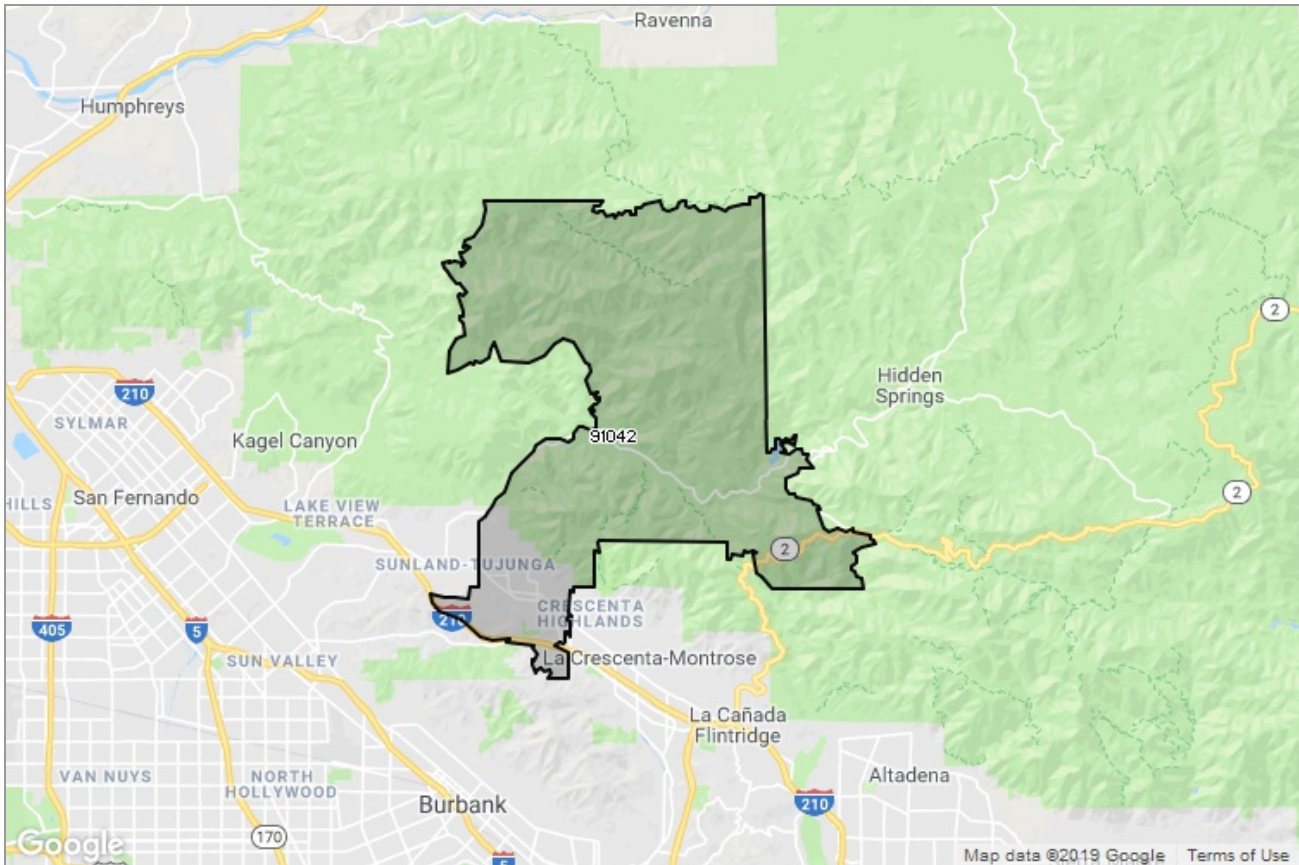




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Tujunga



Report Characteristics

Report Name:
Tujunga

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	23	23	+/-	52	41	+26.8%
New Listing Volume	\$15,512,877	\$13,594,394	+14.1%	\$36,854,777	\$25,307,244	+45.6%
Active Listing Count	48	39	+23.1%	N/A	N/A	
Active Listing Volume	\$37,556,177	\$24,180,114	+55.3%	N/A	N/A	
Average Listing Price	\$782,420	\$620,003	+26.2%	\$768,375	\$634,837	+21%
Median Listing Price	\$713,500	\$575,000	+24.1%	\$706,171	\$599,750	+17.7%
Months of Inventory	3.2	2.1	+55.9%	3.5	2.3	+50.7%
Absorption Rate	31.25%	48.72%	-17.5%	28.57%	43.06%	-14.5%
Sales Activity Charts Metrics						
Pending Sales Count	26	17	+52.9%	N/A	N/A	
Pending Sales Volume	\$16,803,884	\$10,616,399	+58.3%	N/A	N/A	
Closed Sales Count	12	11	+9.1%	27	30	-10%
Closed Sales Volume	\$6,814,900	\$6,593,500	+3.4%	\$16,177,200	\$18,732,500	-13.6%
Average Sales Price	\$567,908	\$599,409	-5.3%	\$599,156	\$624,417	-4%
Median Sales Price	\$572,500	\$551,500	+3.8%	\$616,278	\$569,550	+8.2%
Distressed Charts Metrics						
Distressed Listing Count	1	3	-66.7%	N/A	N/A	

