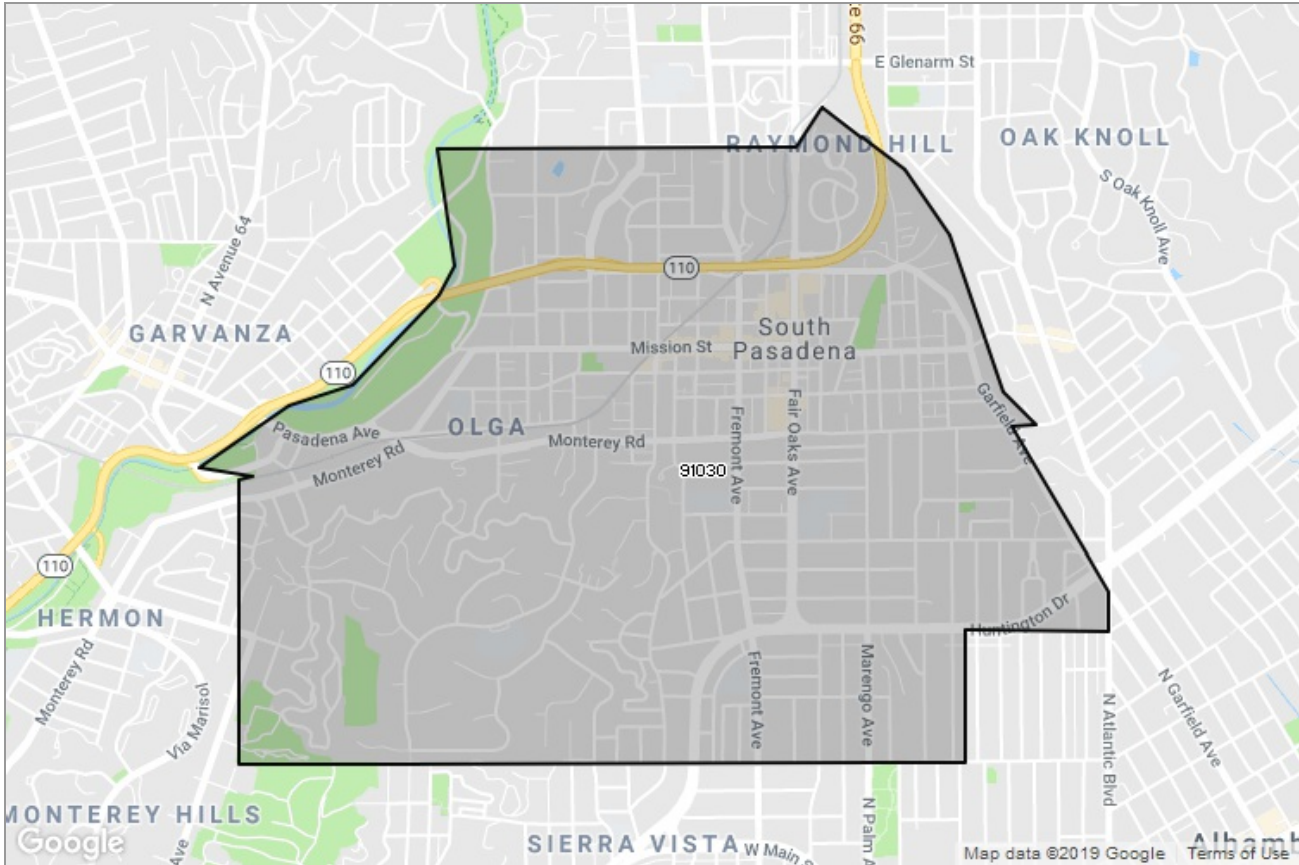




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# South Pasadena



## Report Characteristics

**Report Name:**  
South 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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	11	12	-8.3%	27	25	+8%
New Listing Volume	\$12,858,576	\$13,872,100	-7.3%	\$33,910,876	\$28,248,288	+20%
Active Listing Count	20	20	+	N/A	N/A	
Active Listing Volume	\$28,397,576	\$26,946,388	+5.4%	N/A	N/A	
Average Listing Price	\$1,419,879	\$1,347,319	+5.4%	\$1,420,477	\$1,368,252	+3.8%
Median Listing Price	\$1,451,500	\$1,547,500	-6.2%	\$1,402,792	\$1,556,929	-9.9%
Months of Inventory	3.3	2	+66.7%	2.7	2.8	-4.8%
Absorption Rate	30%	50%	-20%	37.5%	35.71%	+1.8%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	15	7	+114.3%	N/A	N/A	
Pending Sales Volume	\$19,290,800	\$9,850,000	+95.8%	N/A	N/A	
Closed Sales Count	11	8	+37.5%	17	18	-5.6%
Closed Sales Volume	\$13,204,000	\$10,436,000	+26.5%	\$20,935,000	\$24,251,000	-13.7%
Average Sales Price	\$1,200,364	\$1,304,500	-8%	\$1,231,471	\$1,347,278	-8.6%
Median Sales Price	\$1,256,000	\$868,000	+44.7%	\$1,269,765	\$1,221,889	+3.9%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

