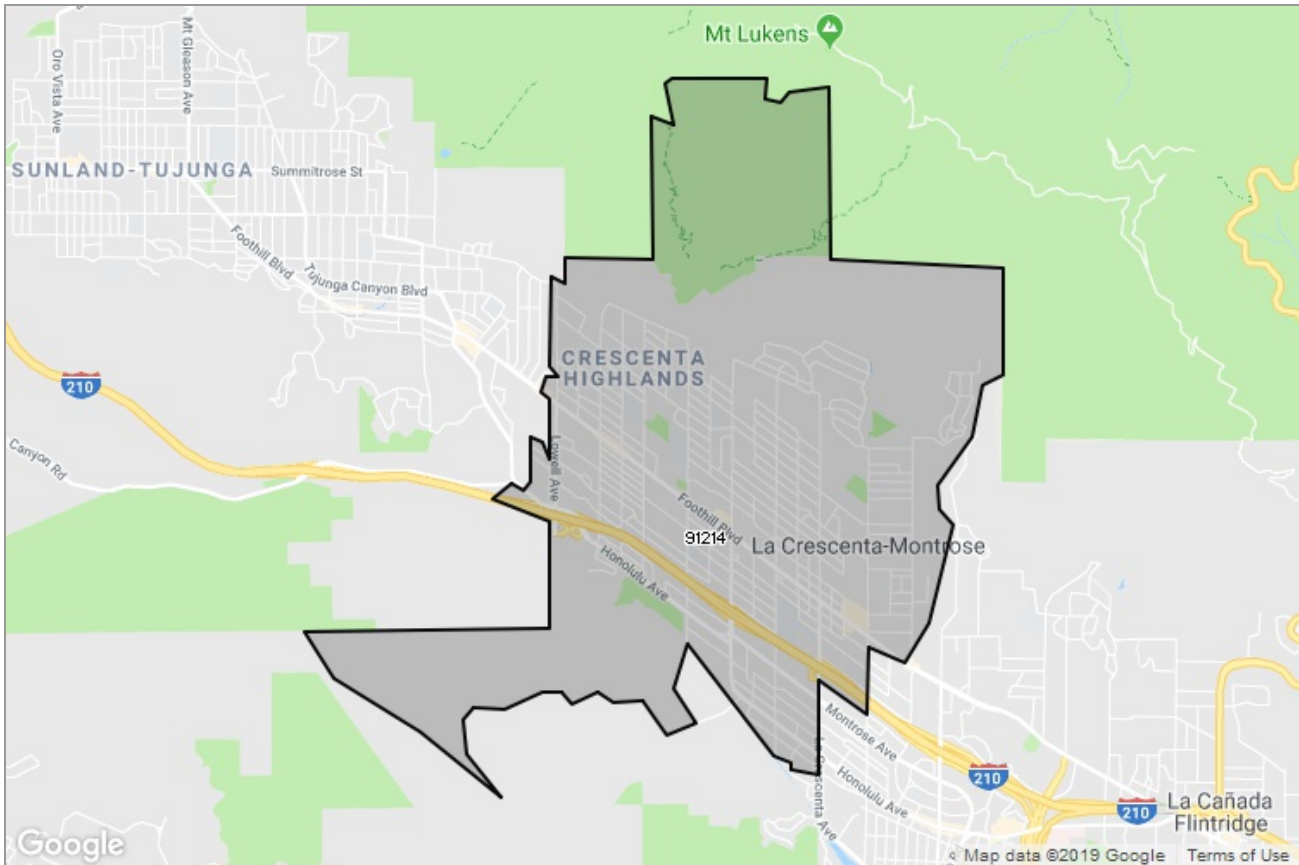




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

La Crescenta



Report Characteristics

Report Name:
La Crescenta

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	30	42	-28.6%	55	68	-19.1%
New Listing Volume	\$25,577,663	\$35,639,230	-28.2%	\$46,760,653	\$56,879,014	-17.8%
Active Listing Count	44	64	-31.3%	N/A	N/A	
Active Listing Volume	\$37,526,503	\$58,283,349	-35.6%	N/A	N/A	
Average Listing Price	\$852,875	\$910,677	-6.3%	\$850,934	\$924,569	-8%
Median Listing Price	\$847,495	\$801,375	+5.8%	\$852,495	\$814,888	+4.6%
Months of Inventory	2.9	2.5	+19.2%	2.1	3.1	-31.5%
Absorption Rate	34.09%	40.63%	-6.5%	47.73%	32.71%	+15%
Sales Activity Charts Metrics						
Pending Sales Count	19	14	+35.7%	N/A	N/A	
Pending Sales Volume	\$17,023,900	\$11,208,887	+51.9%	N/A	N/A	
Closed Sales Count	12	16	-25%	27	42	-35.7%
Closed Sales Volume	\$9,682,800	\$13,634,000	-29%	\$21,242,300	\$35,236,000	-39.7%
Average Sales Price	\$806,900	\$852,125	-5.3%	\$786,752	\$838,952	-6.2%
Median Sales Price	\$785,900	\$823,000	-4.5%	\$773,178	\$849,000	-8.9%
Distressed Charts Metrics						
Distressed Listing Count	1	2	-50%	N/A	N/A	