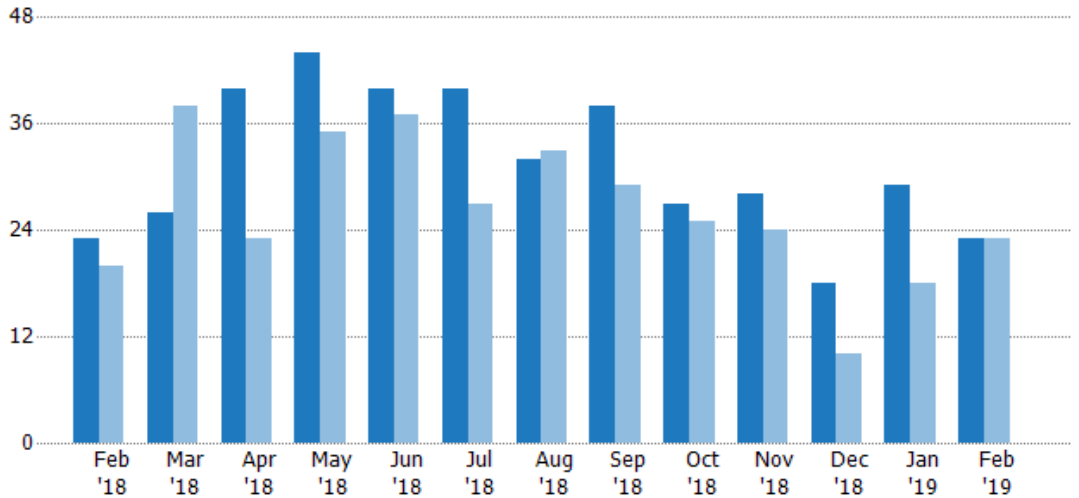
New Listings

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Feb '19	23	0%
Feb '18	23	15%
Feb '17	20	65%



	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	26	40	44	40	40	32	38	27	28	18	29	23
Prior Year	20	38	23	35	37	27	33	29	25	24	10	18	23
Percent Change from Prior Year	15%	-32%	74%	26%	8%	48%	-3%	31%	8%	17%	80%	61%	0%

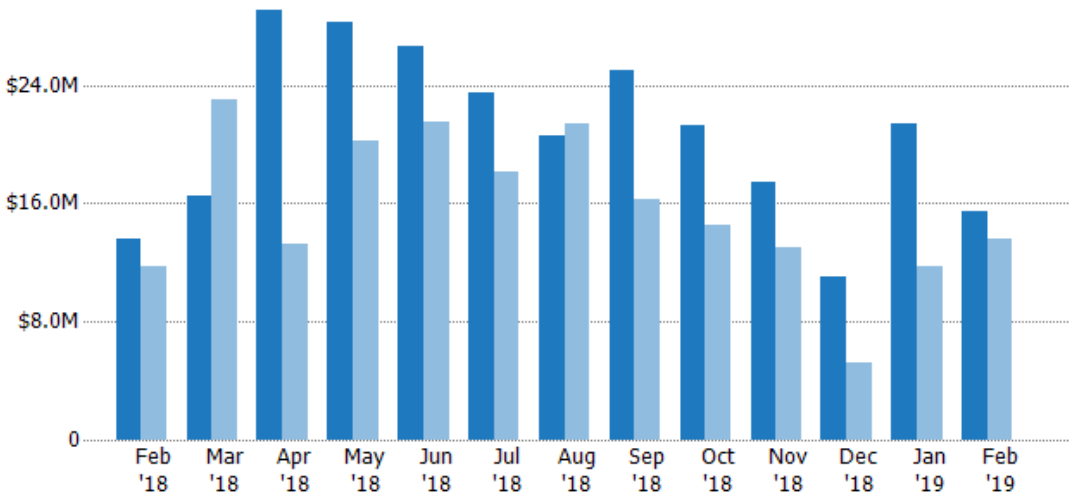
New Listing Volume

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Feb '19	\$15.5M	14.1%
Feb '18	\$13.6M	16.1%
Feb '17	\$11.7M	58%



