	-2%
Feb '17	\$1M	-5.1%



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	\$983K	\$1.03M	\$1.17M	\$1.18M	\$1.14M	\$1.12M	\$1.13M	\$1.13M	\$1.04M	\$1.04M	\$1.02M	\$1.05M	\$1.07M
Prior Year	\$1M	\$974K	\$997K	\$1.01M	\$1.01M	\$1.06M	\$1.1M	\$1.08M	\$1.04M	\$927K	\$935K	\$975K	\$983K
Percent Change from Prior Year	-2%	6%	17%	16%	13%	6%	3%	4%	0%	12%	9%	8%	9%

Median Listing Price

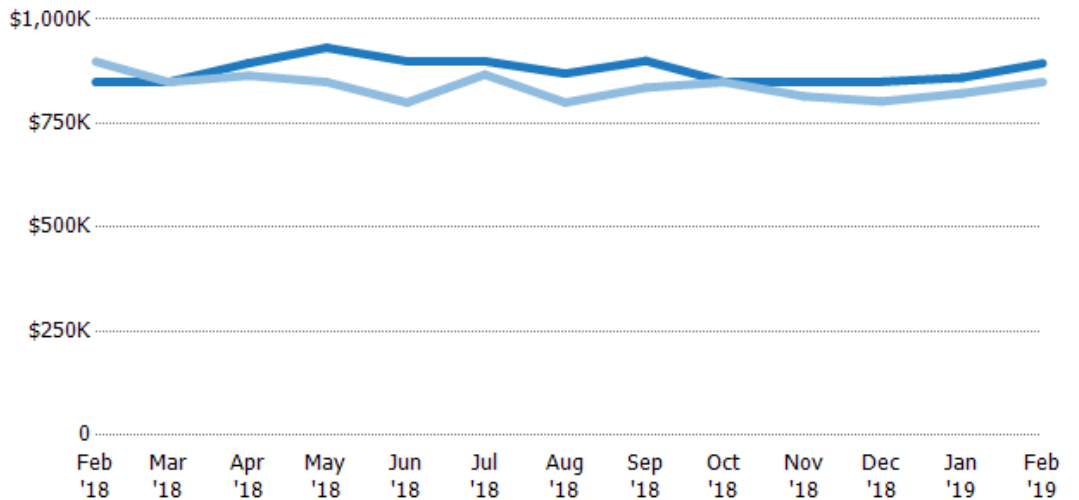
The median listing price of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Price	% Chg.
Feb '19	\$894K	5.3%
Feb '18	\$849K	-5.5%
Feb '17	\$898K	-16.5%



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	\$849K	\$849K	\$895K	\$932K	\$899K	\$899K	\$870K	\$900K	\$850K	\$849K	\$850K	\$860K	\$894K
Prior Year	\$898K	\$849K	\$865K	\$849K	\$800K	\$867K	\$800K	\$835K	\$849K	\$815K	\$803K	\$822K	\$849K
Percent Change from Prior Year	-5%	0%	3%	10%	12%	4%	9%	8%	0%	4%	6%	5%	5%

Months of Inventory

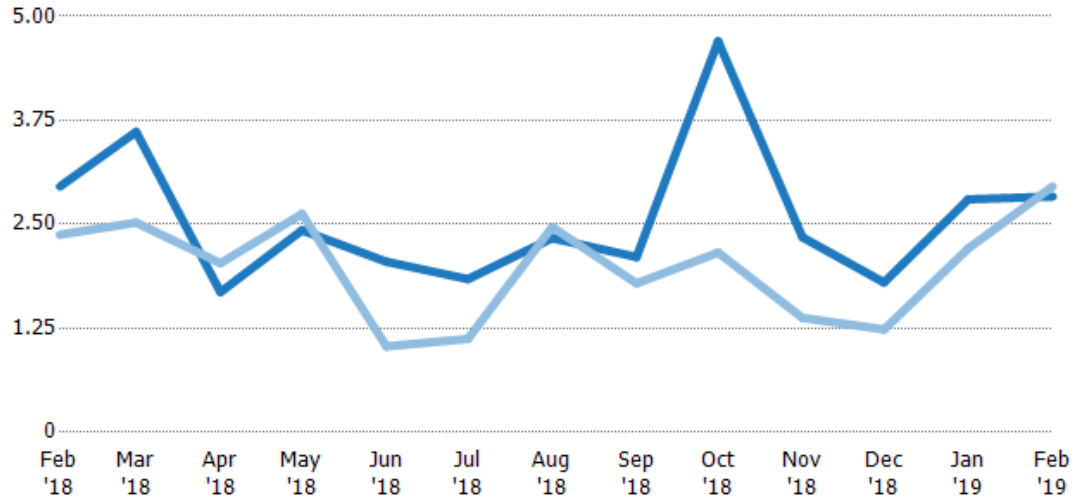
The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Months	% Chg.
Feb '19	2.83	-4.1%
Feb '18	2.95	24.4%
Feb '17	2.38	54.4%