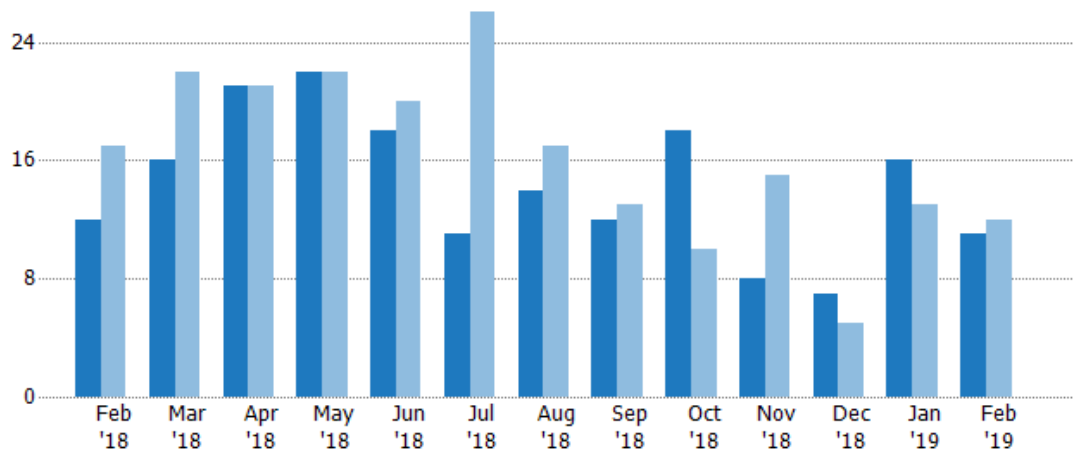
## New Listings

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.
Feb '19	11	-8.3%
Feb '18	12	-29.4%
Feb '17	17	-11.8%



Current Year	12	16	21	22	18	11	14	12	18	8	7	16	11
Prior Year	17	22	21	22	20	26	17	13	10	15	5	13	12
Percent Change from Prior Year	-29%	-27%	0%	0%	-10%	-58%	-18%	-8%	80%	-47%	40%	23%	-8%

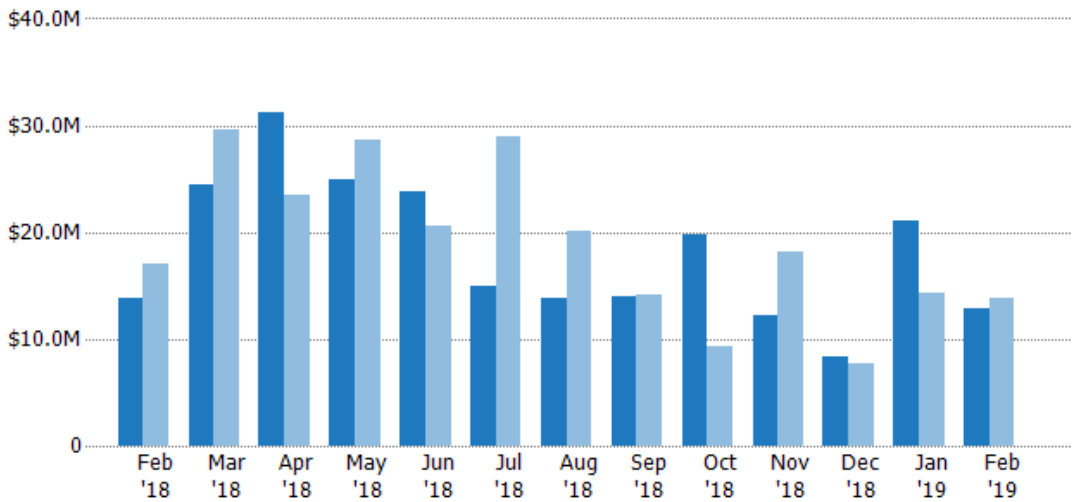
## New Listing Volume

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.
Feb '19	\$12.9M	-7.3%
Feb '18	\$13.9M	-18.9%
Feb '17	\$17.1M	-29.9%



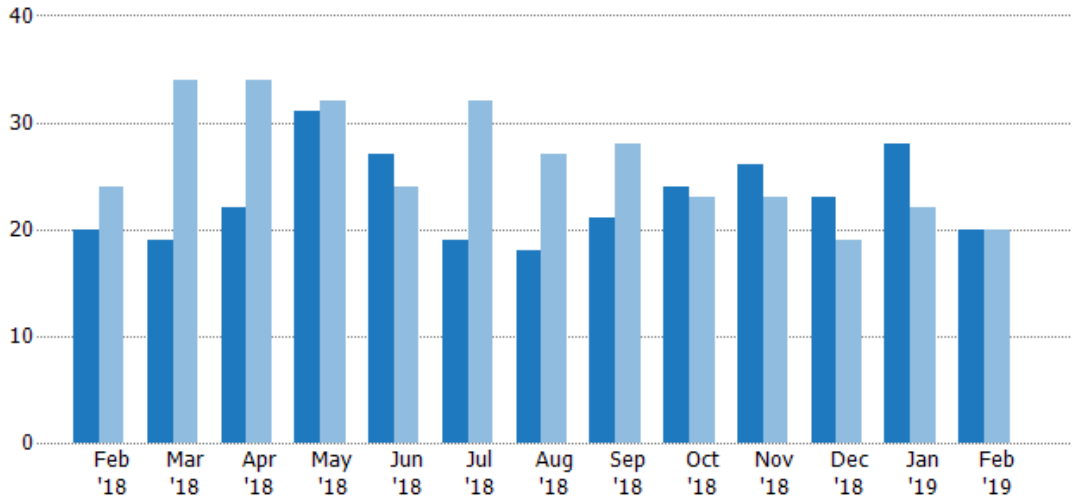
Current Year	\$13.9M	\$24.4M	\$31.2M	\$24.9M	\$23.7M	\$14.9M	\$13.9M	\$14M	\$19.8M	\$12.3M	\$8.35M	\$21.1M	\$12.9M
Prior Year	\$17.1M	\$29.6M	\$23.4M	\$28.7M	\$20.7M	\$28.9M	\$20M	\$14.1M	\$9.36M	\$18.1M	\$7.73M	\$14.4M	\$13.9M
Percent Change from Prior Year	-19%	-17%	33%	-13%	15%	-48%	-31%	-1%	112%	-32%	8%	46%	-7%

