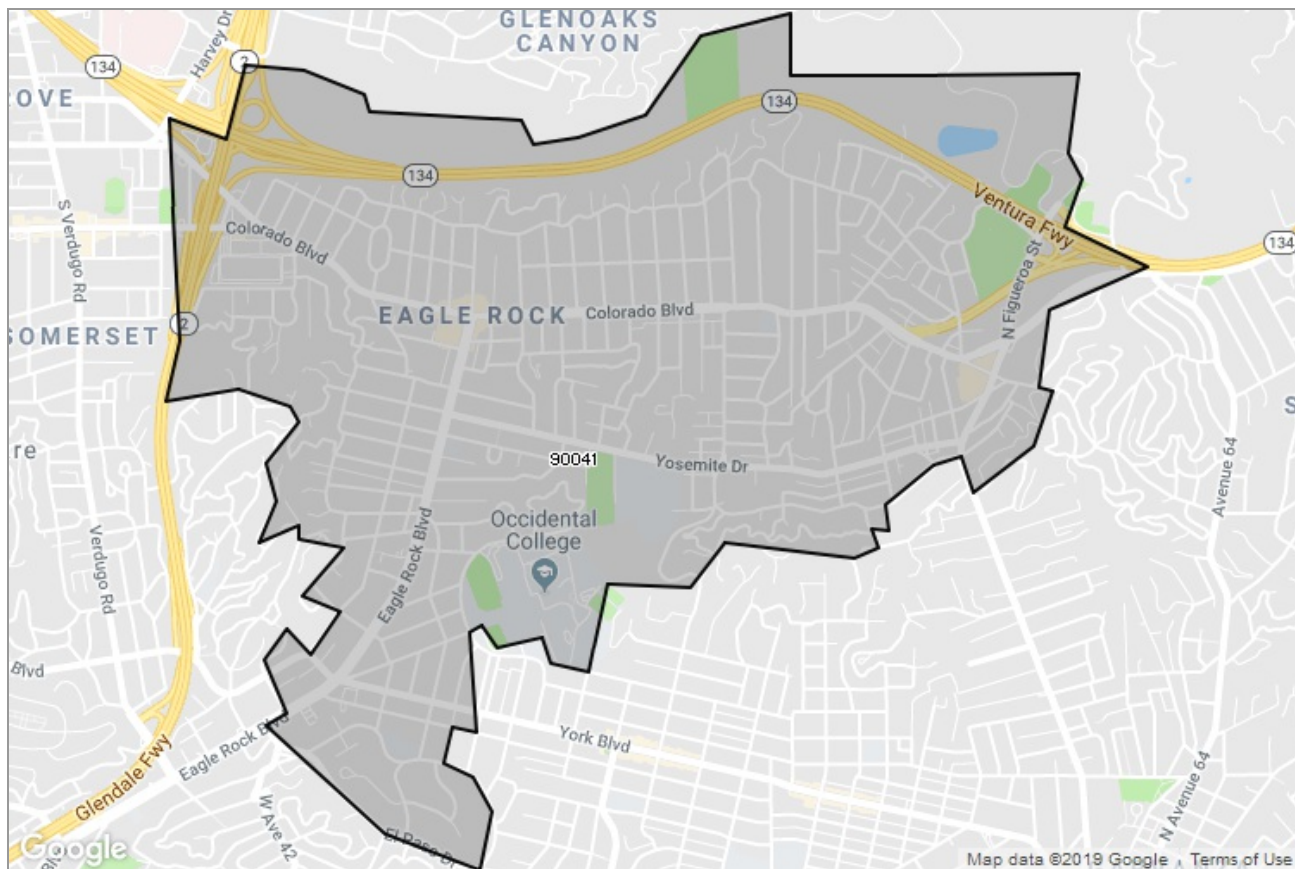




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Eagle Rock



## Report Characteristics

**Report Name:**  
Eagle Rock

**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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	20	17	+17.6%	44	31	+41.9%
New Listing Volume	\$20,741,268	\$15,560,900	+33.3%	\$43,891,017	\$26,321,299	+66.8%
Active Listing Count	35	16	+118.8%	N/A	N/A	
Active Listing Volume	\$35,344,916	\$14,580,799	+142.4%	N/A	N/A	
Average Listing Price	\$1,009,855	\$911,300	+10.8%	\$962,120	\$888,831	+8.2%
Median Listing Price	\$889,990	\$889,500	+0.1%	\$861,637	\$869,250	-0.9%
Months of Inventory	3.5	1.6	+118.8%	3.5	2.1	+61.7%
Absorption Rate	28.57%	62.5%	-33.9%	28.99%	46.88%	-17.9%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	20	22	-9.1%	N/A	N/A	
Pending Sales Volume	\$18,406,300	\$19,179,099	-4%	N/A	N/A	
Closed Sales Count	9	10	-10%	19	20	-5%
Closed Sales Volume	\$9,509,000	\$9,418,000	+1%	\$19,729,575	\$24,347,000	-19%
Average Sales Price	\$1,056,556	\$941,800	+12.2%	\$1,038,399	\$1,217,350	-14.7%
Median Sales Price	\$1,100,000	\$867,500	+26.8%	\$1,010,283	\$991,250	+1.9%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	1	1	±	N/A	N/A	