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	2.95	3.61	1.68	2.43	2.05	1.84	2.33	2.11	4.7	2.34	1.8	2.8	2.83
Prior Year	2.38	2.52	2.03	2.63	1.03	1.12	2.47	1.79	2.16	1.38	1.24	2.21	2.95
Percent Change from Prior Year	24%	43%	-17%	-7%	99%	64%	-5%	18%	118%	70%	46%	27%	-4%

Absorption Rate

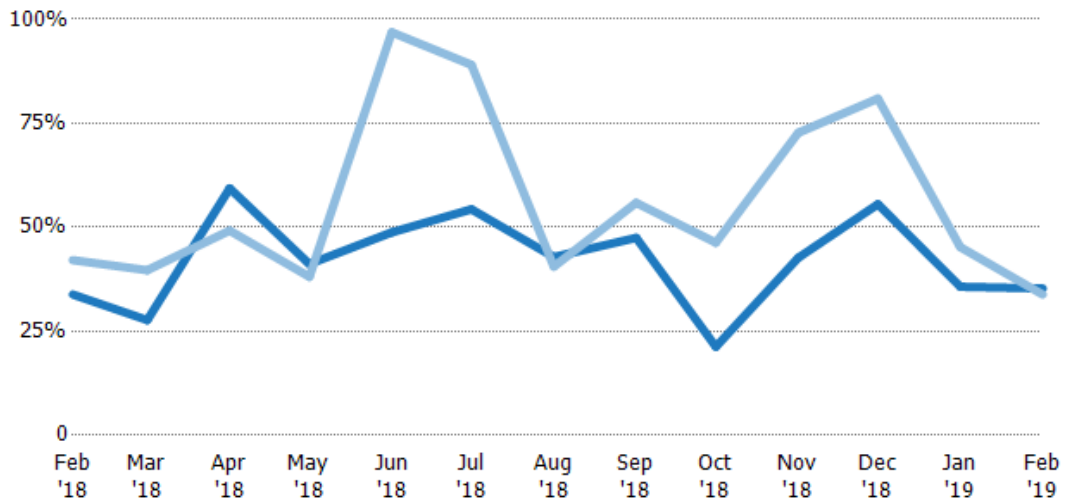
The percentage of inventory sold per month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Rate	Chg.
Feb '19	35%	-1.5%
Feb '18	34%	8.3%
Feb '17	42%	-35.2%



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	34%	28%	59%	41%	49%	54%	43%	47%	21%	43%	56%	36%	35%
Prior Year	42%	40%	49%	38%	97%	89%	41%	56%	46%	73%	81%	45%	34%
Change from Prior Year	8%	12%	-10%	-3%	48%	35%	-2%	8%	25%	30%	25%	10%	-1%