## 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.
Feb '19	20	0%
Feb '18	20	-16.7%
Feb '17	24	12.5%

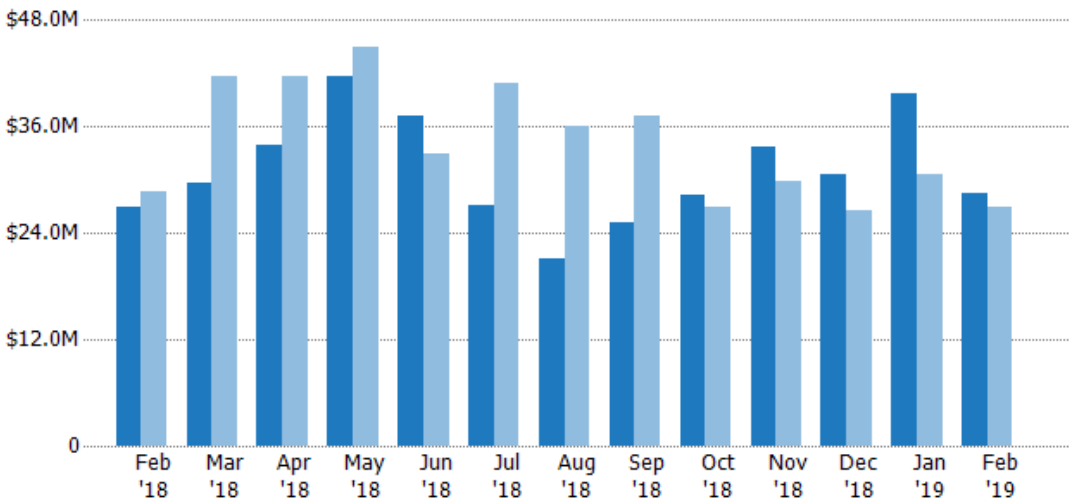
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	20	19	22	31	27	19	18	21	24	26	23	28	20
Prior Year	24	34	34	32	24	32	27	28	23	23	19	22	20
Percent Change from Prior Year	-17%	-44%	-35%	-3%	13%	-41%	-33%	-25%	4%	13%	21%	27%	0%

## 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.
Feb '19	\$28.4M	5.4%
Feb '18	\$26.9M	-6%
Feb '17	\$28.7M	26.4%

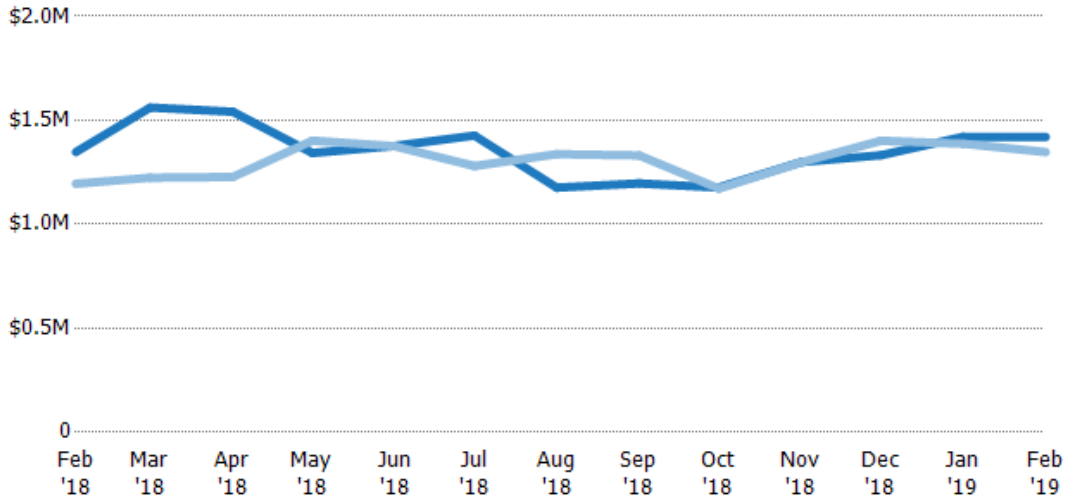
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	\$26.9M	\$29.7M	\$33.9M	\$41.6M	\$37.2M	\$27.1M	\$21.2M	\$25.1M	\$28.2M	\$33.8M	\$30.6M	\$39.8M	\$28.4M
Prior Year	\$28.7M	\$41.6M	\$41.7M	\$44.9M	\$33M	\$41M	\$36.1M	\$37.3M	\$26.9M	\$29.9M	\$26.6M	\$30.5M	\$26.9M
Percent Change from Prior Year	-6%	-29%	-19%	-7%	13%	-34%	-41%	-33%	5%	13%	15%	30%	5%

