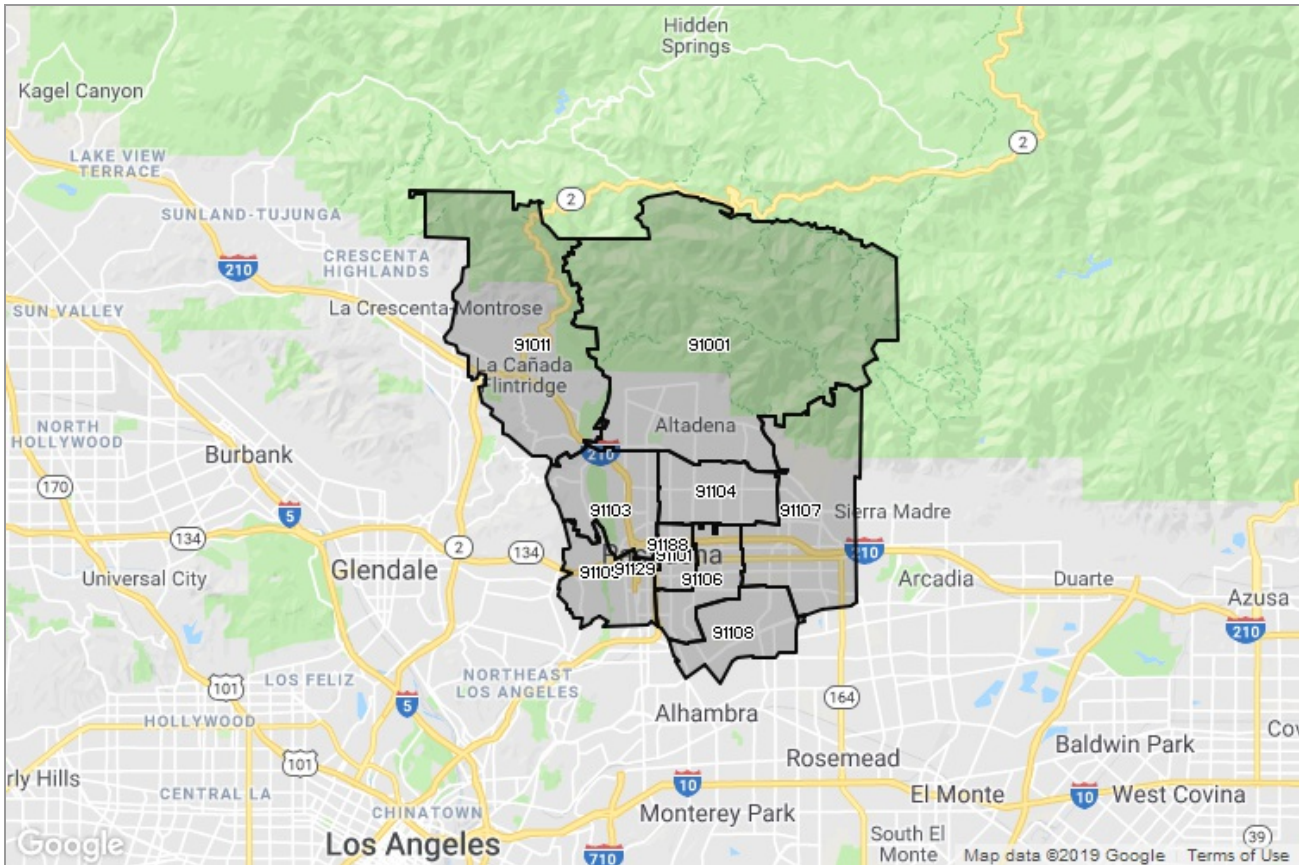




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Pasadena



Report Characteristics

Report Name:
Pasadena

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	206	236	-12.7%	460	451	+2%
New Listing Volume	\$303,844,326	\$352,597,122	-13.8%	\$686,658,769	\$622,282,628	+10.3%
Active Listing Count	509	405	+25.7%	N/A	N/A	
Active Listing Volume	\$918,632,887	\$748,146,910	+22.8%	N/A	N/A	
Average Listing Price	\$1,804,780	\$1,847,276	-2.3%	\$1,776,226	\$1,813,442	-2.1%
Median Listing Price	\$1,120,000	\$1,165,000	-3.9%	\$1,108,914	\$1,112,183	-0.3%
Months of Inventory	5.2	4.3	+23.1%	4.8	3	+62.7%
Absorption Rate	19.06%	23.46%	-4.4%	20.76%	33.78%	-13%
Sales Activity Charts Metrics						
Pending Sales Count	152	149	+2%	N/A	N/A	
Pending Sales Volume	\$191,637,789	\$161,251,846	+18.8%	N/A	N/A	
Closed Sales Count	111	118	-5.9%	208	213	-2.3%
Closed Sales Volume	\$136,423,574	\$136,484,878	0%	\$240,964,774	\$246,846,241	-2.4%
Average Sales Price	\$1,229,041	\$1,156,652	+6.3%	\$1,158,484	\$1,158,903	0%
Median Sales Price	\$902,408	\$841,500	+7.2%	\$868,641	\$835,033	+4%
Distressed Charts Metrics						
Distressed Listing Count	13	12	+8.3%	N/A	N/A	