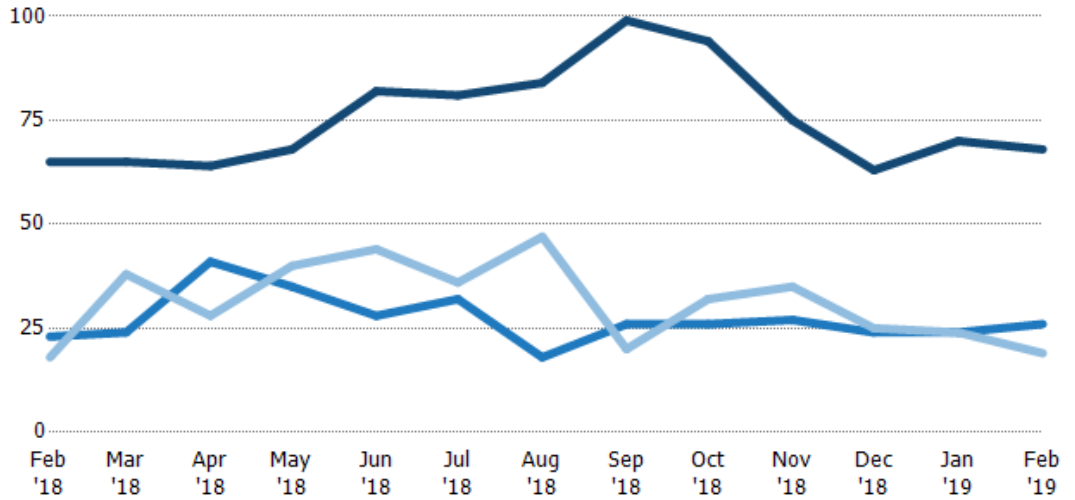
Active/Pending/Sold Units

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Active	65	65	64	68	82	81	84	99	94	75	63	70	68
Pending	23	24	41	35	28	32	18	26	26	27	24	24	26
Sold	18	38	28	40	44	36	47	20	32	35	25	24	19

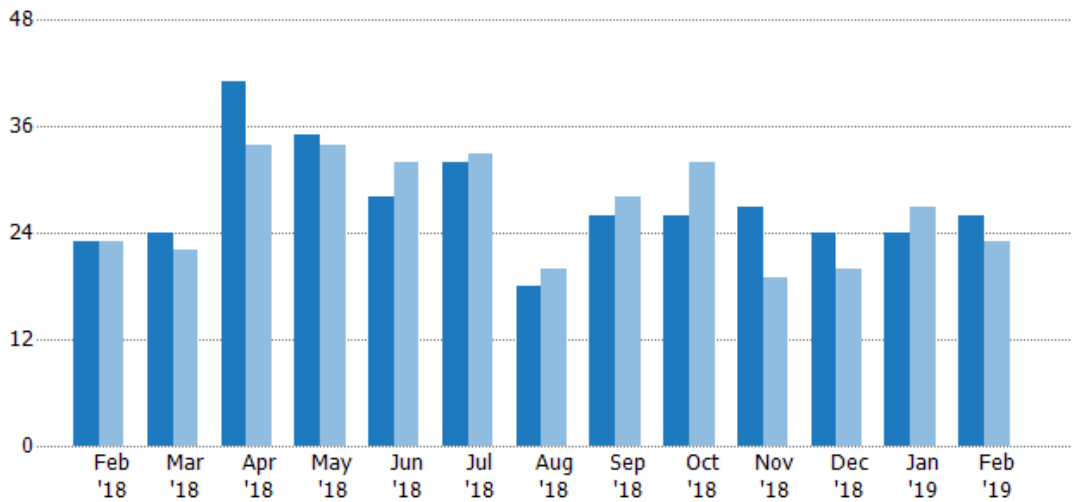
Pending Sales

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



Month/Year	Count	% Chg.
Feb '19	26	13%
Feb '18	23	0%
Feb '17	23	43.5%

	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	23	24	41	35	28	32	18	26	26	27	24	24	26
Prior Year	23	22	34	34	32	33	20	28	32	19	20	27	23
Percent Change from Prior Year	0%	9%	21%	3%	-13%	-3%	-10%	-7%	-19%	42%	20%	-11%	13%