## 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



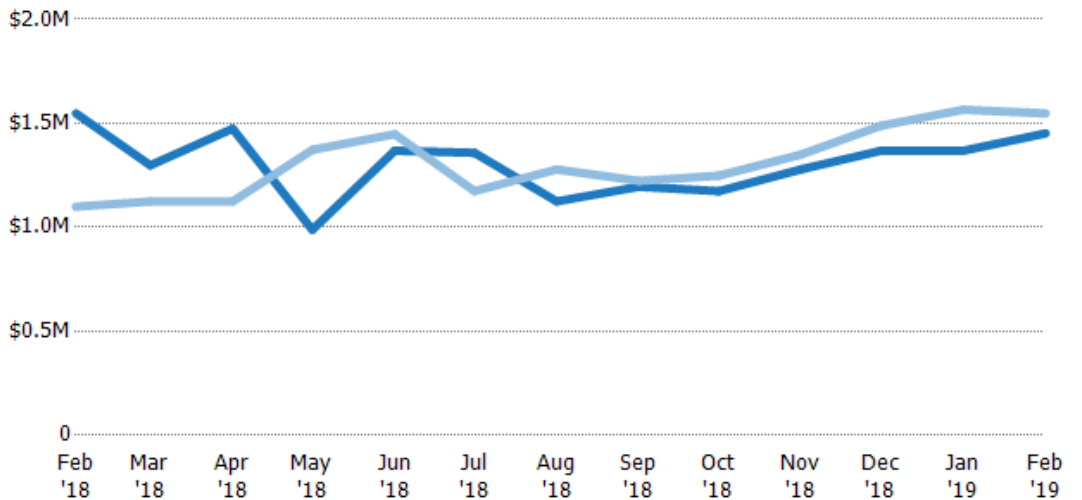
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Feb '18	\$1.35M	\$1.19M	13%
Mar '18	\$1.56M	\$1.22M	28%
Apr '18	\$1.54M	\$1.23M	26%
May '18	\$1.34M	\$1.4M	-4%
Jun '18	\$1.38M	\$1.38M	0%
Jul '18	\$1.43M	\$1.28M	11%
Aug '18	\$1.18M	\$1.34M	-12%
Sep '18	\$1.2M	\$1.33M	-10%
Oct '18	\$1.18M	\$1.17M	0%
Nov '18	\$1.3M	\$1.3M	0%
Dec '18	\$1.33M	\$1.4M	-5%
Jan '19	\$1.42M	\$1.39M	2%
Feb '19	\$1.42M	\$1.35M	5%

## 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
Feb '18	\$1.55M	\$1.1M	41%
Mar '18	\$1.3M	\$1.12M	15%
Apr '18	\$1.47M	\$1.12M	31%
May '18	\$988K	\$1.37M	-28%
Jun '18	\$1.37M	\$1.45M	-5%
Jul '18	\$1.36M	\$1.17M	16%
Aug '18	\$1.12M	\$1.28M	-12%
Sep '18	\$1.2M	\$1.22M	-2%
Oct '18	\$1.17M	\$1.25M	-6%
Nov '18	\$1.28M	\$1.35M	-5%
Dec '18	\$1.37M	\$1.49M	-8%
Jan '19	\$1.37M	\$1.57M	-13%
Feb '19	\$1.45M	\$1.55M	-6%

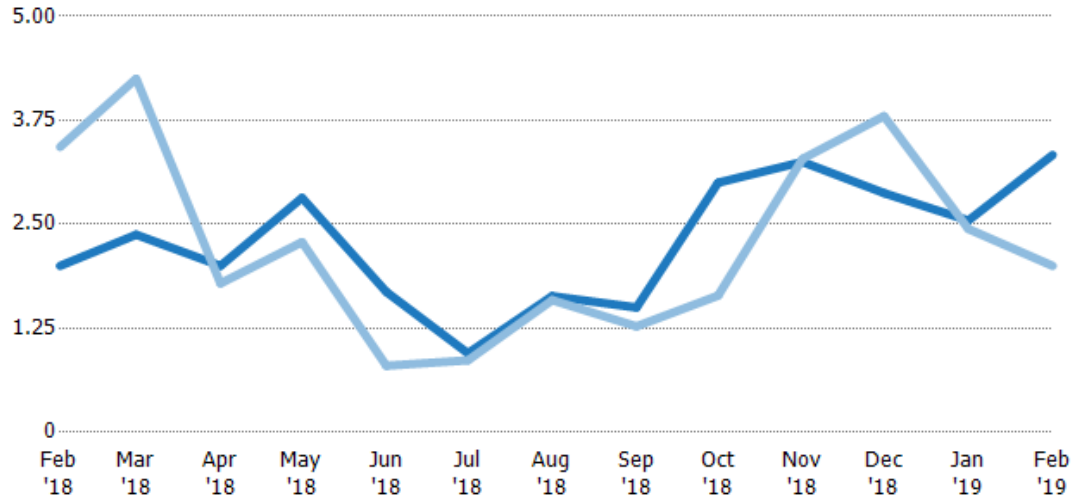
## Months of Inventory

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.
Feb '19	3.33	66.7%
Feb '18	2	-41.7%
Feb '17	3.43	-21.2%



Current Year	2	2.38	2	2.82	1.69	0.95	1.64	1.5	3	3.25	2.88	2.55	3.33
Prior Year	3.43	4.25	1.79	2.29	0.8	0.87	1.59	1.27	1.64	3.29	3.8	2.44	2
Percent Change from Prior Year	-42%	-44%	12%	23%	111%	10%	3%	18%	83%	-1%	-24%	4%	67%

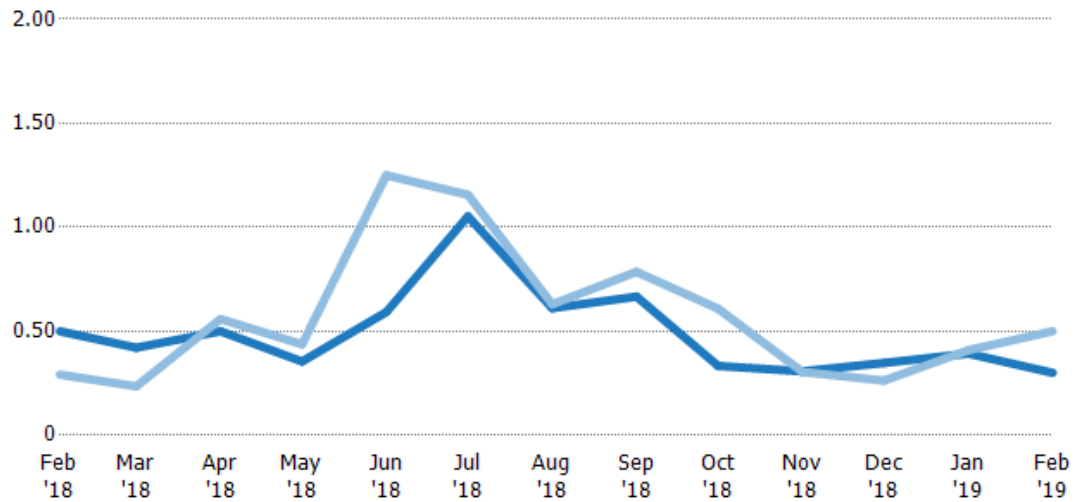
## Absorption Rate

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.
Feb '19	30%	20%
Feb '18	50%	-20.8%
Feb '17	29%	27%