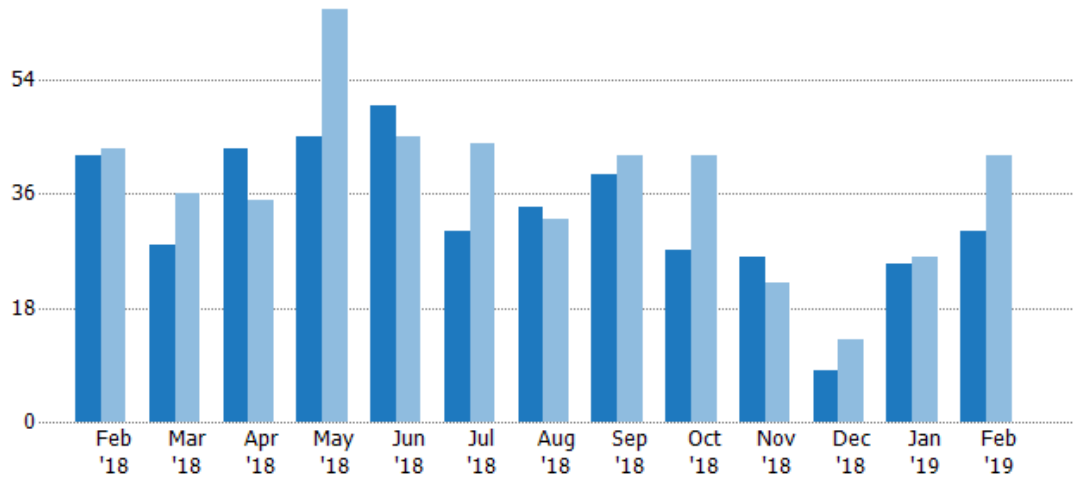
New Listings

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.
Feb '19	30	-28.6%
Feb '18	42	-2.3%
Feb '17	43	-34.9%



	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	42	28	43	45	50	30	34	39	27	26	8	25	30
Prior Year	43	36	35	65	45	44	32	42	42	22	13	26	42
Percent Change from Prior Year	-2%	-22%	23%	-31%	11%	-32%	6%	-7%	-36%	18%	-38%	-4%	-29%

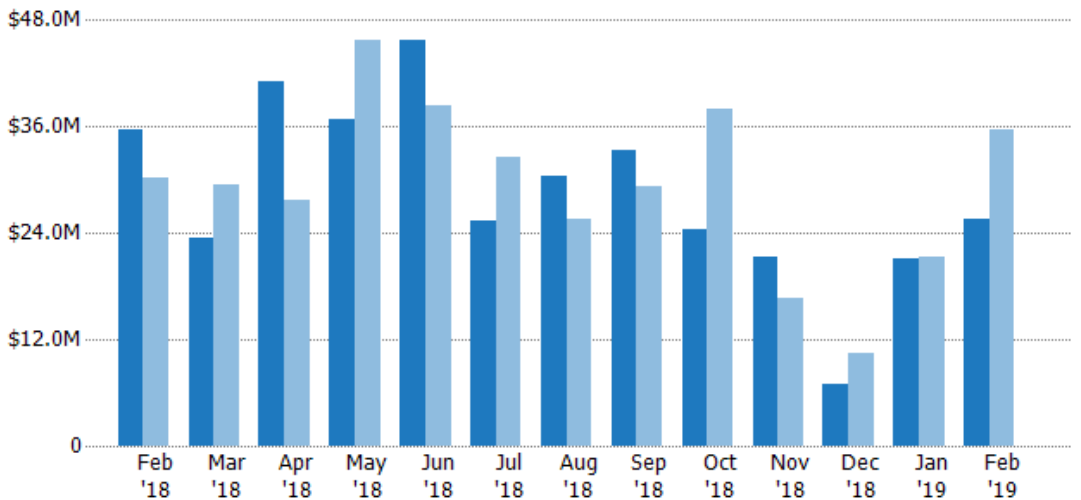
New Listing Volume

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.
Feb '19	\$25.6M	-28.2%
Feb '18	\$35.6M	18.2%
Feb '17	\$30.2M	-26.4%



	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	\$35.6M	\$23.3M	\$41M	\$36.8M	\$45.7M	\$25.3M	\$30.5M	\$33.3M	\$24.3M	\$21.3M	\$6.96M	\$21.2M	\$25.6M
Prior Year	\$30.2M	\$29.4M	\$27.6M	\$45.8M	\$38.3M	\$32.6M	\$25.6M	\$29.3M	\$37.9M	\$16.6M	\$10.4M	\$21.2M	\$35.6M
Percent Change from Prior Year	18%	-21%	49%	-19%	19%	-22%	19%	14%	-36%	28%	-33%	0%	-28%

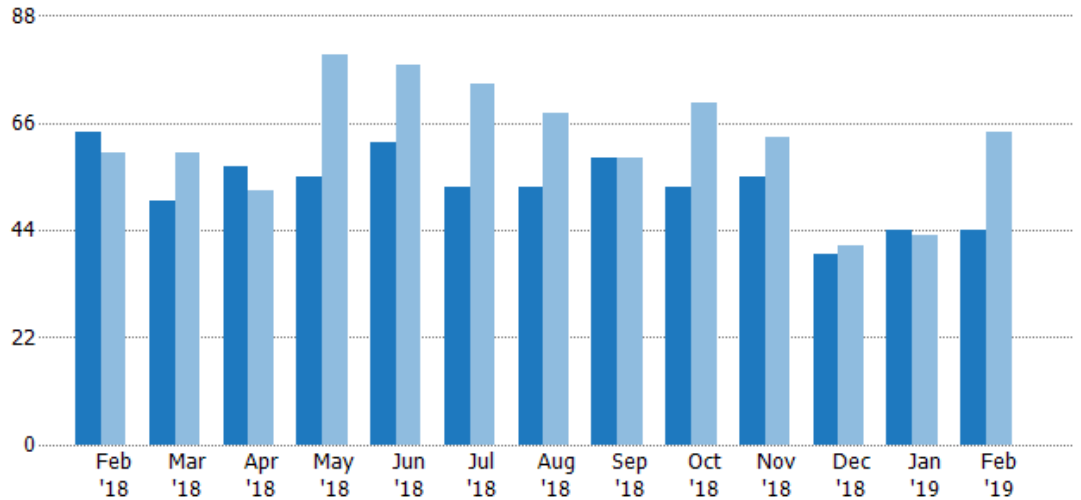
Active Listings

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.
Feb '19	44	-31.3%
Feb '18	64	6.7%
Feb '17	60	-8.3%