	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	\$13.6M	\$16.6M	\$29.1M	\$28.2M	\$26.6M	\$23.5M	\$20.6M	\$25M	\$21.3M	\$17.4M	\$11M	\$21.3M	\$15.5M
Prior Year	\$11.7M	\$23.1M	\$13.2M	\$20.2M	\$21.5M	\$18.1M	\$21.4M	\$16.2M	\$14.5M	\$13M	\$5.26M	\$11.7M	\$13.6M
Percent Change from Prior Year	16%	-28%	120%	39%	24%	29%	-4%	54%	46%	34%	109%	82%	14%

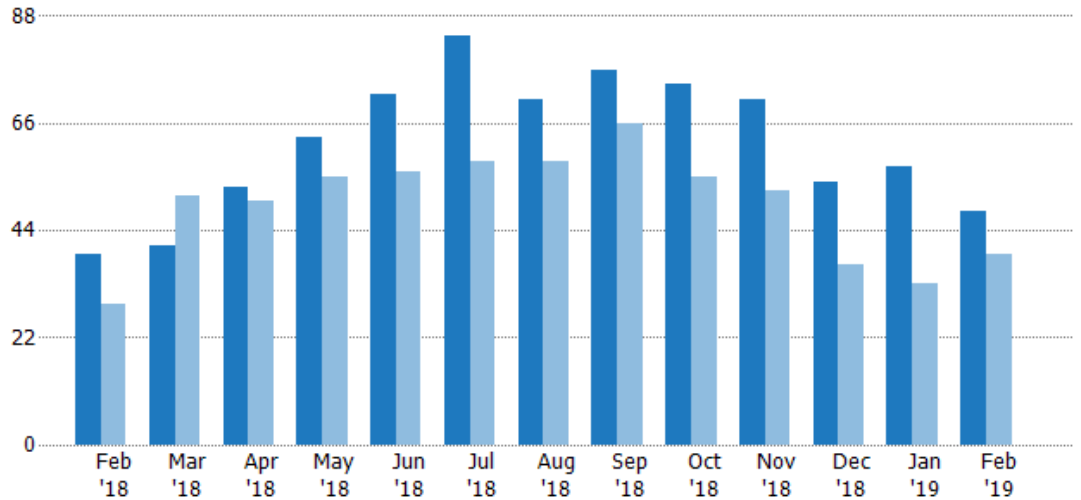
Active Listings

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Feb '19	48	23.1%
Feb '18	39	34.5%
Feb '17	29	89.7%



	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	39	41	53	63	72	84	71	77	74	71	54	57	48
Prior Year	29	51	50	55	56	58	58	66	55	52	37	33	39
Percent Change from Prior Year	34%	-20%	6%	15%	29%	45%	22%	17%	35%	37%	46%	73%	23%

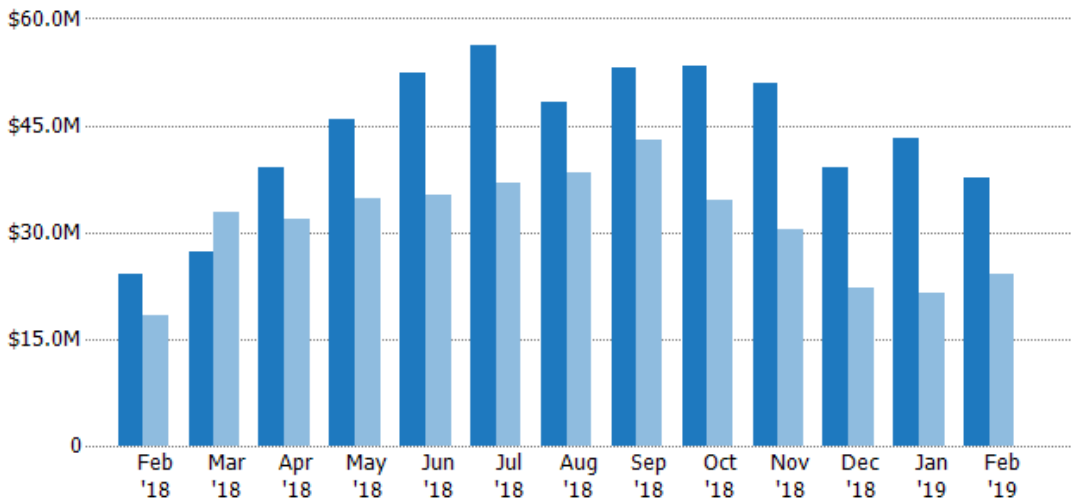
Active Listing Volume

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Feb '19	\$37.6M	55.3%
Feb '18	\$24.2M	31.3%
Feb '17	\$18.4M	69.1%