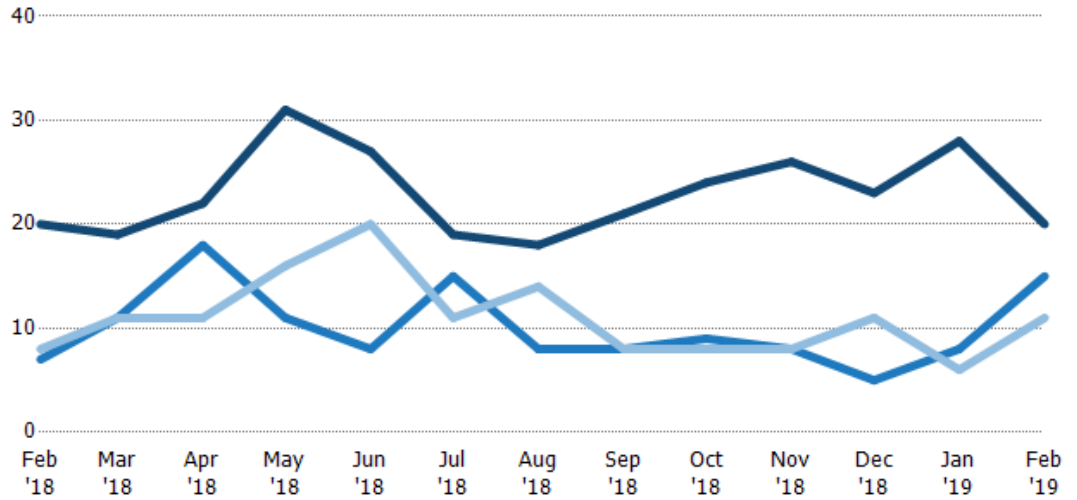
Current Year	50%	42%	50%	35%	59%	105%	61%	67%	33%	31%	35%	39%	30%
Prior Year	29%	24%	56%	44%	125%	116%	63%	79%	61%	30%	26%	41%	50%
Change from Prior Year	-21%	-19%	6%	8%	66%	10%	2%	12%	28%	0%	-8%	2%	20%

## 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



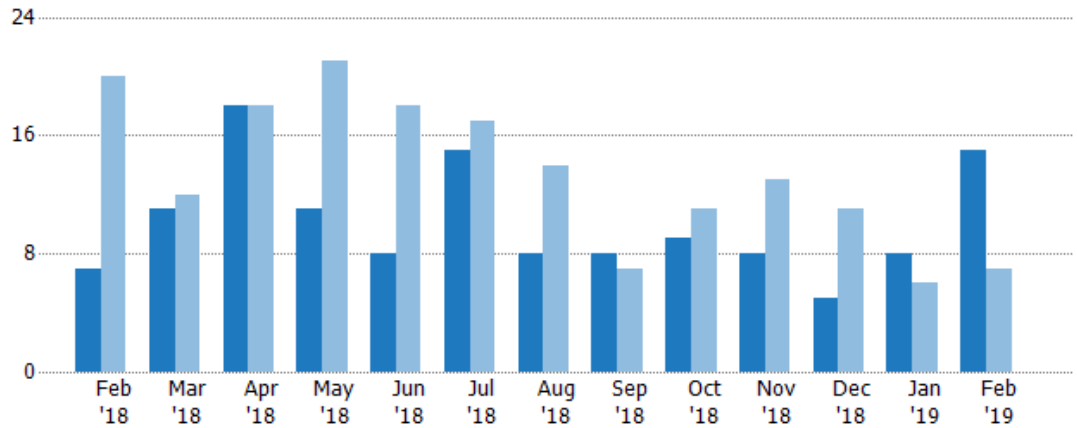
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Active	20	19	22	31	27	19	18	21	24	26	23	28	20
Pending	7	11	18	11	8	15	8	8	9	8	5	8	15
Sold	8	11	11	16	20	11	14	8	8	8	11	6	11

## 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.
Feb '19	15	114.3%
Feb '18	7	-65%
Feb '17	20	-30%

	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	7	11	18	11	8	15	8	8	9	8	5	8	15
Prior Year	20	12	18	21	18	17	14	7	11	13	11	6	7
Percent Change from Prior Year	-65%	-8%	0%	-48%	-56%	-12%	-43%	14%	-18%	-38%	-55%	33%	114%