	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	64	50	57	55	62	53	53	59	53	55	39	44	44
Prior Year	60	60	52	80	78	74	68	59	70	63	41	43	64
Percent Change from Prior Year	7%	-17%	10%	-31%	-21%	-28%	-22%	0%	-24%	-13%	-5%	2%	-31%

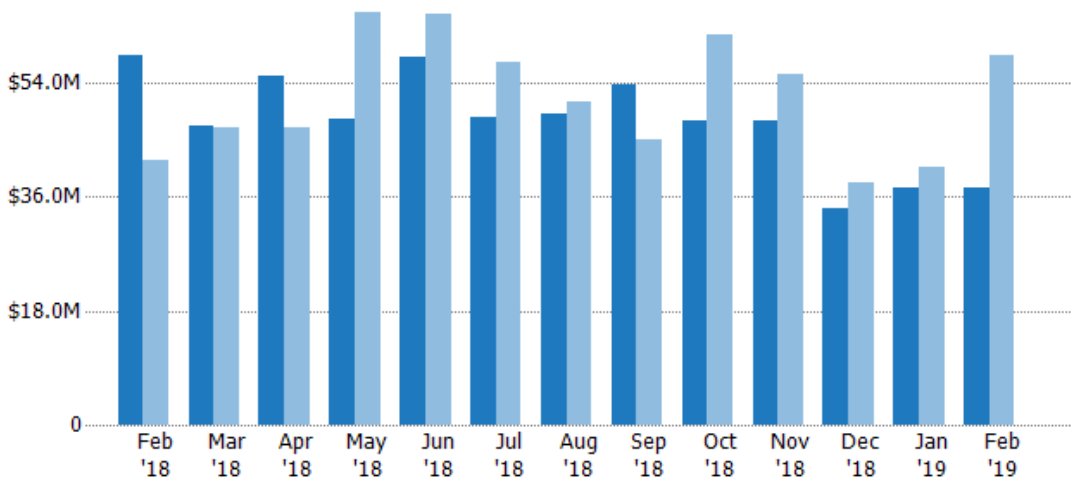
Active Listing Volume

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.
Feb '19	\$37.5M	-35.6%
Feb '18	\$58.3M	39.3%
Feb '17	\$41.8M	-1.7%



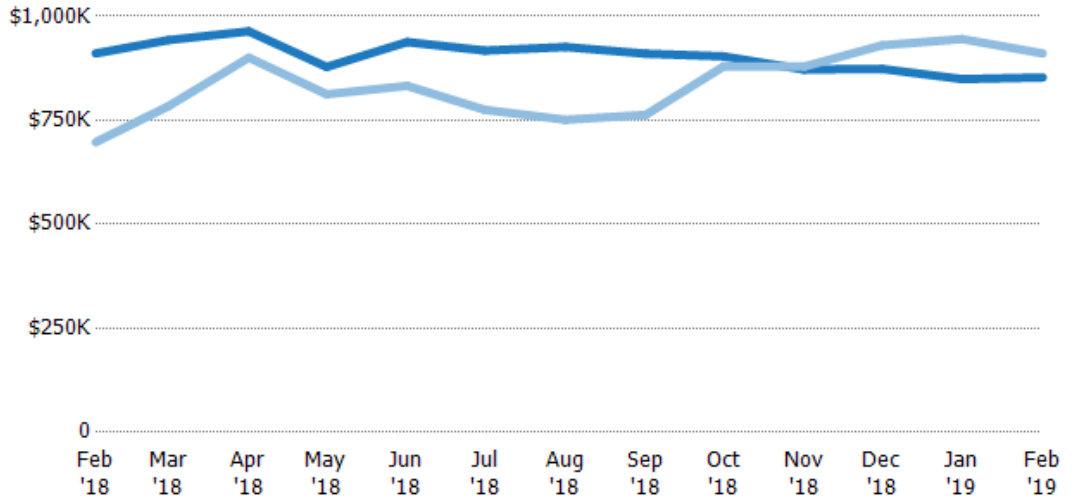
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	\$58.3M	\$47.1M	\$54.9M	\$48.3M	\$58.2M	\$48.6M	\$49.1M	\$53.7M	\$47.9M	\$48M	\$34.1M	\$37.4M	\$37.5M
Prior Year	\$41.8M	\$47M	\$46.8M	\$65M	\$64.9M	\$57.4M	\$51.1M	\$45M	\$61.6M	\$55.4M	\$38.1M	\$40.6M	\$58.3M
Percent Change from Prior Year	39%	0%	17%	-26%	-10%	-15%	-4%	19%	-22%	-13%	-11%	-8%	-36%