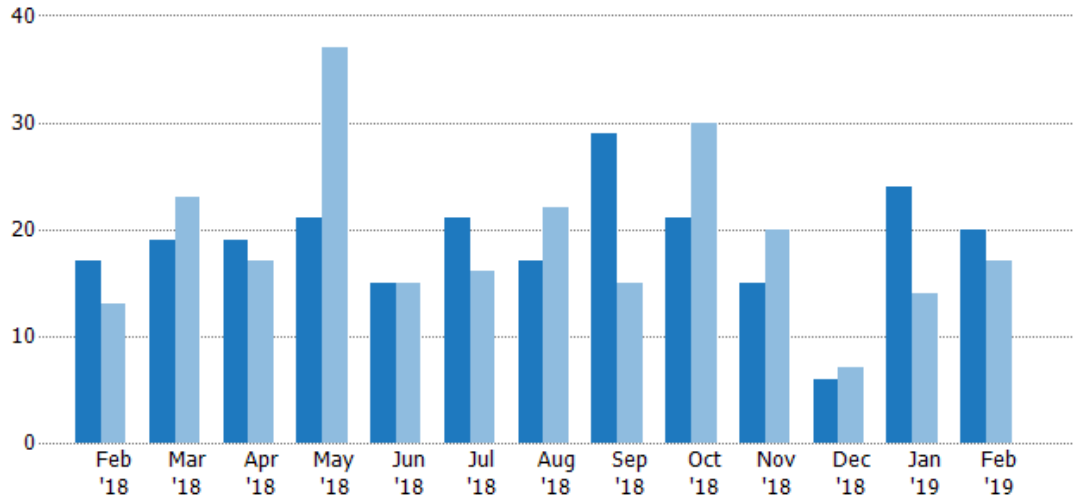
## New Listings

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

### Filters Used

ZIP: Los Angeles, CA 90041  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Feb '19	20	17.6%
Feb '18	17	30.8%
Feb '17	13	76.9%



	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	17	19	19	21	15	21	17	29	21	15	6	24	20
Prior Year	13	23	17	37	15	16	22	15	30	20	7	14	17
Percent Change from Prior Year	31%	-17%	12%	-43%	0%	31%	-23%	93%	-30%	-25%	-14%	71%	18%

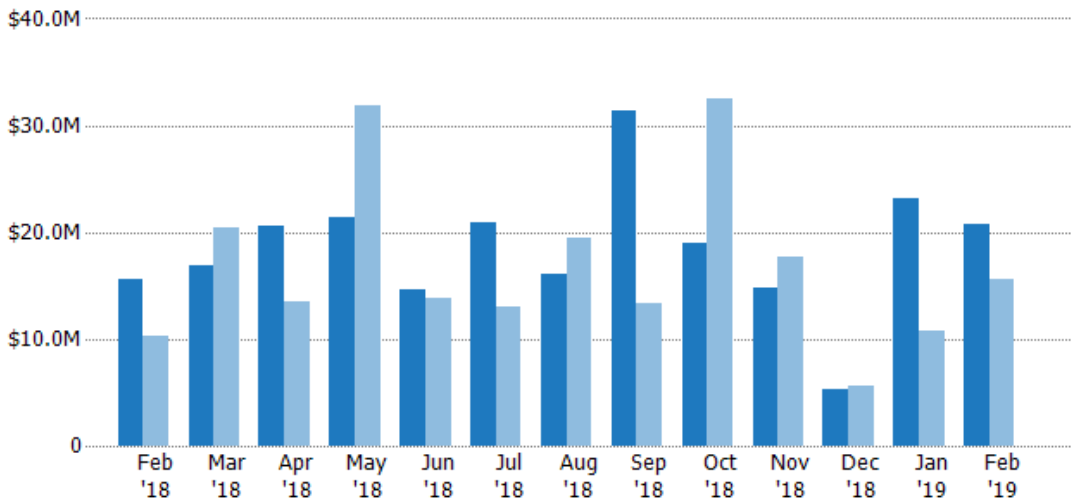
## New Listing Volume

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

### Filters Used

ZIP: Los Angeles, CA 90041  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Feb '19	\$20.7M	33.3%
Feb '18	\$15.6M	50.7%
Feb '17	\$10.3M	66.2%



	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	\$15.6M	\$16.8M	\$20.6M	\$21.4M	\$14.6M	\$20.9M	\$16.1M	\$31.3M	\$19M	\$14.8M	\$5.34M	\$23.1M	\$20.7M
Prior Year	\$10.3M	\$20.5M	\$13.5M	\$31.9M	\$13.8M	\$13.1M	\$19.5M	\$13.3M	\$32.6M	\$17.7M	\$5.58M	\$10.8M	\$15.6M
Percent Change from Prior Year	51%	-18%	53%	-33%	6%	60%	-17%	135%	-42%	-17%	-4%	115%	33%

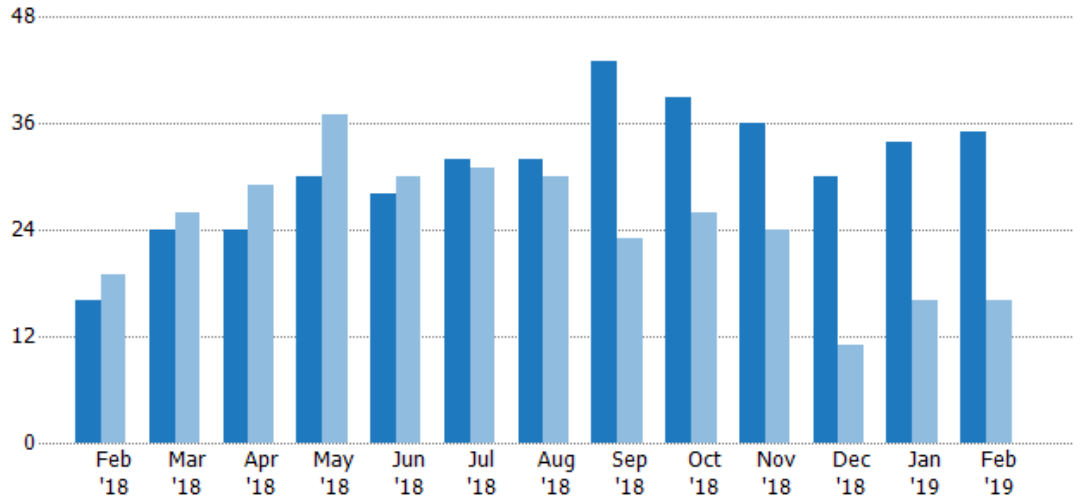
## Active Listings

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Feb '19	35	118.8%
Feb '18	16	-15.8%
Feb '17	19	52.6%