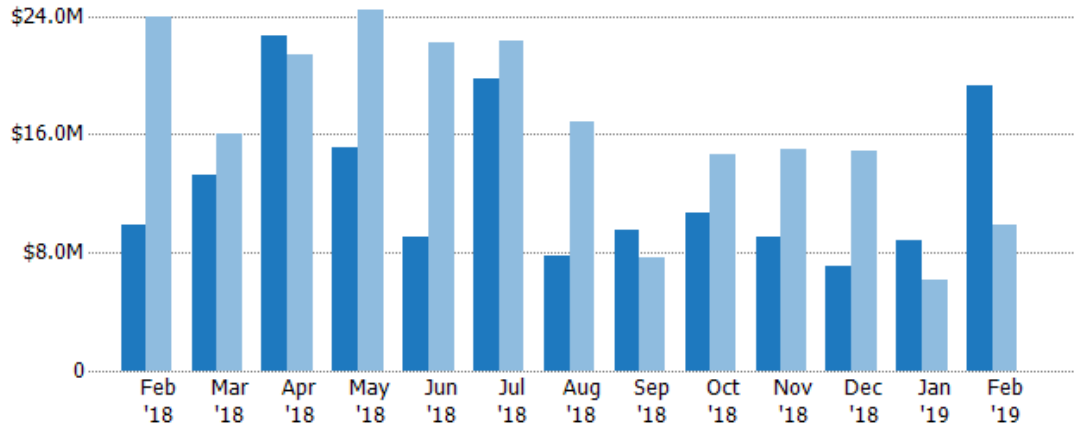
## Pending Sales Volume

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.
Feb '19	\$19.3M	95.8%
Feb '18	\$9.85M	-58.9%
Feb '17	\$24M	-43.3%



Current Year	\$9.85M	\$13.2M	\$22.6M	\$15.2M	\$9.1M	\$19.8M	\$7.82M	\$9.48M	\$10.7M	\$9.11M	\$7.08M	\$8.81M	\$19.3M
Prior Year	\$24M	\$16M	\$21.3M	\$24.4M	\$22.2M	\$22.3M	\$16.8M	\$7.63M	\$14.7M	\$15M	\$14.9M	\$6.18M	\$9.85M
Percent Change from Prior Year	-59%	-17%	6%	-38%	-59%	-11%	-54%	24%	-27%	-39%	-52%	43%	96%

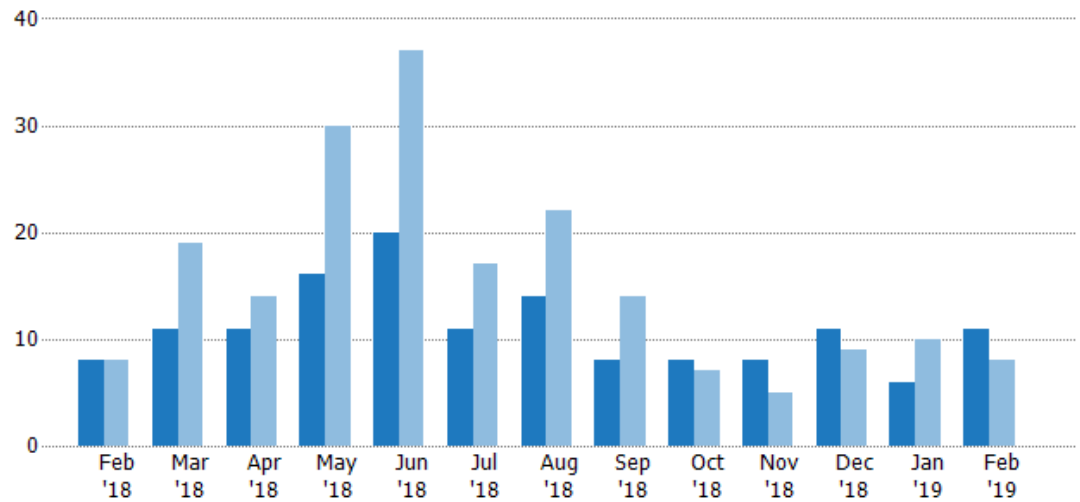
## Closed Sales

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.
Feb '19	11	37.5%
Feb '18	8	0%
Feb '17	8	-12.5%



Current Year	8	11	11	16	20	11	14	8	8	8	11	6	11
Prior Year	8	19	14	30	37	17	22	14	7	5	9	10	8
Percent Change from Prior Year	0%	-42%	-21%	-47%	-46%	-35%	-36%	-43%	14%	60%	22%	-40%	38%



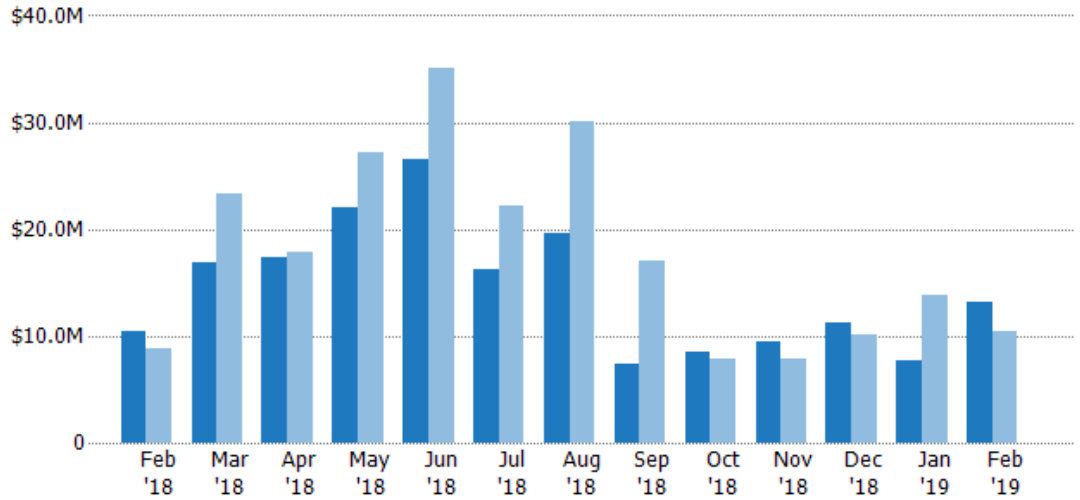
## Closed Sales Volume

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.
Feb '19	\$13.2M	26.5%
Feb '18	\$10.4M	18.7%
Feb '17	\$8.79M	-18.8%