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



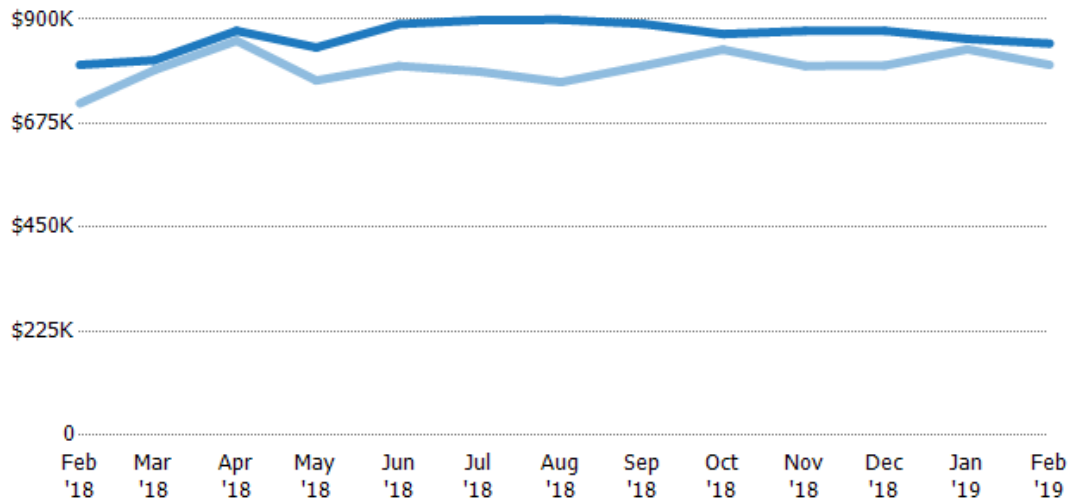
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Feb '18	\$911K	\$697K	31%
Mar '18	\$943K	\$784K	20%
Apr '18	\$964K	\$901K	7%
May '18	\$878K	\$813K	8%
Jun '18	\$938K	\$833K	13%
Jul '18	\$918K	\$775K	18%
Aug '18	\$926K	\$751K	23%
Sep '18	\$910K	\$763K	19%
Oct '18	\$904K	\$879K	3%
Nov '18	\$872K	\$879K	-1%
Dec '18	\$873K	\$930K	-6%
Jan '19	\$849K	\$945K	-10%
Feb '19	\$853K	\$911K	-6%

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	Current Year Price	Prior Year Price	Percent Change from Prior Year
Feb '18	\$801K	\$718K	12%
Mar '18	\$811K	\$790K	3%
Apr '18	\$875K	\$854K	3%
May '18	\$839K	\$768K	9%
Jun '18	\$889K	\$799K	11%
Jul '18	\$898K	\$787K	14%
Aug '18	\$899K	\$764K	18%
Sep '18	\$890K	\$799K	11%
Oct '18	\$868K	\$835K	4%
Nov '18	\$875K	\$799K	10%
Dec '18	\$875K	\$800K	9%
Jan '19	\$857K	\$835K	3%
Feb '19	\$847K	\$801K	6%

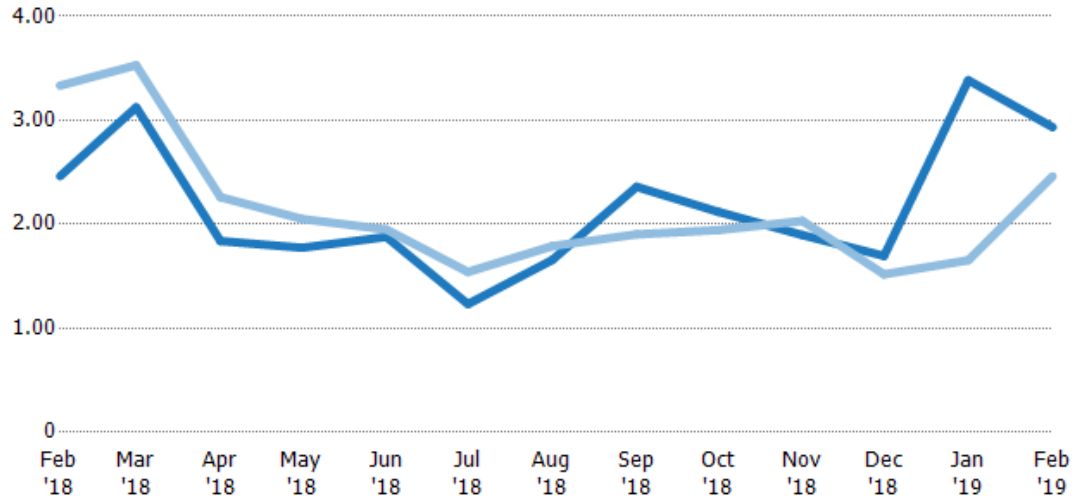
Months of Inventory

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.
Feb '19	2.93	19.2%
Feb '18	2.46	-26.2%
Feb '17	3.33	-25%



	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	2.46	3.13	1.84	1.77	1.88	1.23	1.66	2.36	2.12	1.9	1.7	3.38	2.93
Prior Year	3.33	3.53	2.26	2.05	1.95	1.54	1.79	1.9	1.94	2.03	1.52	1.65	2.46
Percent Change from Prior Year	-26%	-11%	-19%	-14%	-4%	-20%	-7%	24%	9%	-7%	12%	105%	19%

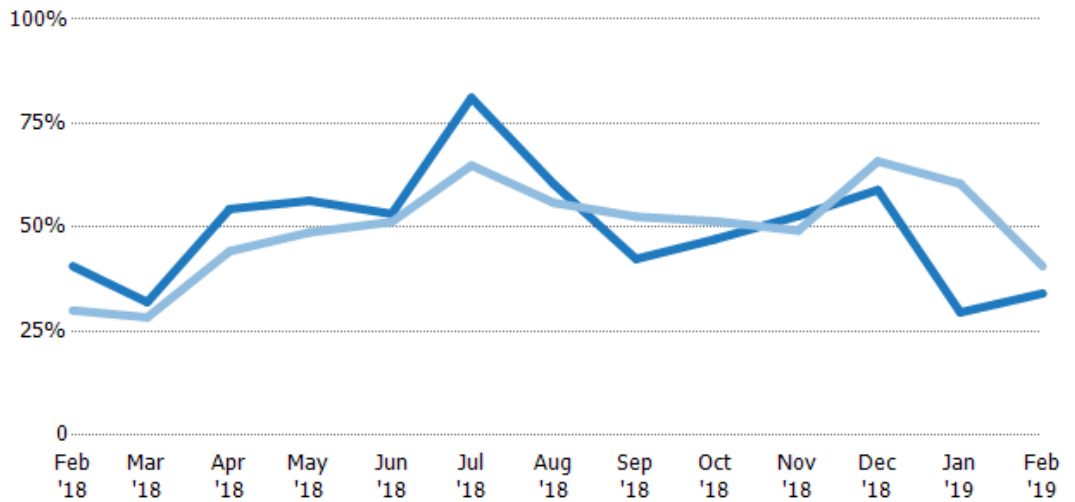
Absorption Rate

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.
Feb '19	34%	6.5%
Feb '18	41%	-10.6%
Feb '17	30%	33.3%