	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	16	24	24	30	28	32	32	43	39	36	30	34	35
Prior Year	19	26	29	37	30	31	30	23	26	24	11	16	16
Percent Change from Prior Year	-16%	-8%	-17%	-19%	-7%	3%	7%	87%	50%	50%	173%	113%	119%

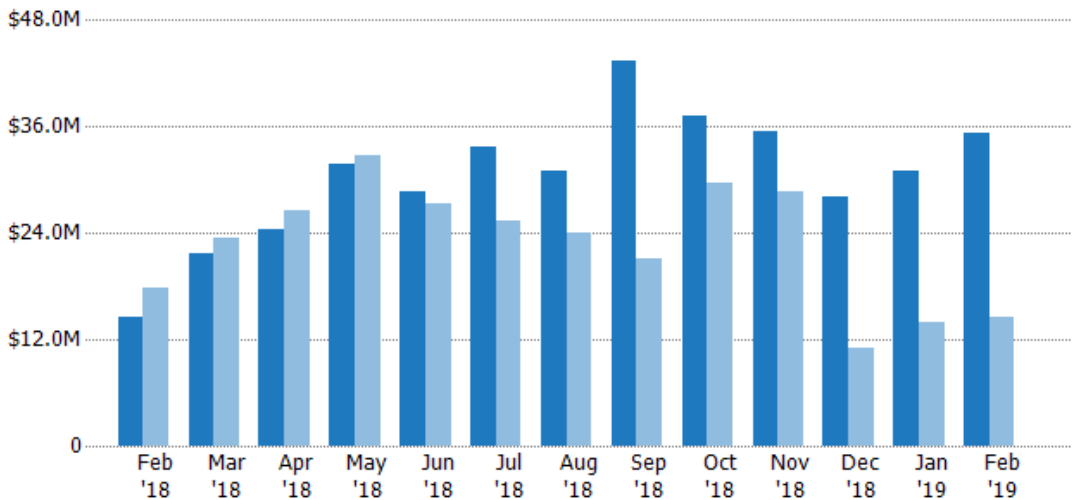
## Active Listing Volume

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Feb '19	\$35.3M	142.4%
Feb '18	\$14.6M	-17.8%
Feb '17	\$17.7M	26%



	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	\$14.6M	\$21.7M	\$24.4M	\$31.8M	\$28.6M	\$33.8M	\$30.9M	\$43.4M	\$37.3M	\$35.5M	\$28.1M	\$31M	\$35.3M
Prior Year	\$17.7M	\$23.4M	\$26.5M	\$32.7M	\$27.3M	\$25.3M	\$24M	\$21.2M	\$29.7M	\$28.7M	\$10.9M	\$13.9M	\$14.6M
Percent Change from Prior Year	-18%	-7%	-8%	-3%	5%	34%	29%	105%	26%	24%	157%	124%	142%

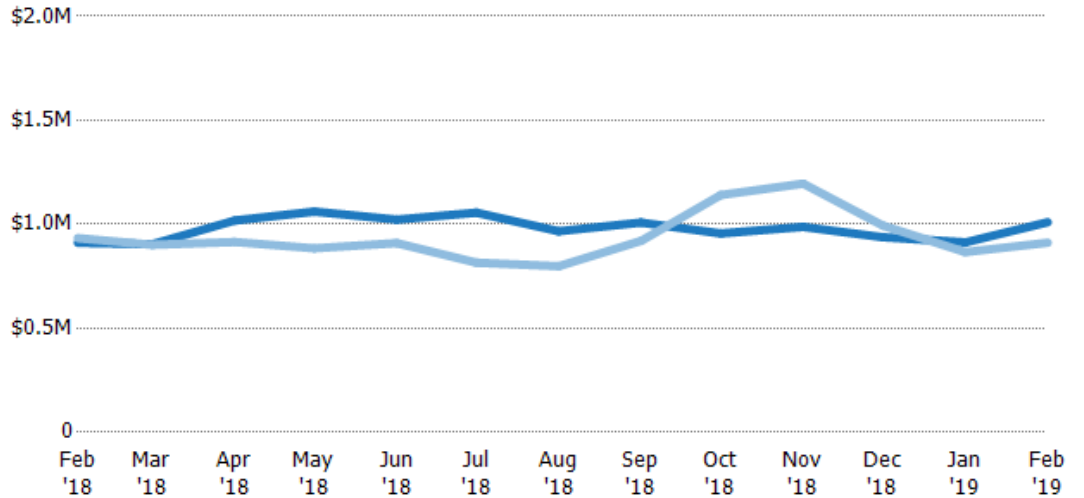
## Average Listing Price

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Feb '19	\$1.01M	10.8%
Feb '18	\$911K	-2.4%
Feb '17	\$933K	-17.4%



Current Year	\$911K	\$904K	\$1.02M	\$1.06M	\$1.02M	\$1.06M	\$967K	\$1.01M	\$956K	\$987K	\$938K	\$913K	\$1.01M
Prior Year	\$933K	\$901K	\$915K	\$884K	\$909K	\$815K	\$798K	\$920K	\$1.14M	\$1.2M	\$994K	\$866K	\$911K
Percent Change from Prior Year	-2%	0%	11%	20%	12%	29%	21%	10%	-16%	-17%	-6%	5%	11%