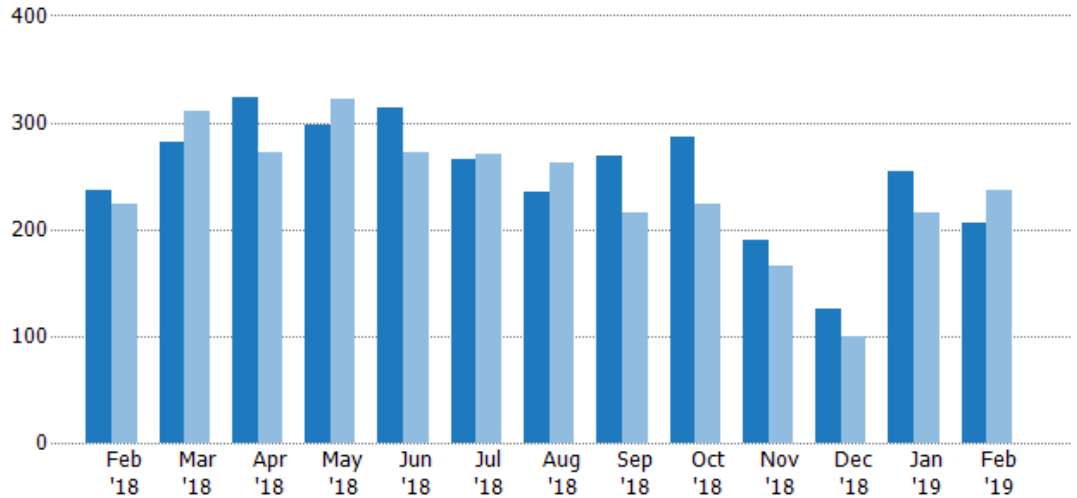
New Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Feb '19	206	-12.7%
Feb '18	236	5.4%
Feb '17	224	24.6%



Current Year	236	282	324	298	313	265	235	269	286	189	125	254	206
Prior Year	224	311	272	322	272	271	263	215	224	165	100	215	236
Percent Change from Prior Year	5%	-9%	19%	-7%	15%	-2%	-11%	25%	28%	15%	25%	18%	-13%

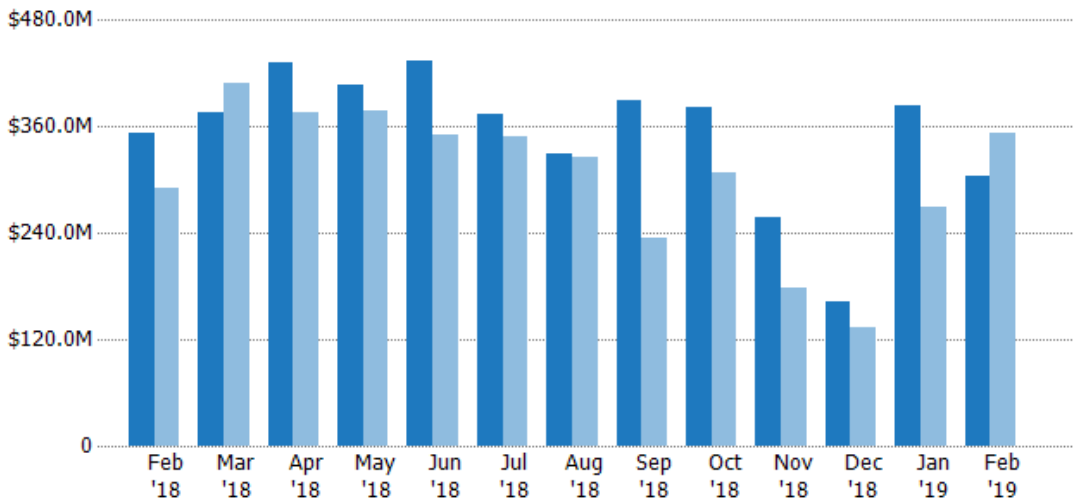
New Listing Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Feb '19	\$304M	-13.8%
Feb '18	\$353M	21.1%
Feb '17	\$291M	22.2%



Current Year	\$353M	\$376M	\$431M	\$406M	\$434M	\$374M	\$329M	\$389M	\$382M	\$258M	\$163M	\$383M	\$304M
Prior Year	\$291M	\$410M	\$376M	\$379M	\$351M	\$348M	\$325M	\$235M	\$307M	\$177M	\$134M	\$270M	\$353M
Percent Change from Prior Year	21%	-8%	15%	7%	24%	8%	1%	65%	24%	46%	21%	42%	-14%

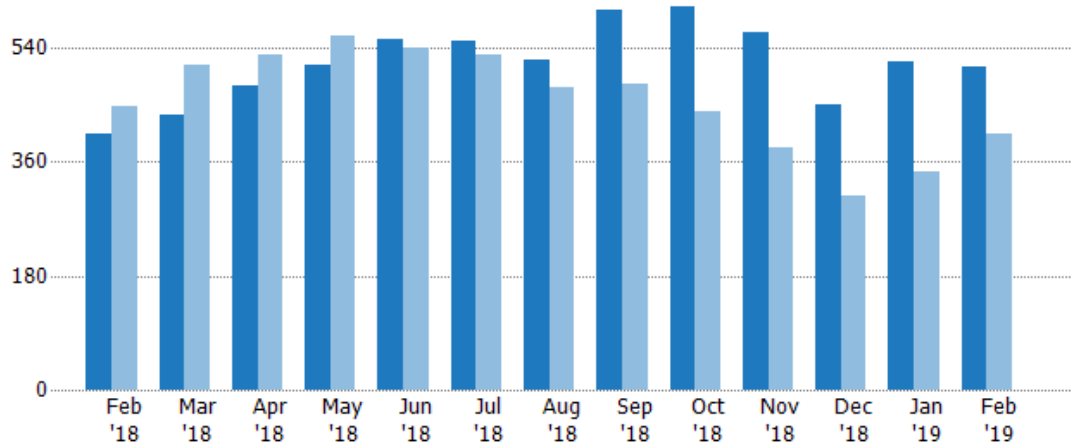
Active Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Feb '19	509	25.7%
Feb '18	405	-9.6%
Feb '17	448	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	405	434	481	513	554	551	520	599	606	563	451	517	509
Prior Year	448	514	528	558	540	528	478	483	439	383	305	344	405
Percent Change from Prior Year	-10%	-16%	-9%	-8%	3%	4%	9%	24%	38%	47%	48%	50%	26%