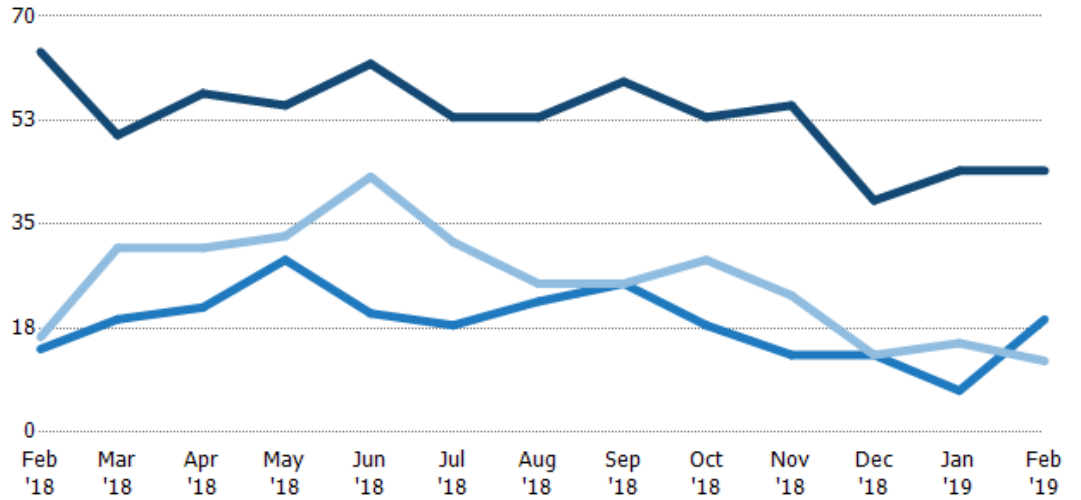
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	41%	32%	54%	56%	53%	81%	60%	42%	47%	53%	59%	30%	34%
Prior Year	30%	28%	44%	49%	51%	65%	56%	53%	51%	49%	66%	60%	41%
Change from Prior Year	-11%	-4%	-10%	-8%	-2%	-16%	-4%	10%	4%	-4%	7%	31%	7%

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



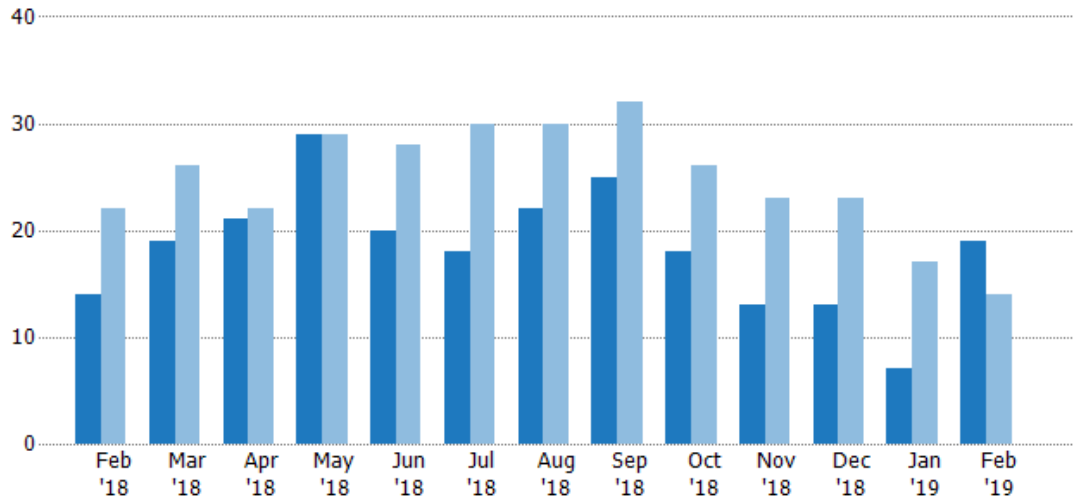
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Active	64	50	57	55	62	53	53	59	53	55	39	44	44
Pending	14	19	21	29	20	18	22	25	18	13	13	7	19
Sold	16	31	31	33	43	32	25	25	29	23	13	15	12

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.
Feb '19	19	35.7%
Feb '18	14	-36.4%
Feb '17	22	4.5%

	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	14	19	21	29	20	18	22	25	18	13	13	7	19
Prior Year	22	26	22	29	28	30	30	32	26	23	23	17	14
Percent Change from Prior Year	-36%	-27%	-5%	0%	-29%	-40%	-27%	-22%	-31%	-43%	-43%	-59%	36%