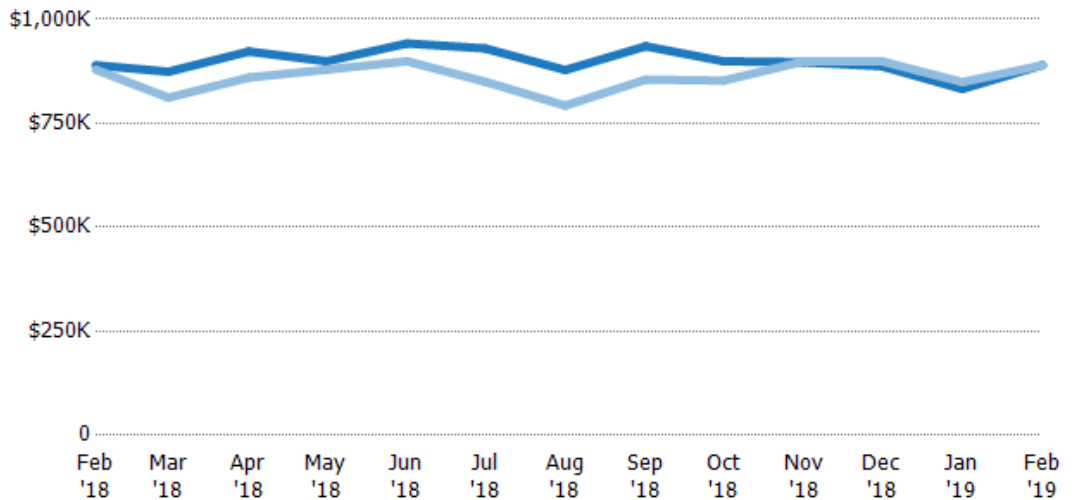
## Median Listing Price

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Feb '19	\$890K	0.1%
Feb '18	\$890K	1.2%
Feb '17	\$879K	-14.7%



Current Year	\$890K	\$874K	\$923K	\$899K	\$942K	\$930K	\$878K	\$935K	\$899K	\$897K	\$887K	\$832K	\$890K
Prior Year	\$879K	\$812K	\$860K	\$879K	\$899K	\$850K	\$792K	\$855K	\$853K	\$899K	\$899K	\$849K	\$890K
Percent Change from Prior Year	1%	8%	7%	2%	5%	9%	11%	9%	5%	0%	-1%	-2%	0%

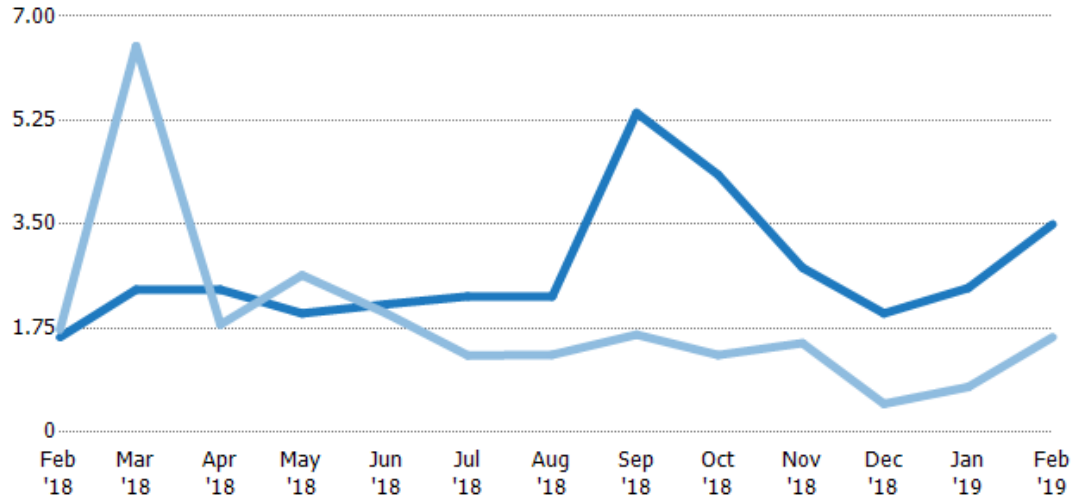
## Months of Inventory

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

### Filters Used

ZIP: Los Angeles, CA 90041  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Months	% Chg.
Feb '19	3.5	118.8%
Feb '18	1.6	-7.4%
Feb '17	1.73	52.6%



Current Year	1.6	2.4	2.4	2	2.15	2.29	2.29	5.38	4.33	2.77	2	2.43	3.5
Prior Year	1.73	6.5	1.81	2.64	2	1.29	1.3	1.64	1.3	1.5	0.48	0.76	1.6
Percent Change from Prior Year	-7%	-63%	32%	-24%	8%	77%	75%	227%	233%	85%	318%	219%	119%

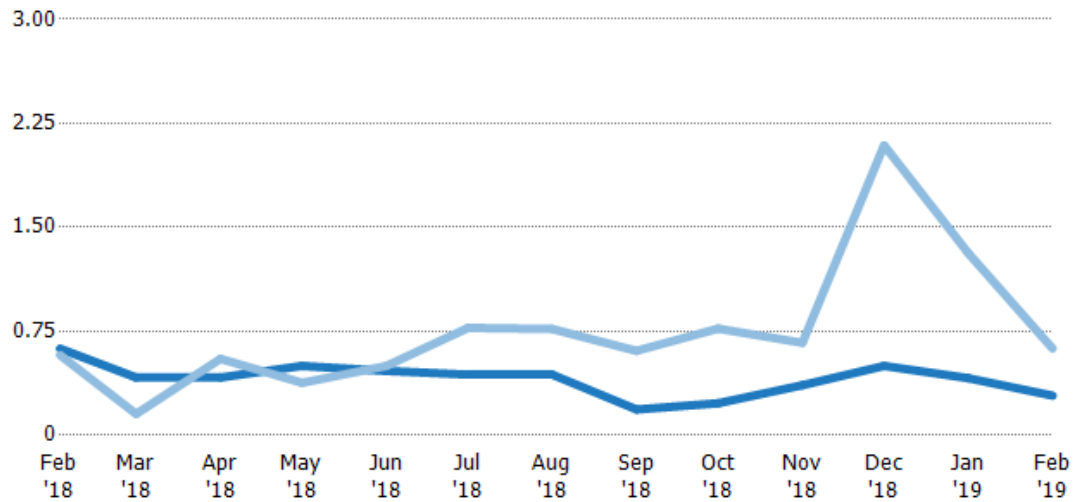
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: Los Angeles, CA 90041  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Rate	Chg.
Feb '19	29%	33.9%
Feb '18	63%	-4.6%
Feb '17	58%	-34.5%