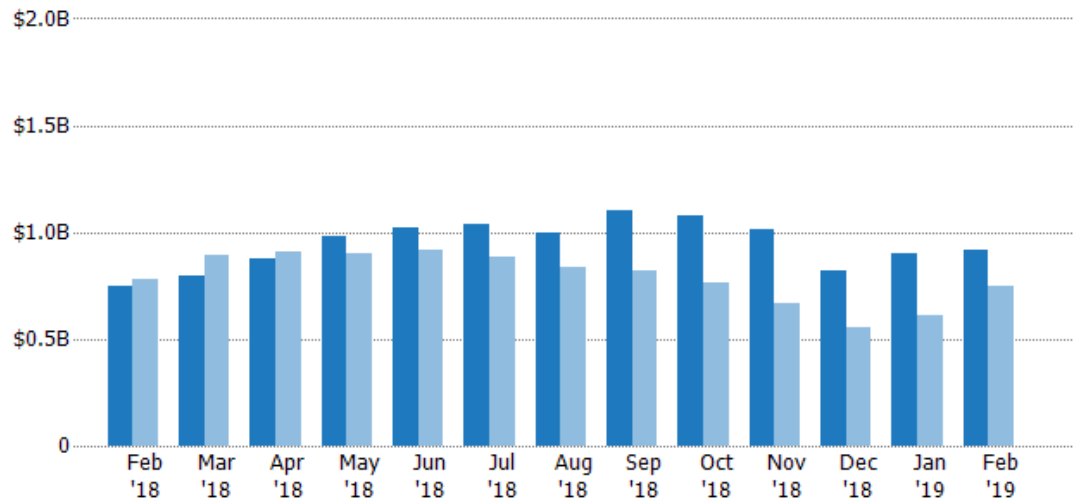
Active Listing Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Feb '19	\$919M	22.8%
Feb '18	\$748M	-3.5%
Feb '17	\$776M	-6.3%



	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	\$748M	\$796M	\$873M	\$979M	\$1.02B	\$1.03B	\$1B	\$1.1B	\$1.08B	\$1.01B	\$819M	\$904M	\$919M
Prior Year	\$776M	\$896M	\$911M	\$899M	\$913M	\$887M	\$837M	\$822M	\$768M	\$664M	\$552M	\$610M	\$748M
Percent Change from Prior Year	-4%	-11%	-4%	9%	12%	17%	19%	34%	41%	52%	48%	48%	23%

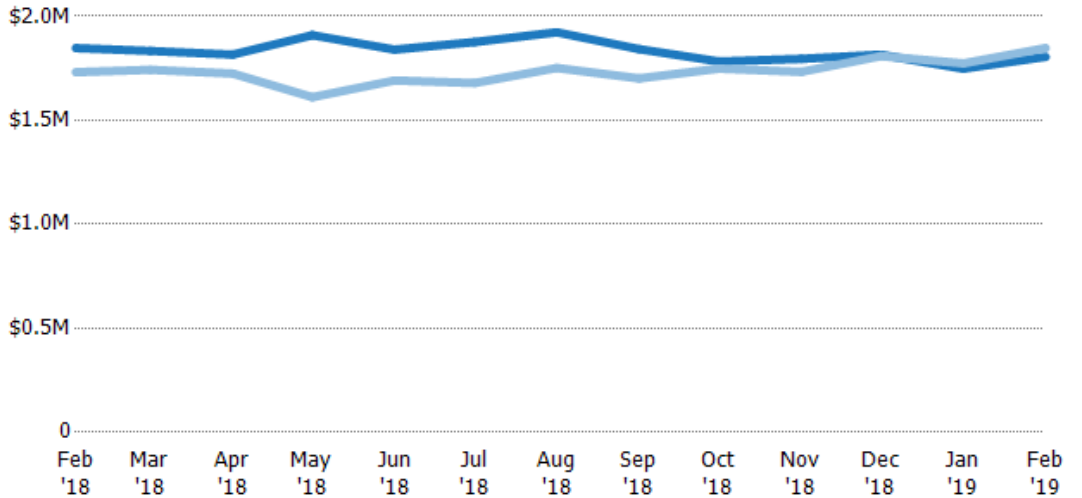
Average Listing Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Price	% Chg.
Feb '19	\$1.8M	-2.3%
Feb '18	\$1.85M	6.7%
Feb '17	\$1.73M	-9.9%



Current Year	\$1.85M	\$1.83M	\$1.82M	\$1.91M	\$1.84M	\$1.88M	\$1.92M	\$1.84M	\$1.78M	\$1.8M	\$1.82M	\$1.75M	\$1.8M
Prior Year	\$1.73M	\$1.74M	\$1.72M	\$1.61M	\$1.69M	\$1.68M	\$1.75M	\$1.7M	\$1.75M	\$1.73M	\$1.81M	\$1.77M	\$1.85M
Percent Change from Prior Year	7%	5%	5%	18%	9%	12%	10%	8%	2%	4%	0%	-1%	-2%