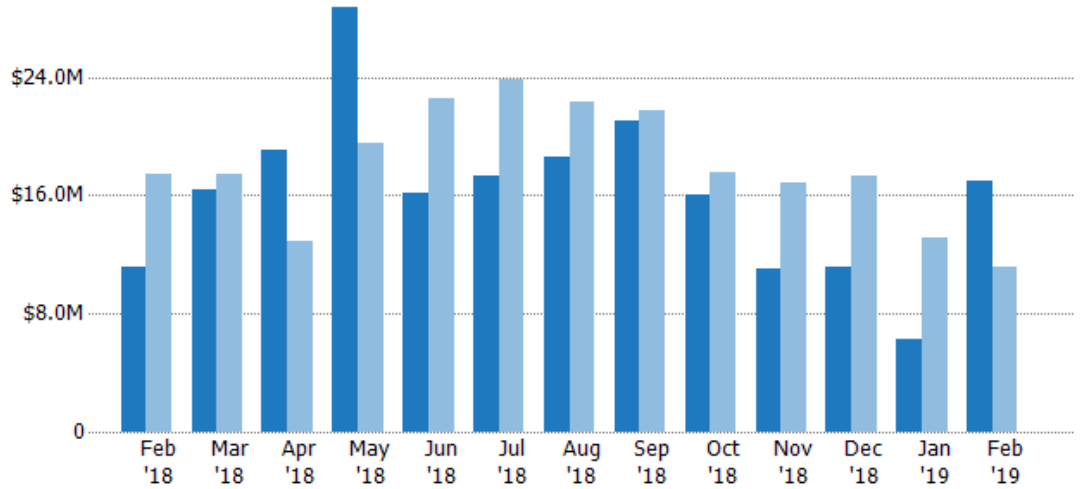
Pending Sales Volume

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.
Feb '19	\$17M	51.9%
Feb '18	\$11.2M	-35.8%
Feb '17	\$17.5M	-18.5%



Current Year	\$11.2M	\$16.4M	\$19M	\$28.7M	\$16.2M	\$17.3M	\$18.6M	\$21.1M	\$16.1M	\$11.1M	\$11.2M	\$6.23M	\$17M
Prior Year	\$17.5M	\$17.4M	\$12.9M	\$19.5M	\$22.6M	\$23.9M	\$22.3M	\$21.8M	\$17.5M	\$16.9M	\$17.3M	\$13.1M	\$11.2M
Percent Change from Prior Year	-36%	-6%	48%	47%	-28%	-27%	-17%	-3%	-8%	-34%	-35%	-53%	52%

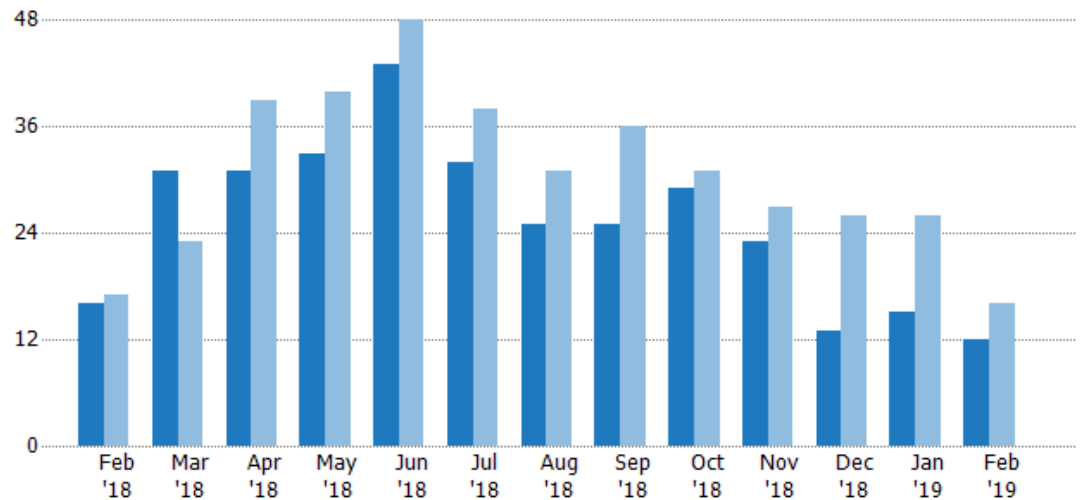
Closed Sales

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.
Feb '19	12	-25%
Feb '18	16	-5.9%
Feb '17	17	-11.8%



Current Year	16	31	31	33	43	32	25	25	29	23	13	15	12
Prior Year	17	23	39	40	48	38	31	36	31	27	26	26	16
Percent Change from Prior Year	-6%	35%	-21%	-18%	-10%	-16%	-19%	-31%	-6%	-15%	-50%	-42%	-25%

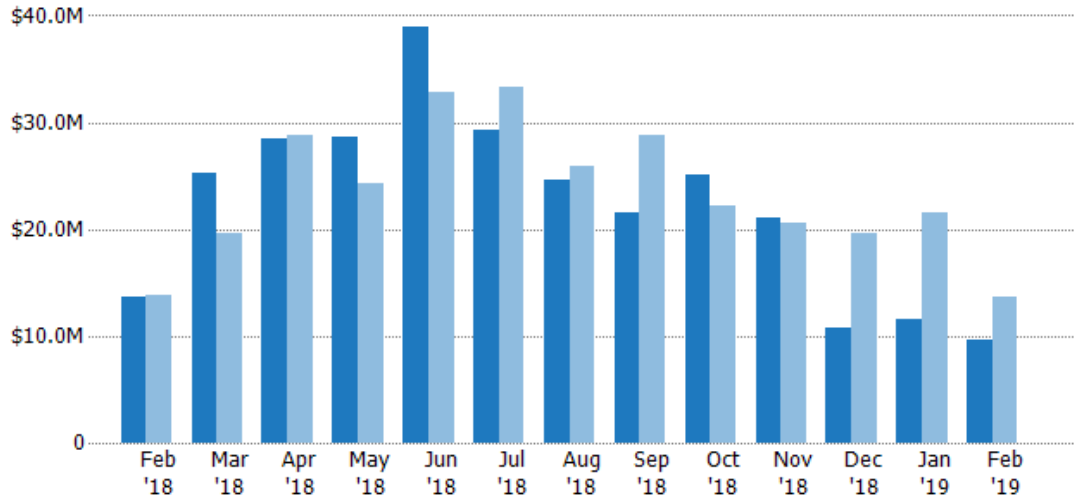
Closed Sales Volume

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.
Feb '19	\$9.68M	-29%
Feb '18	\$13.6M	-1.7%
Feb '17	\$13.9M	-29.2%