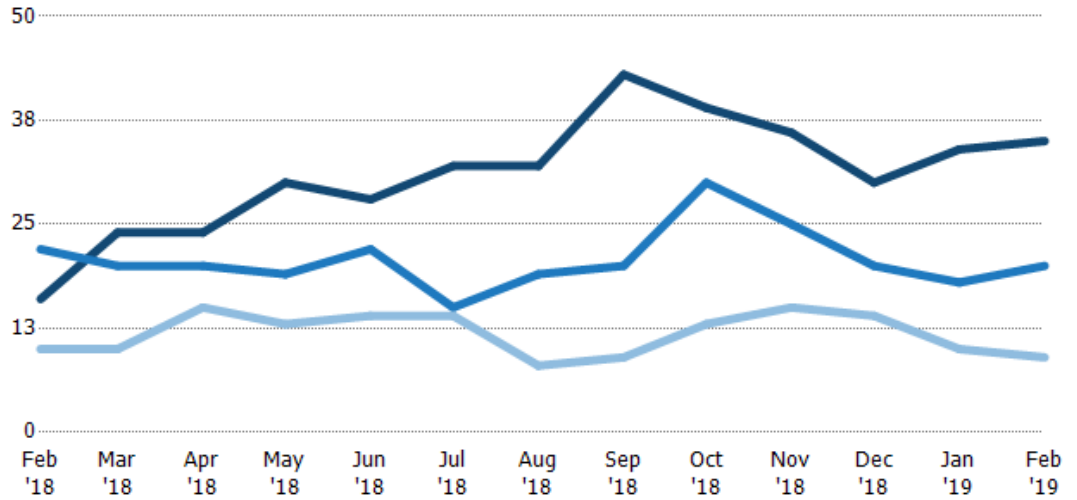
Current Year	63%	42%	42%	50%	46%	44%	44%	19%	23%	36%	50%	41%	29%
Prior Year	58%	15%	55%	38%	50%	77%	77%	61%	77%	67%	209%	131%	63%
Change from Prior Year	-5%	-26%	14%	-12%	4%	34%	33%	42%	54%	31%	159%	90%	34%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



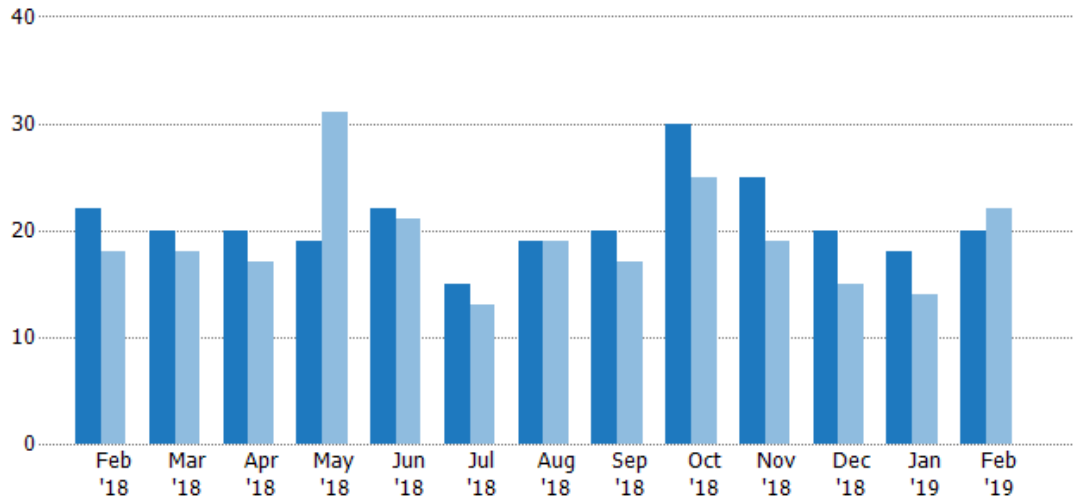
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Active	16	24	24	30	28	32	32	43	39	36	30	34	35
Pending	22	20	20	19	22	15	19	20	30	25	20	18	20
Sold	10	10	15	13	14	14	8	9	13	15	14	10	9

## Pending Sales

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Month/Year	Count	% Chg.
Feb '19	20	-9.1%
Feb '18	22	22.2%
Feb '17	18	22.2%

	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	22	20	20	19	22	15	19	20	30	25	20	18	20
Prior Year	18	18	17	31	21	13	19	17	25	19	15	14	22
Percent Change from Prior Year	22%	11%	18%	-39%	5%	15%	0%	18%	20%	32%	33%	29%	-9%