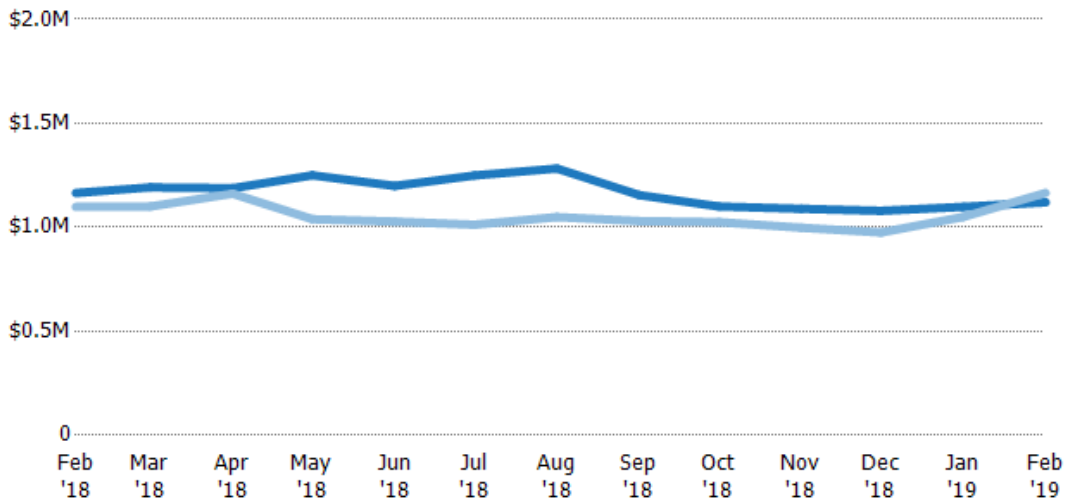
Median Listing Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Price	% Chg.
Feb '19	\$1.12M	-3.9%
Feb '18	\$1.17M	6.1%
Feb '17	\$1.1M	-10%



Current Year	\$1.17M	\$1.19M	\$1.19M	\$1.25M	\$1.2M	\$1.25M	\$1.28M	\$1.16M	\$1.1M	\$1.09M	\$1.08M	\$1.1M	\$1.12M
Prior Year	\$1.1M	\$1.1M	\$1.16M	\$1.04M	\$1.03M	\$1.01M	\$1.05M	\$1.03M	\$1.03M	\$998K	\$975K	\$1.05M	\$1.17M
Percent Change from Prior Year	6%	8%	2%	20%	17%	23%	22%	12%	7%	9%	11%	5%	-4%

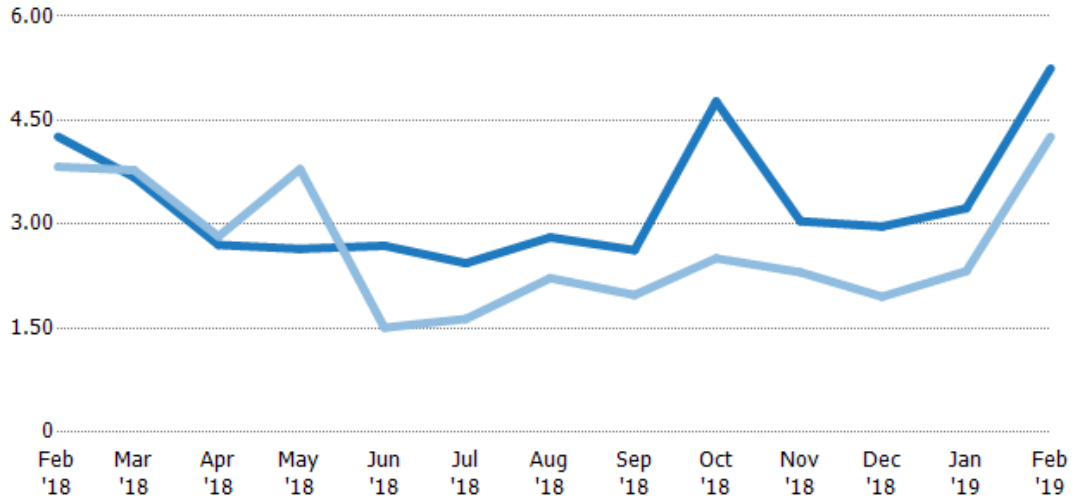
Months of Inventory

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
Feb '19	5.25	23.1%
Feb '18	4.26	11.3%
Feb '17	3.83	-9.9%



	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	4.26	3.68	2.7	2.64	2.69	2.44	2.81	2.63	4.77	3.04	2.97	3.23	5.25
Prior Year	3.83	3.78	2.82	3.8	1.51	1.63	2.22	1.98	2.51	2.31	1.96	2.32	4.26
Percent Change from Prior Year	11%	-3%	-4%	-30%	78%	49%	26%	33%	90%	32%	52%	39%	23%

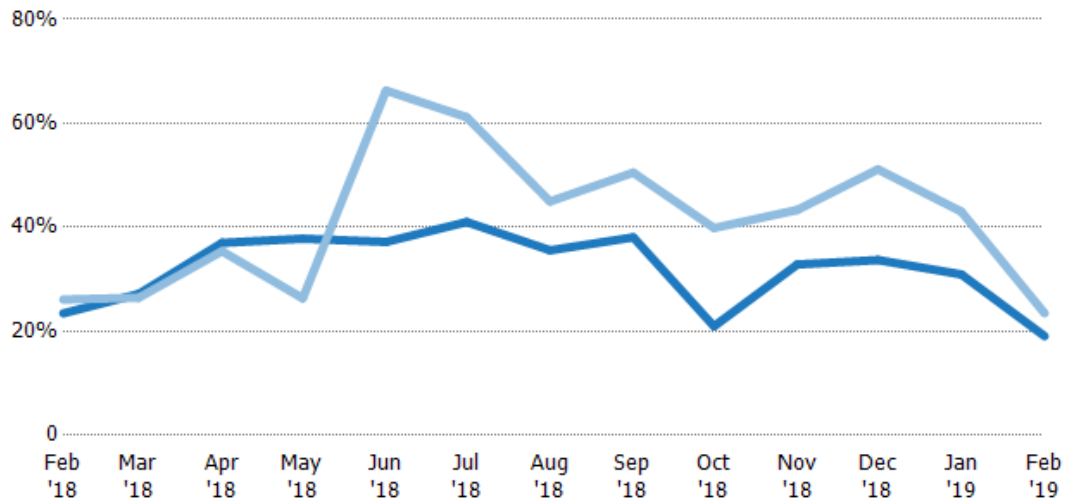
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
Feb '19	19%	4.4%
Feb '18	23%	2.7%
Feb '17	26%	10.9%