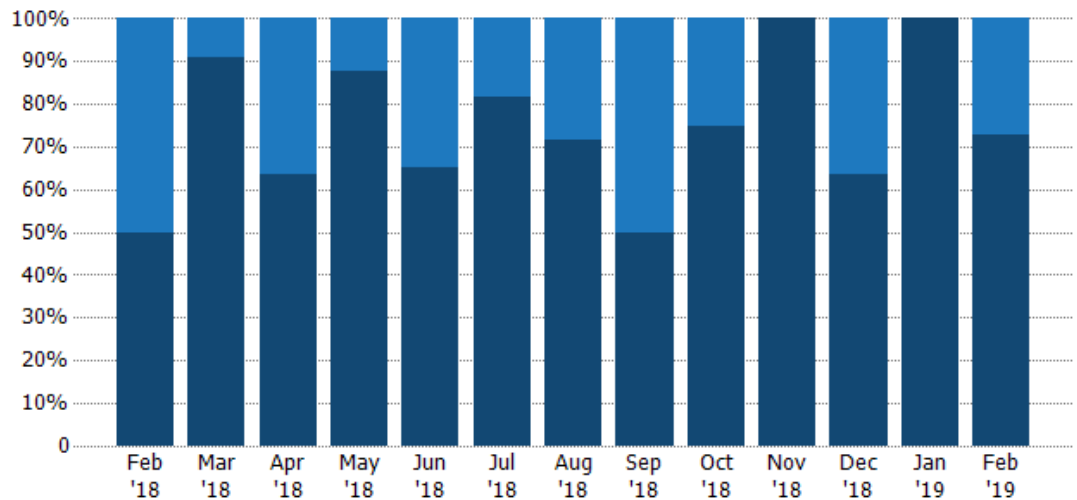
Current Year	\$10.4M	\$16.9M	\$17.4M	\$22M	\$26.6M	\$16.2M	\$19.6M	\$7.37M	\$8.53M	\$9.43M	\$11.2M	\$7.73M	\$13.2M
Prior Year	\$8.79M	\$23.4M	\$17.9M	\$27.2M	\$35.1M	\$22.2M	\$30M	\$17.1M	\$7.86M	\$7.84M	\$10.1M	\$13.8M	\$10.4M
Percent Change from Prior Year	19%	-28%	-3%	-19%	-24%	-27%	-35%	-57%	9%	20%	11%	-44%	27%

## 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



Condo/Townhouse	50%	9%	36%	13%	35%	18%	29%	50%	25%	-	36%	-	27%
Single Family Residence	50%	91%	64%	88%	65%	82%	71%	50%	75%	100%	64%	100%	73%

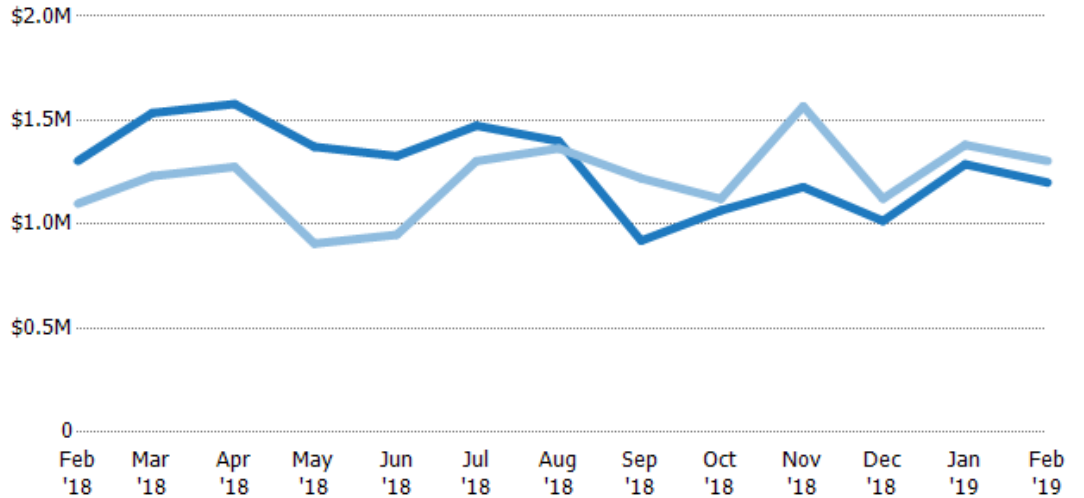
## Average Sales Price

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

Month/ Year	Price	% Chg.
Feb '19	\$1.2M	-8%
Feb '18	\$1.3M	18.7%
Feb '17	\$1.1M	-7.2%



Current Year	\$1.3M	\$1.53M	\$1.58M	\$1.37M	\$1.33M	\$1.47M	\$1.4M	\$921K	\$1.07M	\$1.18M	\$1.02M	\$1.29M	\$1.2M
Prior Year	\$1.1M	\$1.23M	\$1.28M	\$907K	\$949K	\$1.3M	\$1.36M	\$1.22M	\$1.12M	\$1.57M	\$1.12M	\$1.38M	\$1.3M
Percent Change from Prior Year	19%	25%	24%	51%	40%	13%	3%	-25%	-5%	-25%	-10%	-7%	-8%