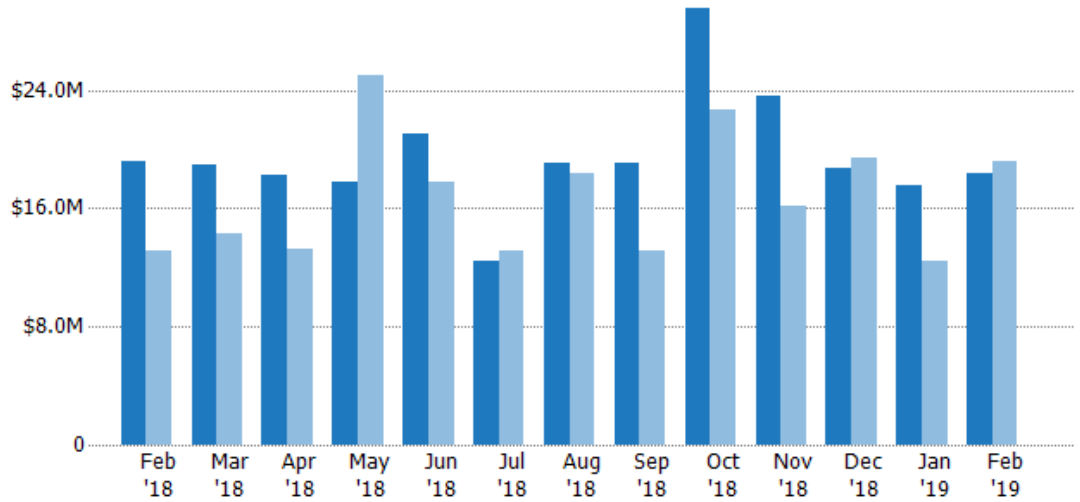
## Pending Sales Volume

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Feb '19	\$18.4M	-4%
Feb '18	\$19.2M	46.1%
Feb '17	\$13.1M	35.7%



Current Year	\$19.2M	\$18.9M	\$18.3M	\$17.8M	\$21M	\$12.5M	\$19.1M	\$19.1M	\$29.5M	\$23.6M	\$18.7M	\$17.5M	\$18.4M
Prior Year	\$13.1M	\$14.3M	\$13.2M	\$25M	\$17.8M	\$13.2M	\$18.3M	\$13.2M	\$22.6M	\$16.2M	\$19.4M	\$12.4M	\$19.2M
Percent Change from Prior Year	46%	32%	38%	-29%	18%	-5%	4%	45%	30%	45%	-4%	41%	-4%

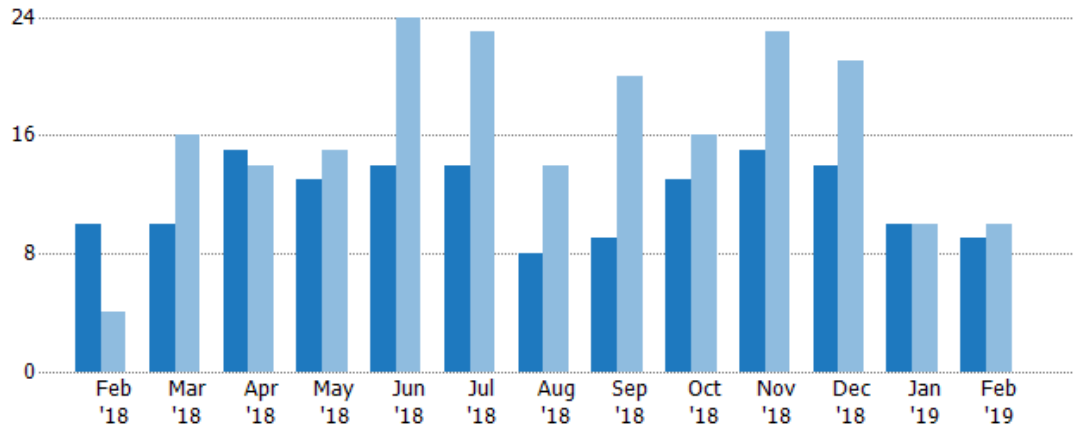
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Feb '19	9	-10%
Feb '18	10	150%
Feb '17	4	150%



Current Year	10	10	15	13	14	14	8	9	13	15	14	10	9
Prior Year	4	16	14	15	24	23	14	20	16	23	21	10	10
Percent Change from Prior Year	150%	-38%	7%	-13%	-42%	-39%	-43%	-55%	-19%	-35%	-33%	0%	-10%



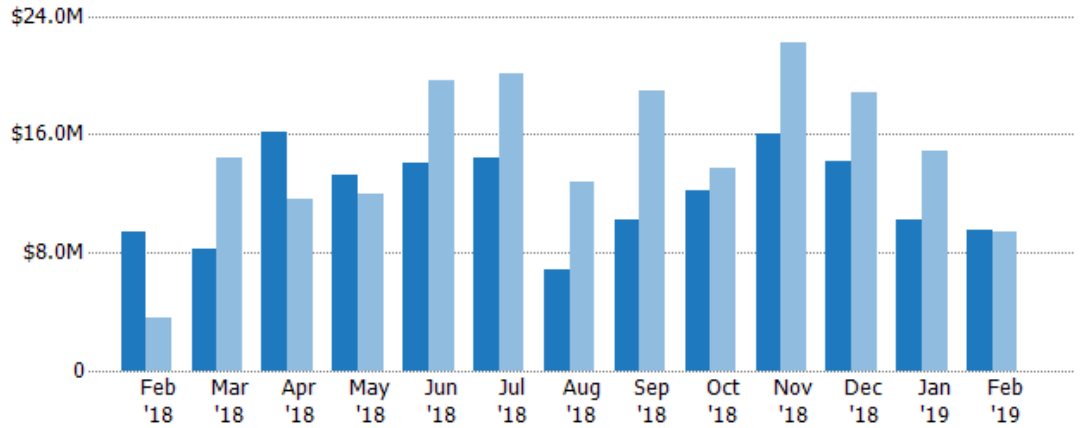
## Closed Sales Volume

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Feb '19	\$9.51M	1%
Feb '18	\$9.42M	160.5%
Feb '17	\$3.62M	131.9%