Pending Sales Volume

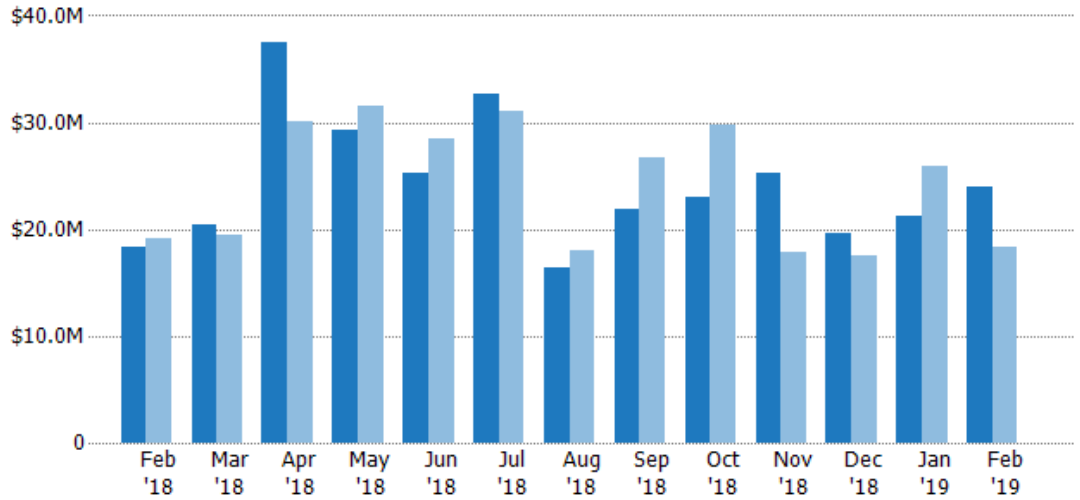
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Feb '19	\$23.9M	30.5%
Feb '18	\$18.3M	-4.2%
Feb '17	\$19.1M	24.6%



Current Year	\$18.3M	\$20.4M	\$37.5M	\$29.3M	\$25.3M	\$32.6M	\$16.4M	\$21.8M	\$23M	\$25.2M	\$19.6M	\$21.2M	\$23.9M
Prior Year	\$19.1M	\$19.4M	\$30.1M	\$31.6M	\$28.4M	\$31M	\$17.9M	\$26.7M	\$29.7M	\$17.8M	\$17.5M	\$25.9M	\$18.3M
Percent Change from Prior Year	-4%	5%	25%	-7%	-11%	5%	-9%	-18%	-23%	42%	12%	-18%	31%

Closed Sales

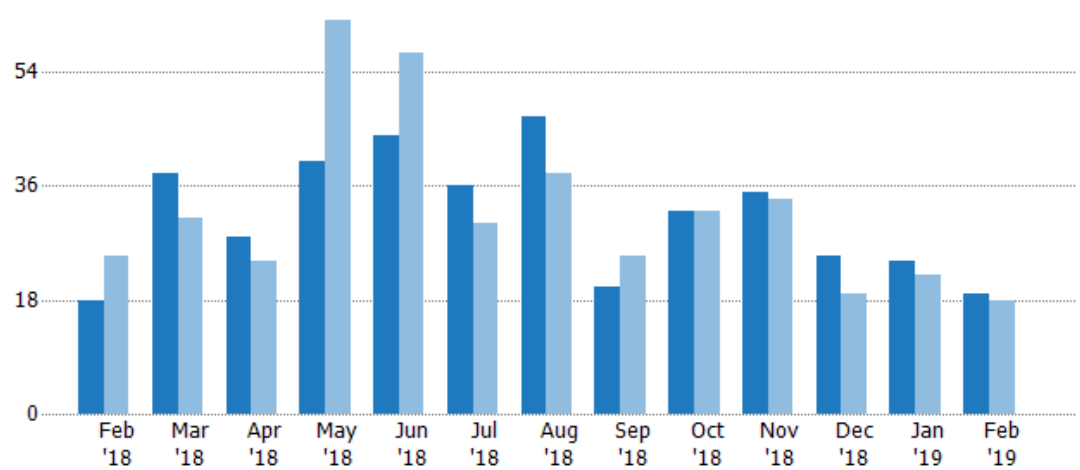
The total number of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Feb '19	19	5.6%
Feb '18	18	-28%
Feb '17	25	-8%



Current Year	18	38	28	40	44	36	47	20	32	35	25	24	19
Prior Year	25	31	24	62	57	30	38	25	32	34	19	22	18
Percent Change from Prior Year	-28%	23%	17%	-35%	-23%	20%	24%	-20%	0%	3%	32%	9%	6%