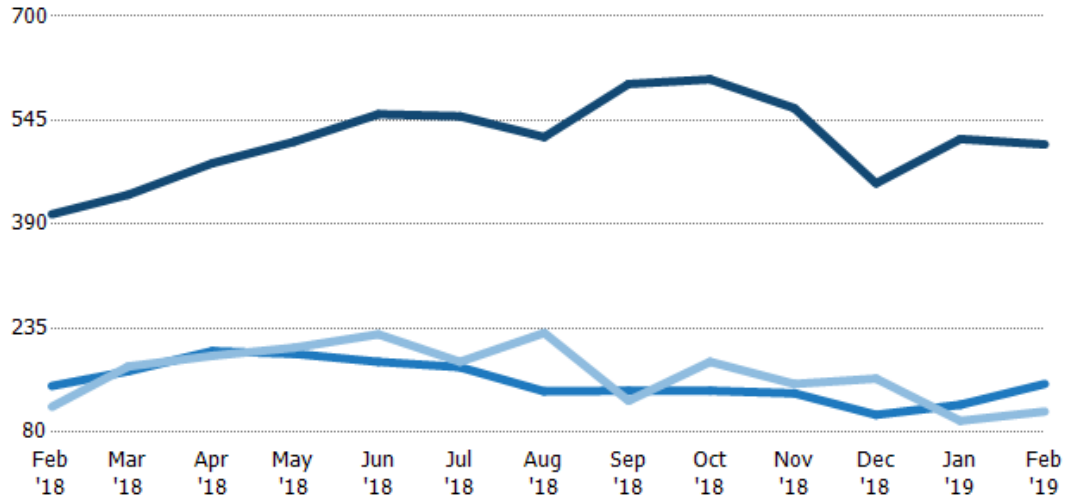
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	23%	27%	37%	38%	37%	41%	36%	38%	21%	33%	34%	31%	19%
Prior Year	26%	26%	35%	26%	66%	61%	45%	51%	40%	43%	51%	43%	23%
Change from Prior Year	3%	-1%	-2%	-11%	29%	20%	9%	12%	19%	10%	17%	12%	4%

Active/Pending/Sold Units

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



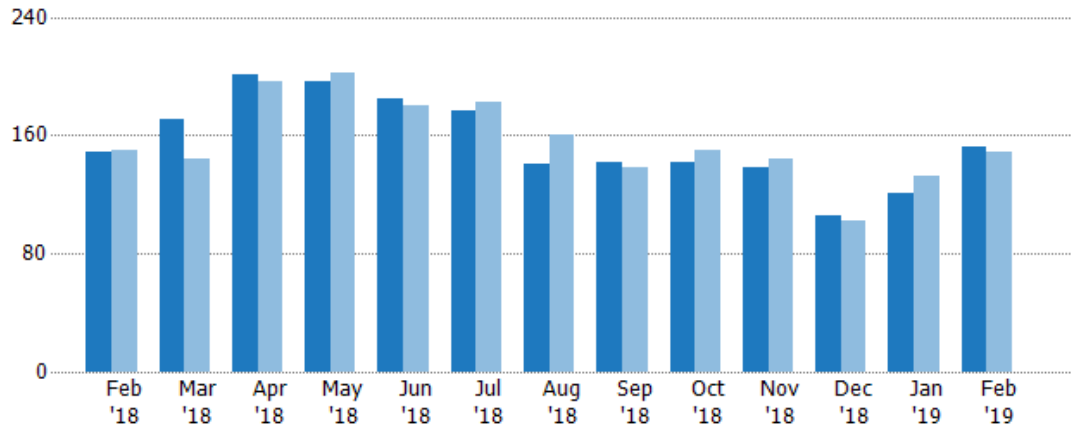
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Active	405	434	481	513	554	551	520	599	606	563	451	517	509
Pending	149	171	201	197	185	177	141	142	142	138	106	121	152
Sold	118	178	194	206	226	185	228	127	185	152	160	97	111

Pending Sales

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
Feb '19	152	2%
Feb '18	149	-0.7%
Feb '17	150	32%

	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	149	171	201	197	185	177	141	142	142	138	106	121	152
Prior Year	150	144	197	202	180	183	160	138	150	144	102	133	149
Percent Change from Prior Year	-1%	19%	2%	-2%	3%	-3%	-12%	3%	-5%	-4%	4%	-9%	2%

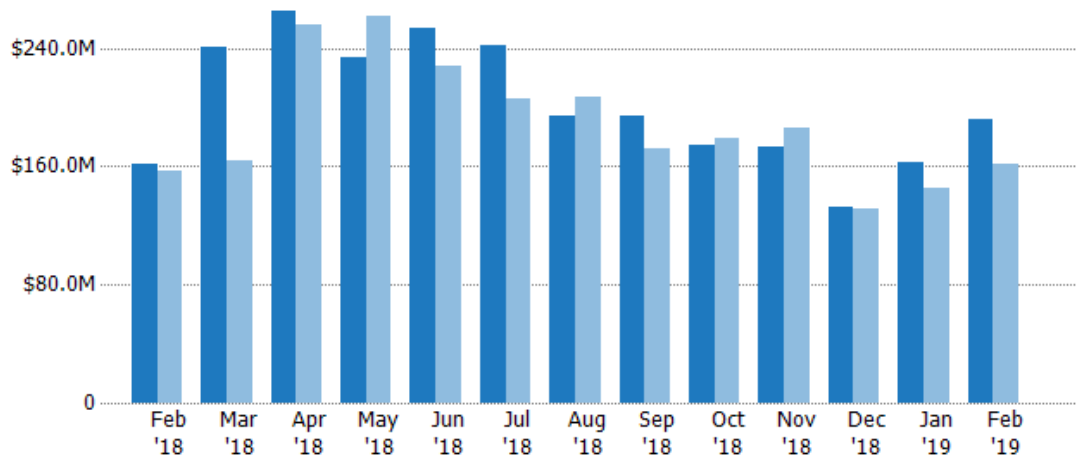
Pending Sales Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Feb '19	\$192M	18.8%
Feb '18	\$161M	2.4%
Feb '17	\$157M	29.5%