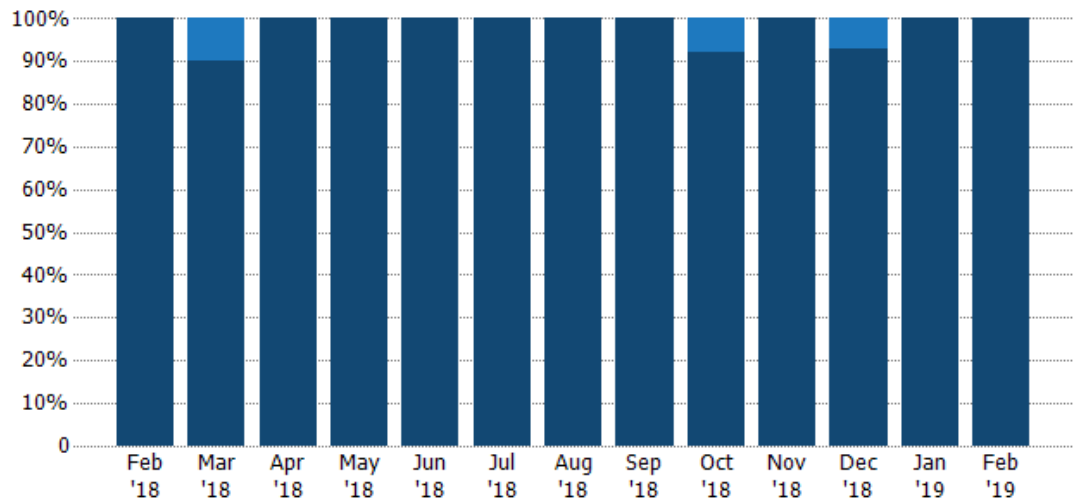
Current Year	\$9.42M	\$8.24M	\$16.1M	\$13.3M	\$14.1M	\$14.4M	\$6.9M	\$10.2M	\$12.2M	\$16M	\$14.2M	\$10.2M	\$9.51M
Prior Year	\$3.62M	\$14.4M	\$11.7M	\$11.9M	\$19.7M	\$20.1M	\$12.8M	\$19M	\$13.7M	\$22.2M	\$18.8M	\$14.9M	\$9.42M
Percent Change from Prior Year	160%	-43%	38%	11%	-29%	-28%	-46%	-46%	-10%	-28%	-24%	-32%	1%

## Closed Sales by Property Type

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Condo/Townhouse	-	10%	-	-	-	-	-	-	8%	-	7%	-	-
Single Family Residence	100%	90%	100%	100%	100%	100%	100%	100%	92%	100%	93%	100%	100%

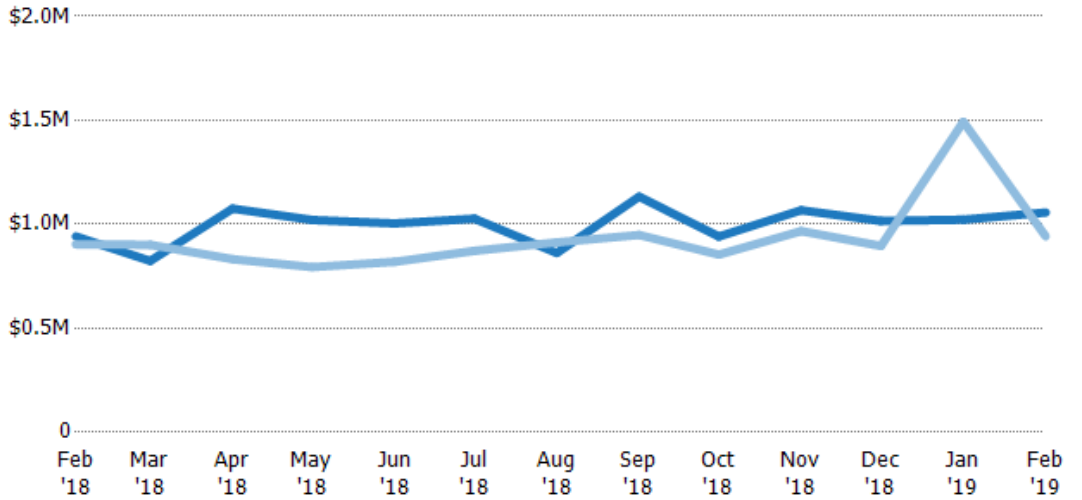
## Average Sales Price

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

### Filters Used

ZIP: Los Angeles, CA 90041  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Feb '19	\$1.06M	12.2%
Feb '18	\$942K	4.2%
Feb '17	\$904K	-7.2%



Current Year	\$942K	\$824K	\$1.08M	\$1.02M	\$1M	\$1.03M	\$862K	\$1.13M	\$941K	\$1.07M	\$1.02M	\$1.02M	\$1.06M
Prior Year	\$904K	\$901K	\$832K	\$794K	\$819K	\$872K	\$913K	\$949K	\$854K	\$967K	\$896K	\$1.49M	\$942K
Percent Change from Prior Year	4%	-9%	29%	29%	23%	18%	-6%	19%	10%	10%	13%	-32%	12%