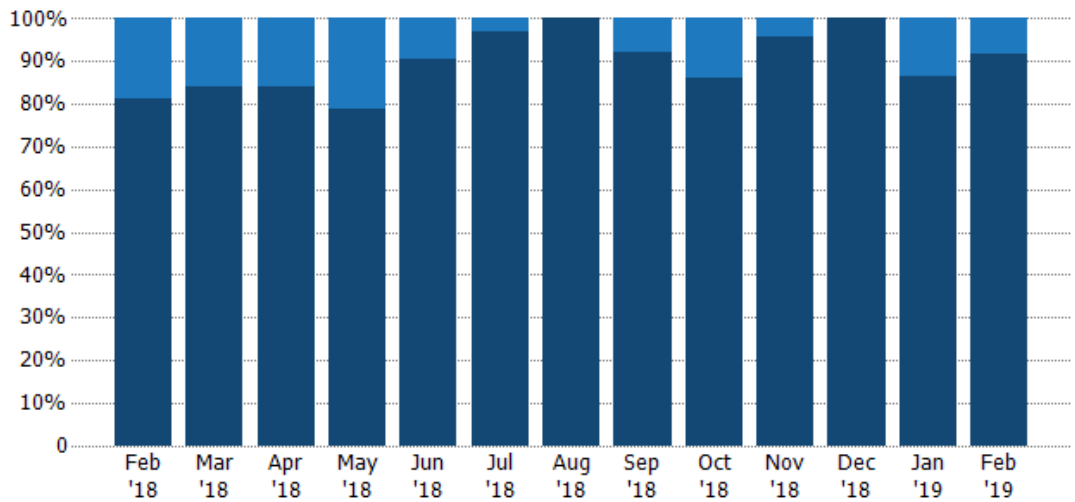
Current Year	\$13.6M	\$25.3M	\$28.4M	\$28.7M	\$38.9M	\$29.3M	\$24.5M	\$21.5M	\$25.1M	\$21.1M	\$10.8M	\$11.6M	\$9.68M
Prior Year	\$13.9M	\$19.6M	\$28.8M	\$24.3M	\$32.8M	\$33.3M	\$26M	\$28.8M	\$22.2M	\$20.6M	\$19.6M	\$21.6M	\$13.6M
Percent Change from Prior Year	-2%	29%	-1%	18%	18%	-12%	-5%	-25%	13%	2%	-45%	-46%	-29%

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



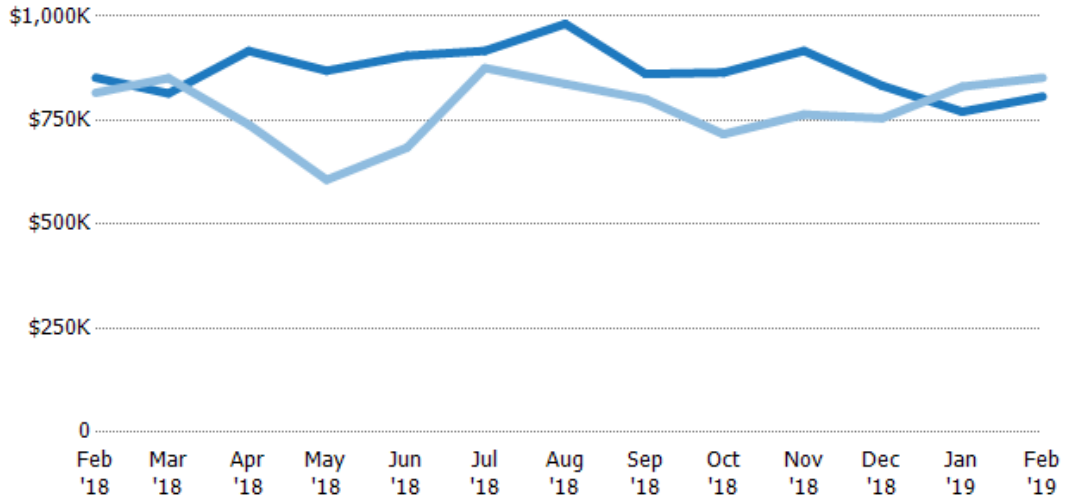
Condo/Townhouse	19%	16%	16%	21%	9%	3%	-	8%	14%	4%	-	13%	8%
Single Family Residence	81%	84%	84%	79%	91%	97%	100%	92%	86%	96%	100%	87%	92%

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



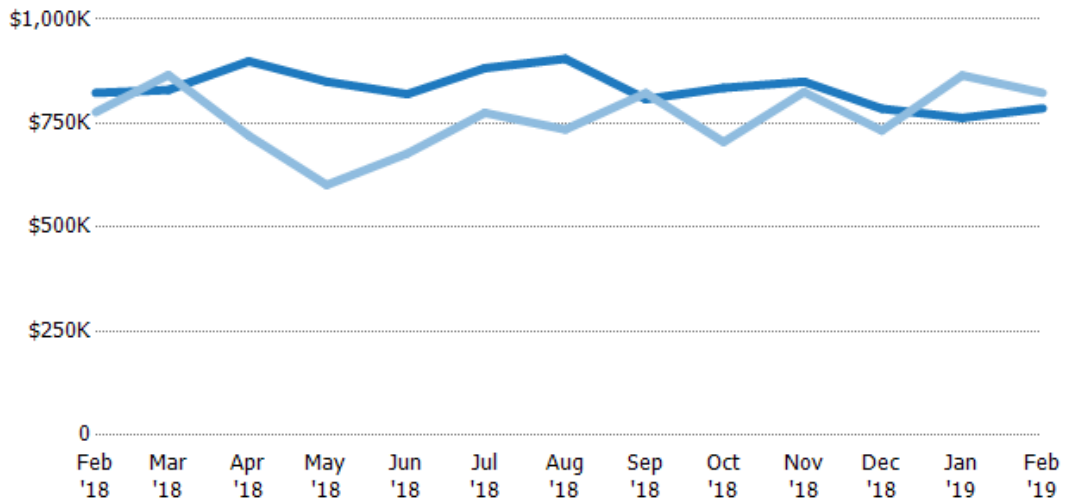
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Feb '18	\$852K	\$816K	4%
Mar '18	\$815K	\$851K	-4%
Apr '18	\$917K	\$739K	24%
May '18	\$869K	\$607K	43%
Jun '18	\$905K	\$684K	32%
Jul '18	\$917K	\$876K	5%
Aug '18	\$982K	\$838K	17%
Sep '18	\$861K	\$801K	8%
Oct '18	\$865K	\$716K	21%
Nov '18	\$917K	\$764K	20%
Dec '18	\$833K	\$755K	10%
Jan '19	\$771K	\$831K	-7%
Feb '19	\$807K	\$852K	-5%