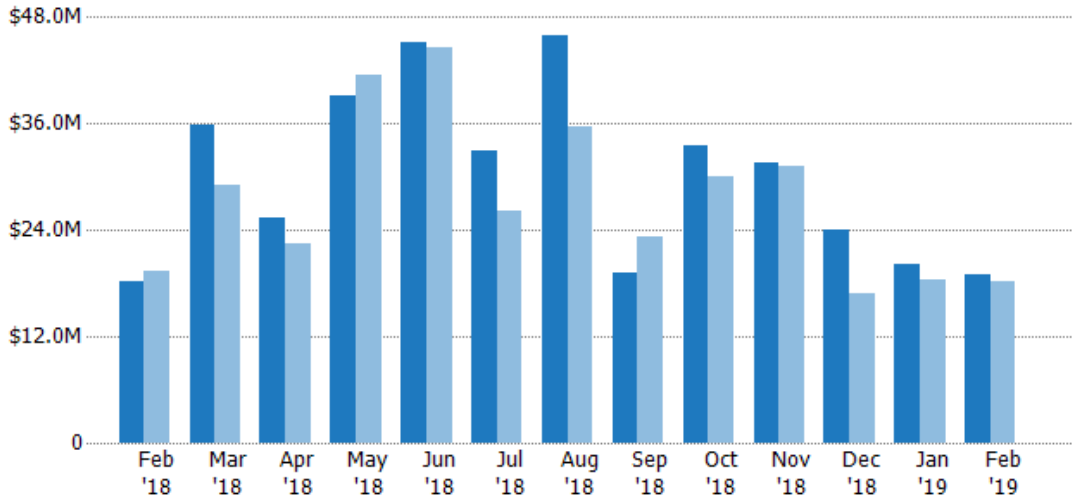
Closed Sales Volume

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



Month/Year	Volume	% Chg.
Feb '19	\$19M	4.8%
Feb '18	\$18.2M	-6.4%
Feb '17	\$19.4M	-0.8%

Current Year	\$18.2M	\$35.8M	\$25.3M	\$39.2M	\$45.1M	\$33M	\$46M	\$19.2M	\$33.6M	\$31.5M	\$24.1M	\$20.2M	\$19M
Prior Year	\$19.4M	\$29.1M	\$22.4M	\$41.5M	\$44.5M	\$26.1M	\$35.7M	\$23.3M	\$30M	\$31.1M	\$16.8M	\$18.4M	\$18.2M
Percent Change from Prior Year	-6%	23%	13%	-6%	1%	27%	29%	-18%	12%	1%	43%	10%	5%

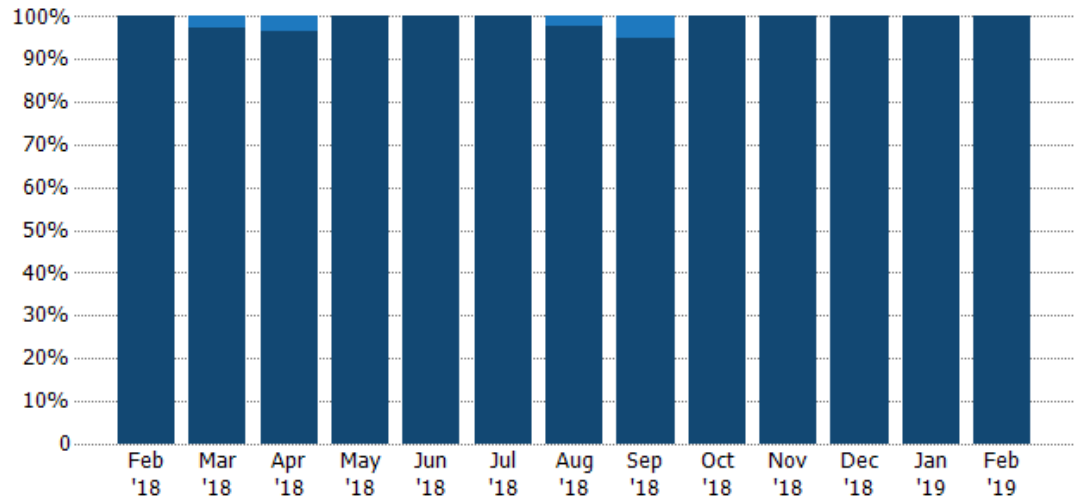
Closed Sales by Property Type

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



Condo/Townhouse	-	3%	4%	-	-	-	2%	5%	-	-	-	-	-
Single Family Residence	100%	97%	96%	100%	100%	100%	98%	95%	100%	100%	100%	100%	100%