Current Year	\$161M	\$240M	\$266M	\$233M	\$253M	\$242M	\$194M	\$195M	\$174M	\$173M	\$132M	\$162M	\$192M
Prior Year	\$157M	\$164M	\$256M	\$261M	\$227M	\$206M	\$207M	\$172M	\$179M	\$186M	\$131M	\$146M	\$161M
Percent Change from Prior Year	2%	47%	4%	-11%	11%	18%	-6%	13%	-3%	-7%	1%	12%	19%

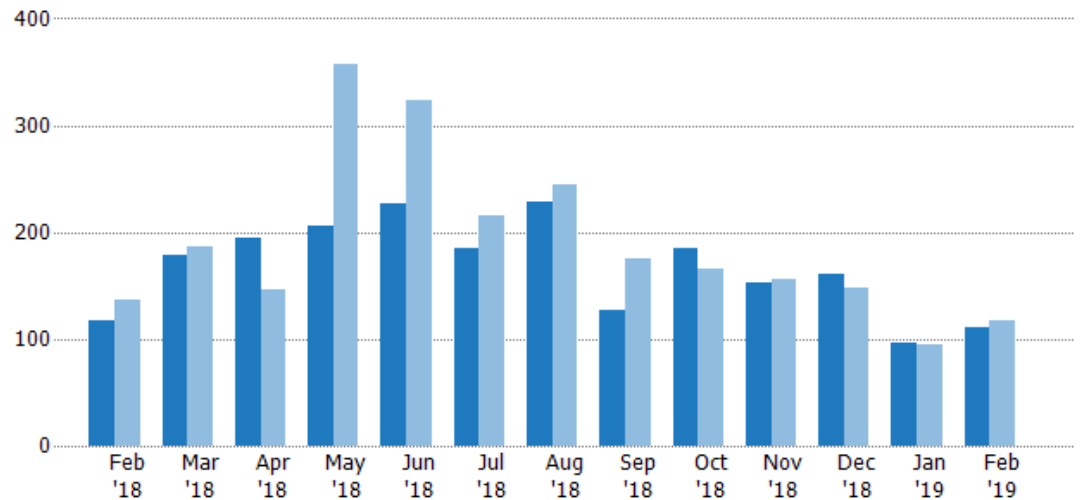
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Feb '19	111	-5.9%
Feb '18	118	-13.2%
Feb '17	136	-4.4%



Current Year	118	178	194	206	226	185	228	127	185	152	160	97	111
Prior Year	136	187	147	358	323	215	244	175	166	156	148	95	118
Percent Change from Prior Year	-13%	-5%	32%	-42%	-30%	-14%	-7%	-27%	11%	-3%	8%	2%	-6%

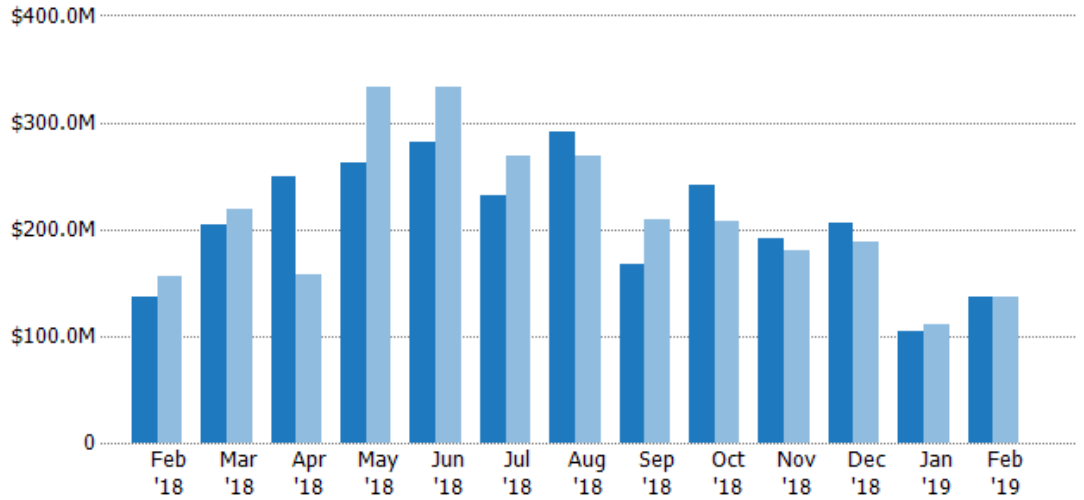
Closed Sales Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Feb '19	\$136M	0%
Feb '18	\$136M	-12.3%
Feb '17	\$156M	-9.7%