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



Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Feb '18	\$823K	\$777K	6%
Mar '18	\$830K	\$866K	-4%
Apr '18	\$899K	\$720K	25%
May '18	\$850K	\$602K	41%
Jun '18	\$820K	\$677K	21%
Jul '18	\$882K	\$775K	14%
Aug '18	\$905K	\$735K	23%
Sep '18	\$808K	\$823K	-2%
Oct '18	\$835K	\$705K	18%
Nov '18	\$850K	\$825K	3%
Dec '18	\$785K	\$733K	7%
Jan '19	\$763K	\$865K	-12%
Feb '19	\$786K	\$823K	-5%

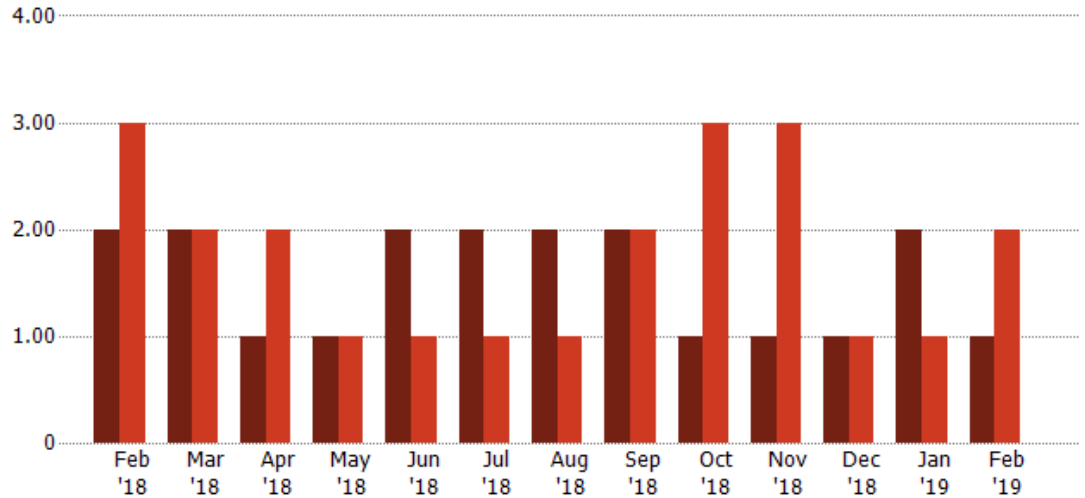
Distressed Listings

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.
Feb '19	1	-50%
Feb '18	2	-33.3%
Feb '17	3	0%



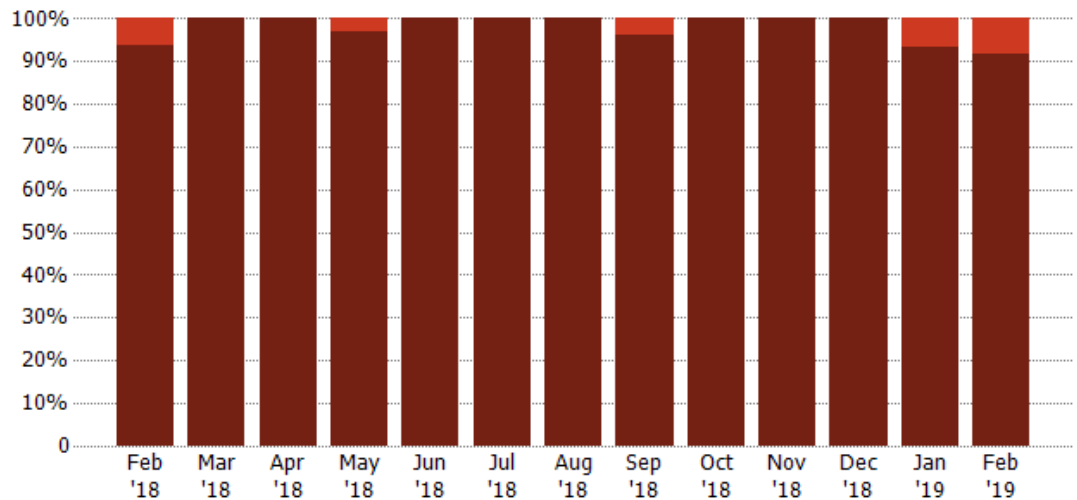
Current Year	2	2	1	1	2	2	2	2	1	1	1	2	1
Prior Year	3	2	2	1	1	1	1	2	3	3	1	1	2
Percent Change from Prior Year	-33%	0%	-50%	0%	100%	100%	100%	0%	-67%	-67%	0%	100%	-50%

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	6%	-	-	3%	-	-	-	4%	-	-	-	7%	8%
Non-Distressed	94%	100%	100%	97%	100%	100%	100%	96%	100%	100%	100%	93%	92%

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: 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: 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 2/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area