Average Sales Price

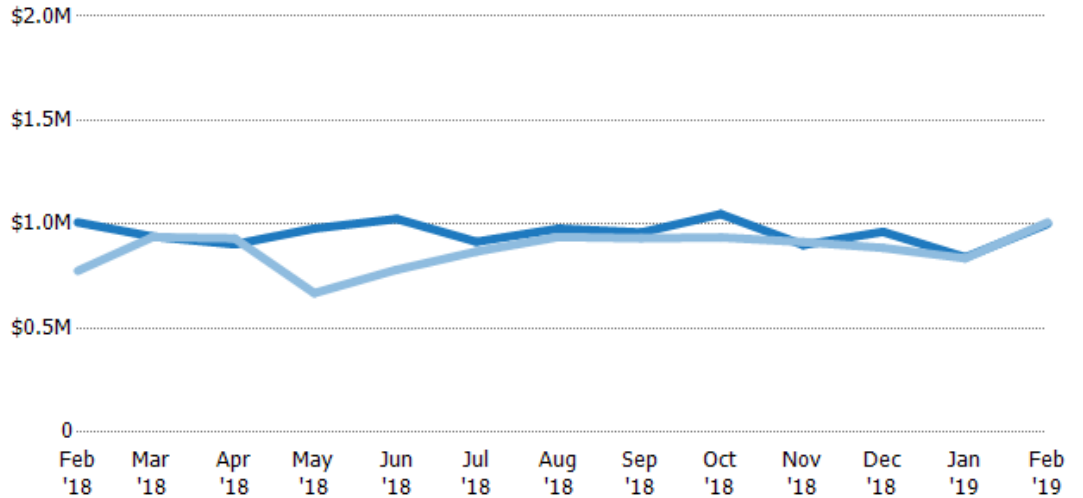
The average sales price of the residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Price	% Chg.
Feb '19	\$1M	-0.7%
Feb '18	\$1.01M	30%
Feb '17	\$776K	7.9%



Month/Year	Price	% Chg.
Feb '19	\$1M	-0.7%
Feb '18	\$1.01M	30%
Feb '17	\$776K	7.9%

Median Sales Price

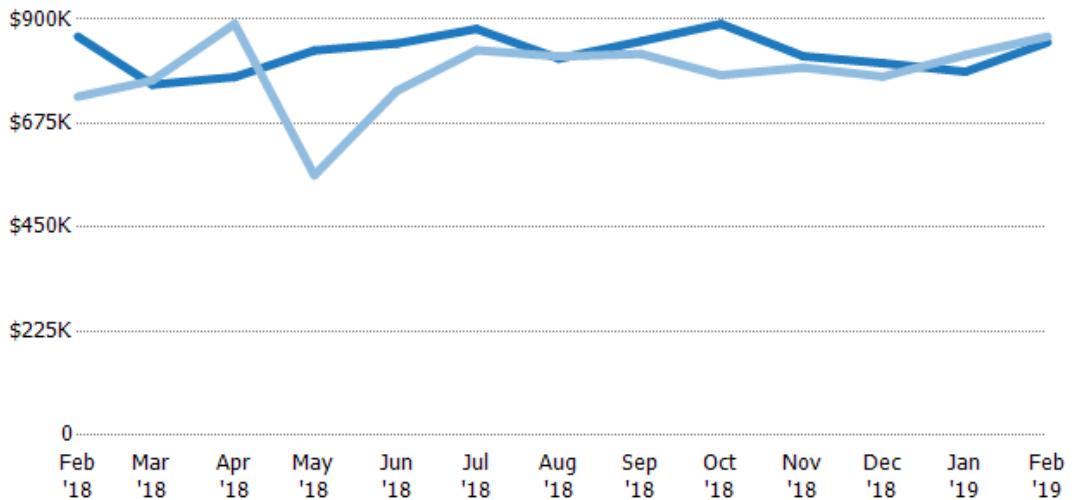
The median sales price of the residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Price	% Chg.
Feb '19	\$850K	-1.4%
Feb '18	\$863K	17.7%
Feb '17	\$733K	-6.1%



Month/Year	Price	% Chg.
Feb '19	\$850K	-1.4%
Feb '18	\$863K	17.7%
Feb '17	\$733K	-6.1%