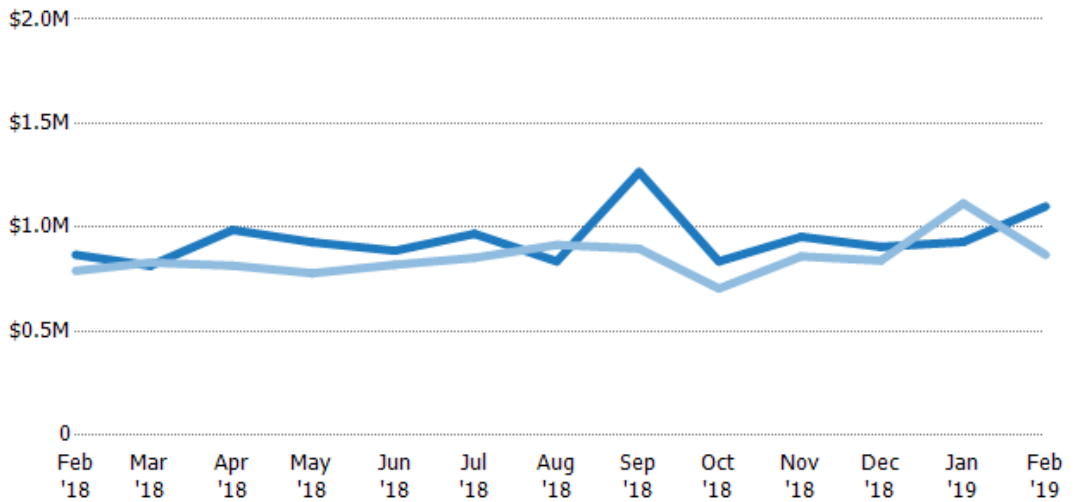
## Median Sales Price

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

### Filters Used

ZIP: Los Angeles, CA 90041  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Feb '19	\$1.1M	26.8%
Feb '18	\$868K	9.7%
Feb '17	\$790K	-3.5%



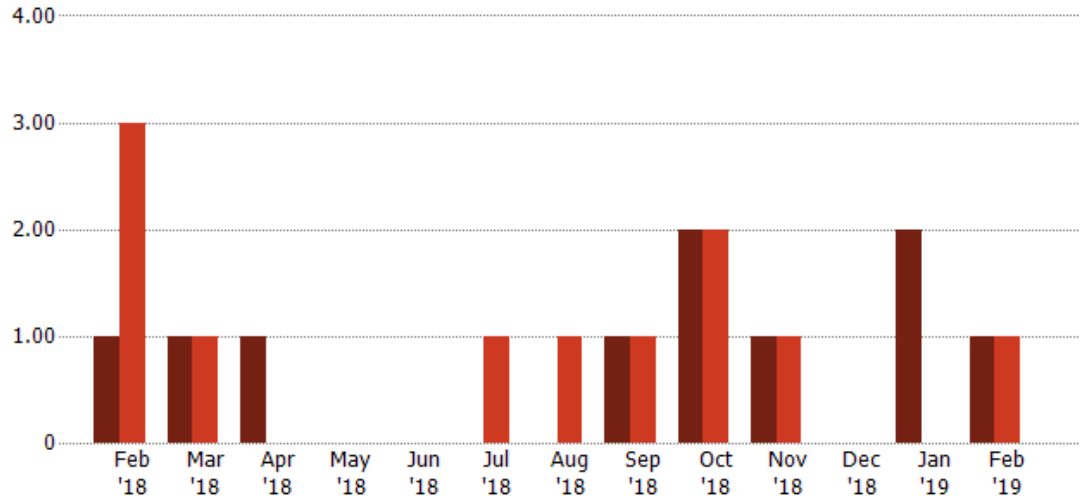
Current Year	\$868K	\$815K	\$987K	\$928K	\$887K	\$969K	\$836K	\$1.27M	\$836K	\$954K	\$906K	\$930K	\$1.1M
Prior Year	\$790K	\$830K	\$816K	\$779K	\$820K	\$853K	\$915K	\$897K	\$706K	\$860K	\$840K	\$1.12M	\$868K
Percent Change from Prior Year	10%	-2%	21%	19%	8%	14%	-9%	41%	18%	11%	8%	-17%	27%

## Distressed Listings

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

### Filters Used

ZIP: Los Angeles, CA 90041  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



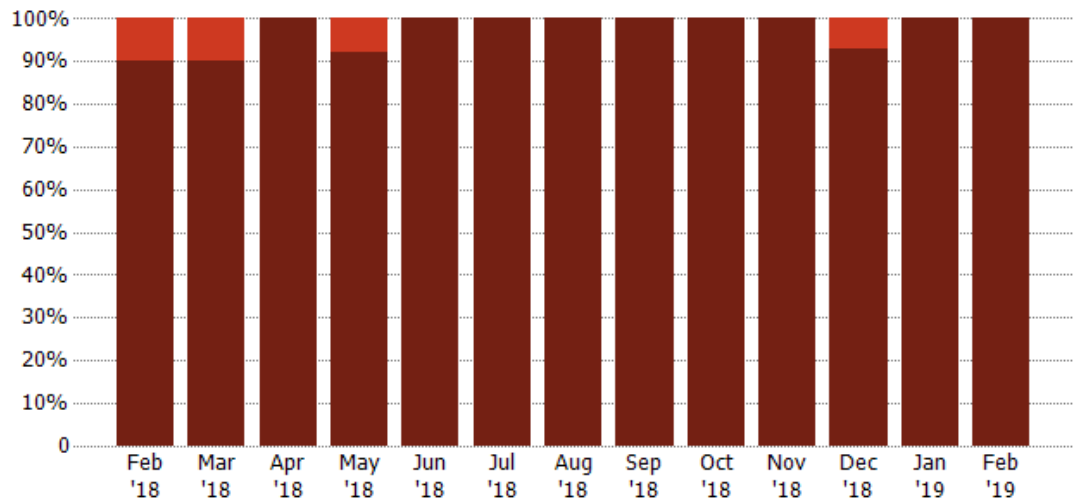
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	1	1	1	-	-	-	-	1	2	1	-	2	1
Prior Year	3	1	-	-	-	1	1	1	2	1	-	-	1
Percent Change from Prior Year	-67%	0%	100%	-	-	-100%	-100%	0%	0%	0%	-	100%	0%

## Distressed Sales by Sales Type

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

### Filters Used

ZIP: Los Angeles, CA 90041  
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
Pre-Foreclosure	10%	10%	-	8%	-	-	-	-	-	-	7%	-	-
Non-Distressed	90%	90%	100%	92%	100%	100%	100%	100%	100%	100%	93%	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:** Eagle Rock

**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

<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:** Los Angeles, CA 90041

### 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