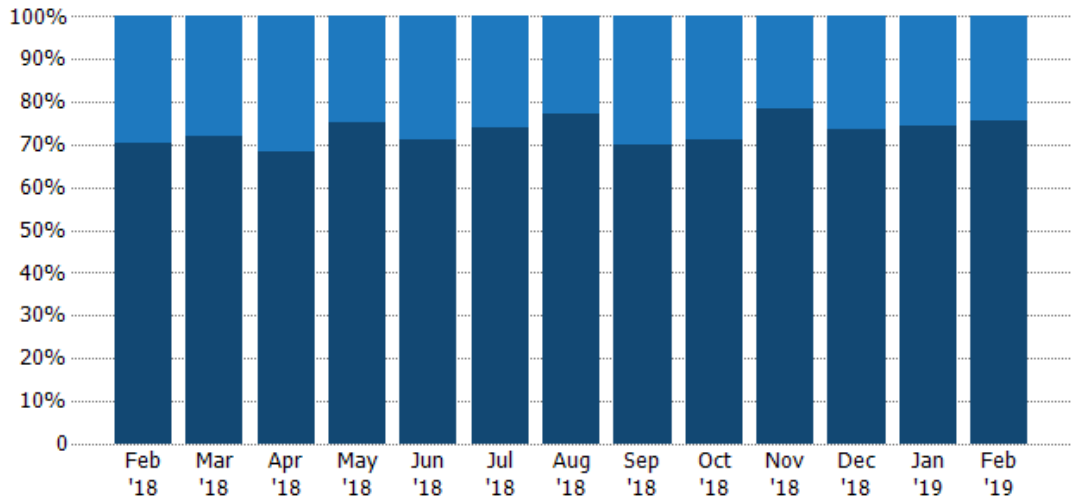
Current Year	\$136M	\$204M	\$249M	\$262M	\$281M	\$232M	\$291M	\$167M	\$241M	\$192M	\$206M	\$105M	\$136M
Prior Year	\$156M	\$219M	\$157M	\$333M	\$332M	\$268M	\$269M	\$209M	\$208M	\$180M	\$188M	\$110M	\$136M
Percent Change from Prior Year	-12%	-7%	58%	-21%	-15%	-13%	8%	-20%	16%	6%	10%	-5%	0%

Closed Sales by Property Type

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	30%	28%	31%	25%	29%	26%	23%	30%	29%	22%	26%	26%	24%
Single Family Residence	70%	72%	69%	75%	71%	74%	77%	70%	71%	78%	74%	74%	76%

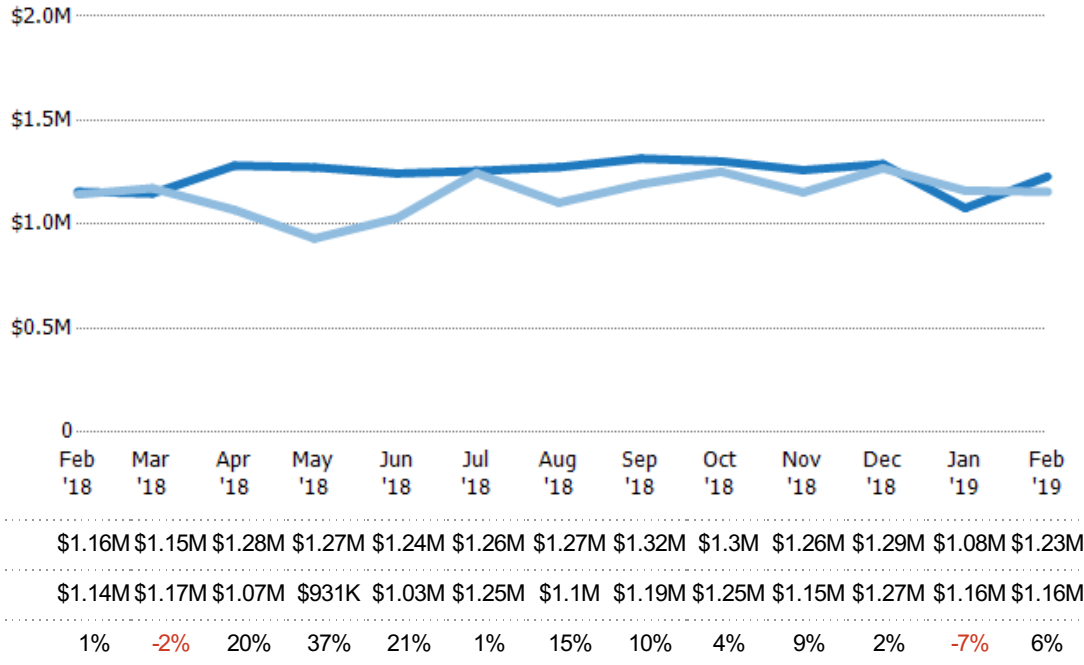
Average Sales Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Feb '19	\$1.23M	6.3%
Feb '18	\$1.16M	1.1%
Feb '17	\$1.14M	-5.6%



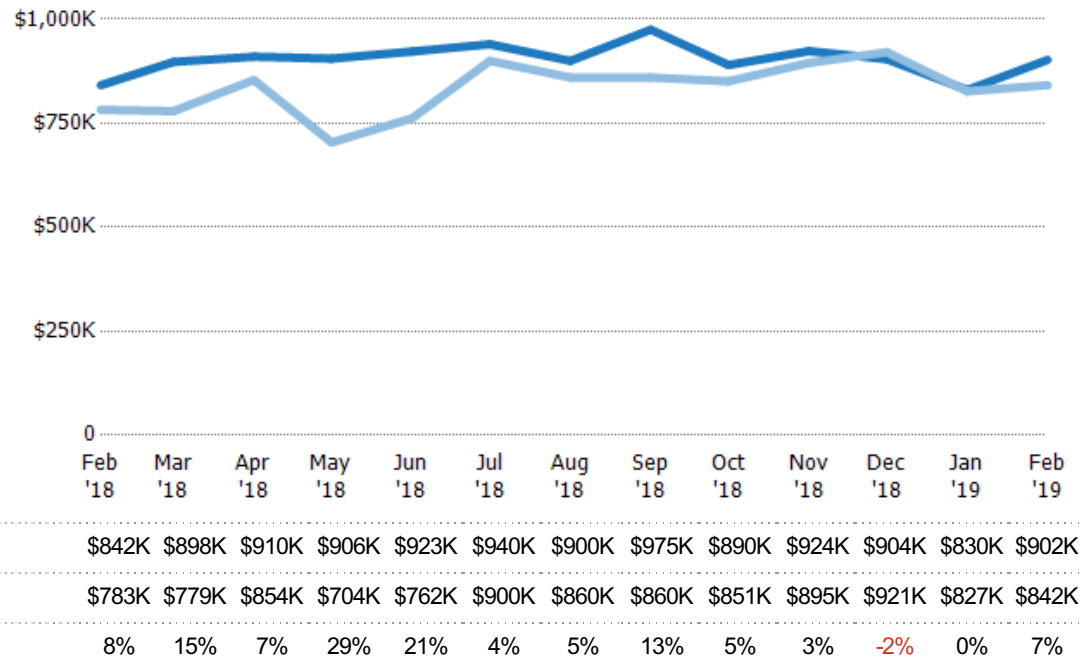
Median Sales Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Feb '19	\$902K	7.2%
Feb '18	\$842K	7.5%
Feb '17	\$783K	-5.2%