Distressed Listings

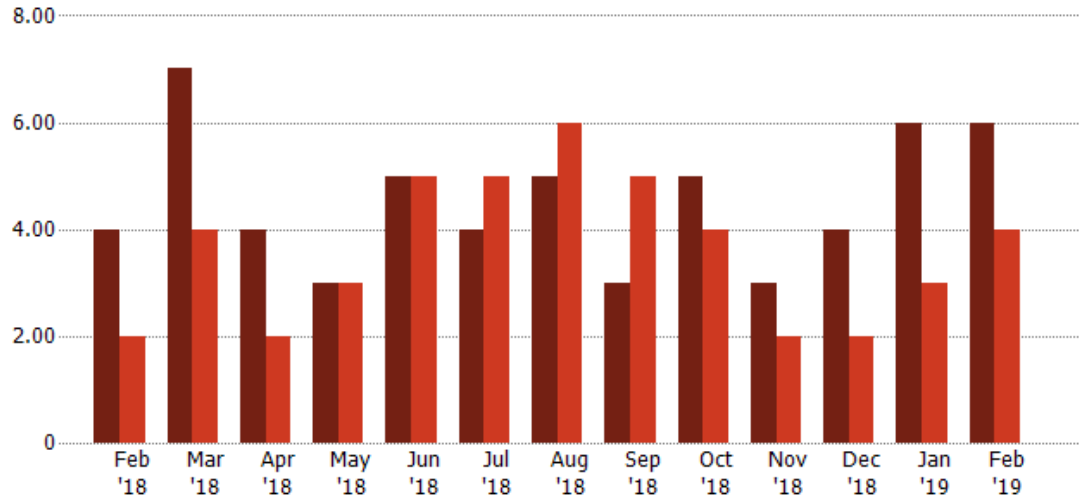
The number of distressed residential properties that were for sale at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Feb '19	6	50%
Feb '18	4	100%
Feb '17	2	200%



Current Year	4	7	4	3	5	4	5	3	5	3	4	6	6
Prior Year	2	4	2	3	5	5	6	5	4	2	2	3	4
Percent Change from Prior Year	100%	75%	100%	0%	0%	-20%	-17%	-40%	25%	50%	100%	100%	50%

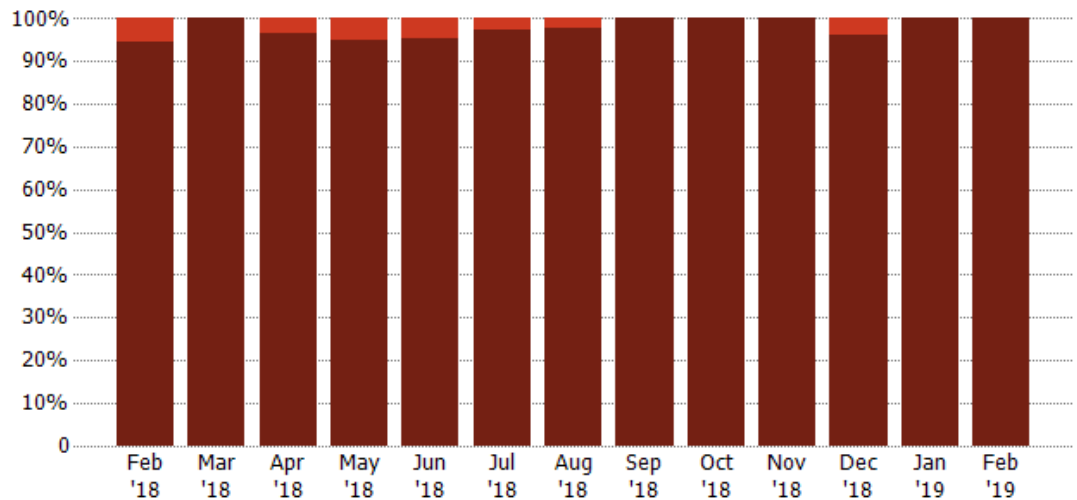
Distressed Sales by Sales Type

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



Pre-Foreclosure	6%	-	4%	5%	5%	3%	2%	-	-	-	4%	-	-
Non-Distressed	94%	100%	96%	95%	95%	97%	98%	100%	100%	100%	96%	100%	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: Altadena

Run Date: 03/11/2019

Scheduled: No

Report Date Range: From 2/2018 To: 2/2019

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

MLS:	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: Altadena, CA 91001 Altadena, CA 91003

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 2/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area