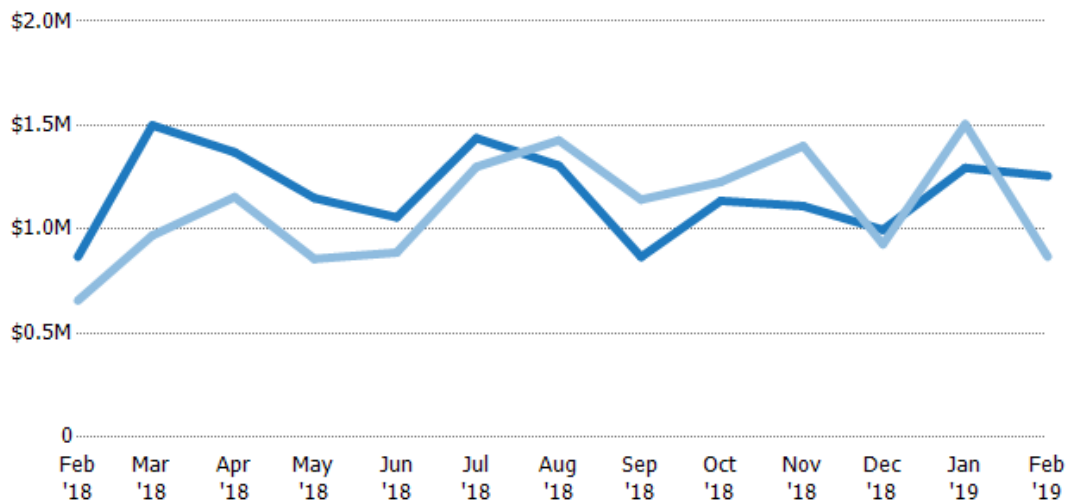
## Median Sales Price

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

Month/ Year	Price	% Chg.
Feb '19	\$1.26M	44.7%
Feb '18	\$868K	32.1%
Feb '17	\$657K	43.8%



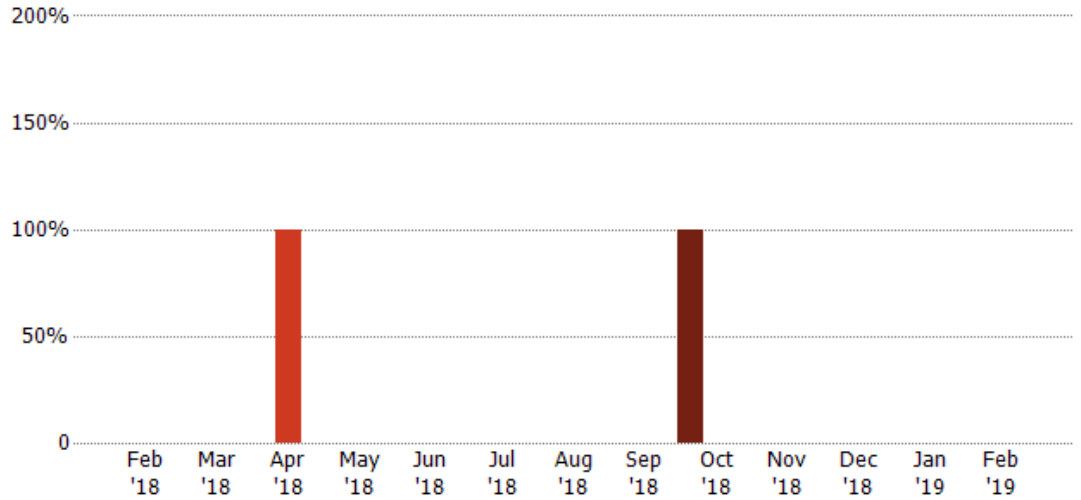
Current Year	\$868K	\$1.5M	\$1.37M	\$1.15M	\$1.06M	\$1.44M	\$1.31M	\$867K	\$1.14M	\$1.11M	\$997K	\$1.3M	\$1.26M
Prior Year	\$657K	\$970K	\$1.16M	\$858K	\$888K	\$1.3M	\$1.43M	\$1.14M	\$1.23M	\$1.4M	\$928K	\$1.51M	\$868K
Percent Change from Prior Year	32%	55%	19%	34%	19%	11%	-8%	-24%	-7%	-21%	7%	-14%	45%

## 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



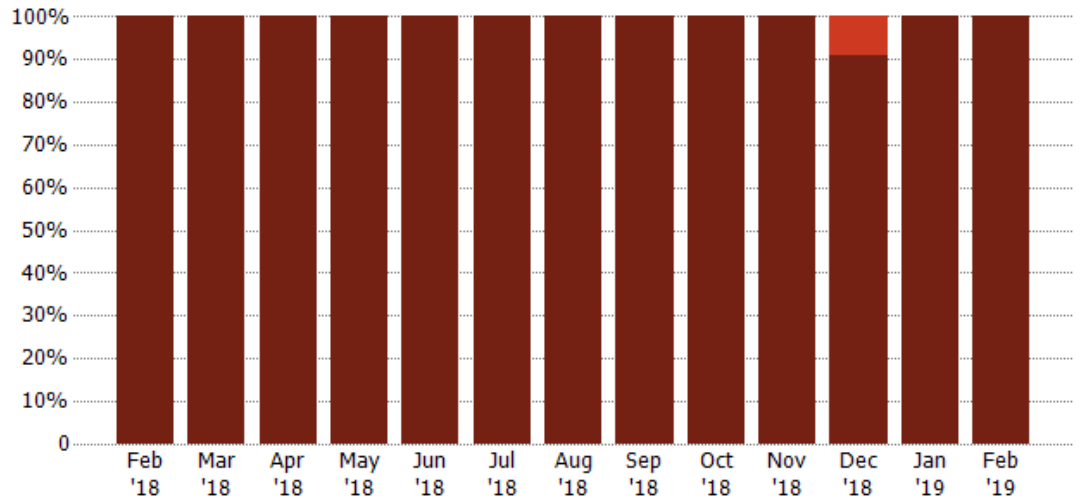
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	-	-	-	-	-	-	-	-	1	-	-	-	-
Prior Year	-	-	1	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-	-	-100%	-	-	-	-	-	100%	-	-	-	-

## 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



	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	-	-	-	-	-	-	-	-	-	-	9%	-	-
Non-Distressed	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	91%	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:** South 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

<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 2/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area