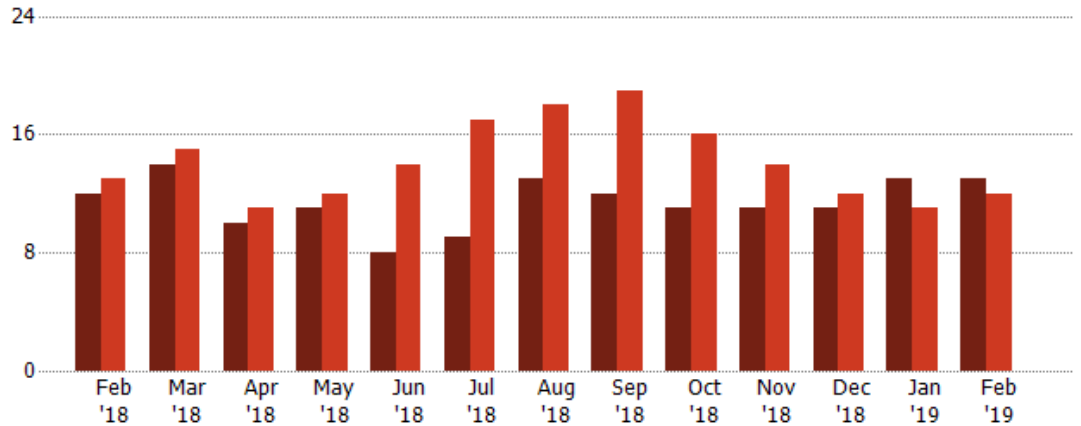
Distressed Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Feb '19	13	8.3%
Feb '18	12	-7.7%
Feb '17	13	69.2%



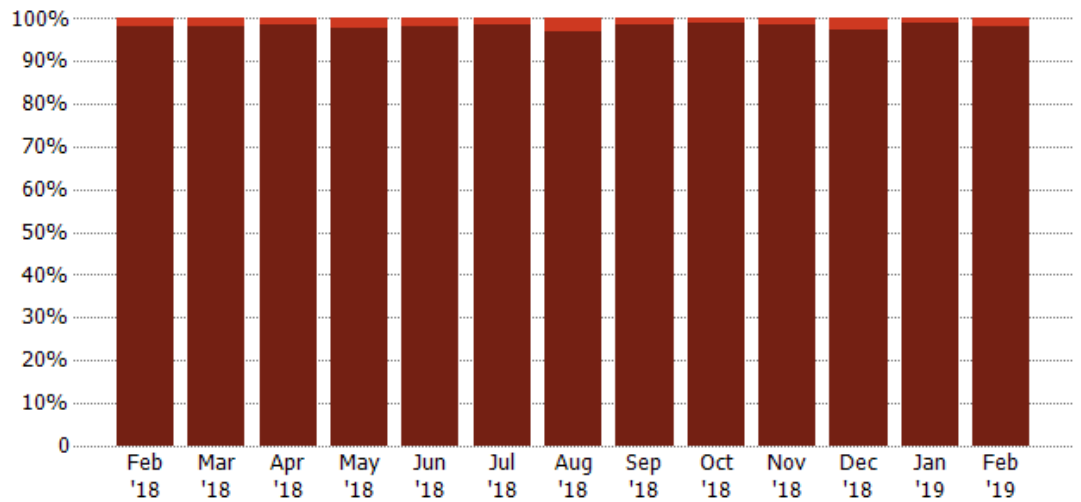
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	12	14	10	11	8	9	13	12	11	11	11	13	13
Prior Year	13	15	11	12	14	17	18	19	16	14	12	11	12
Percent Change from Prior Year	-8%	-7%	-9%	-8%	-43%	-47%	-28%	-37%	-31%	-21%	-8%	18%	8%

Distressed Sales by Sales Type

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

Filters Used

ZIP: 28 Selected
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	2%	2%	2%	2%	2%	2%	3%	2%	1%	1%	3%	1%	2%
Non-Distressed	98%	98%	98%	98%	98%	98%	97%	98%	99%	99%	98%	99%	98%

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: Pasadena

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	La Canada Flintridge, CA 91011	Pasadena, CA 91101
	Pasadena, CA 91102	Pasadena, CA 91103	Pasadena, CA 91104
	Pasadena, CA 91105	Pasadena, CA 91106	Pasadena, CA 91107
	San Marino, CA 91108	Pasadena, CA 91109	Pasadena, CA 91110
	Pasadena, CA 91114	Pasadena, CA 91115	Pasadena, CA 91116
	Pasadena, CA 91117	Pasadena, CA 91121	Pasadena, CA 91123
	Pasadena, CA 91124	Pasadena, CA 91125	Pasadena, CA 91126
	Pasadena, CA 91129	Pasadena, CA 91182	Pasadena, CA 91184
	Pasadena, CA 91185	Pasadena, CA 91188	Pasadena, CA 91189
	Pasadena, CA 91199		

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