	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	\$24.2M	\$27.3M	\$39M	\$45.9M	\$52.4M	\$56.3M	\$48.3M	\$53M	\$53.5M	\$51M	\$39M	\$43.1M	\$37.6M
Prior Year	\$18.4M	\$32.8M	\$31.8M	\$34.7M	\$35.3M	\$36.9M	\$38.3M	\$42.9M	\$34.6M	\$30.5M	\$22.3M	\$21.5M	\$24.2M
Percent Change from Prior Year	31%	-17%	23%	32%	48%	52%	26%	24%	54%	68%	75%	100%	55%

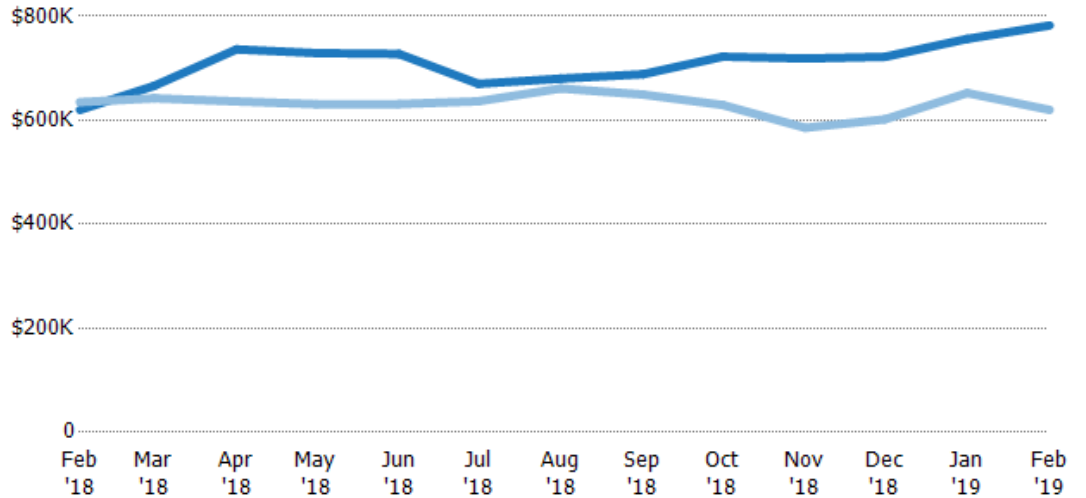
Average Listing Price

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Feb '19	\$782K	26.2%
Feb '18	\$620K	-2.3%
Feb '17	\$635K	-10.9%



Current Year	\$620K	\$666K	\$736K	\$729K	\$728K	\$670K	\$680K	\$689K	\$722K	\$719K	\$722K	\$757K	\$782K
Prior Year	\$635K	\$642K	\$636K	\$631K	\$631K	\$637K	\$661K	\$649K	\$629K	\$586K	\$602K	\$652K	\$620K
Percent Change from Prior Year	-2%	4%	16%	16%	15%	5%	3%	6%	15%	23%	20%	16%	26%

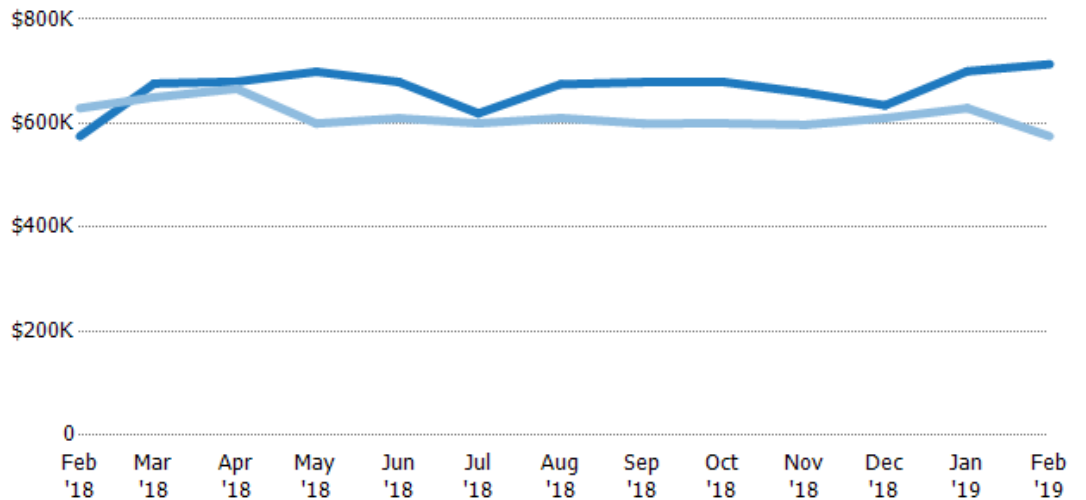
Median Listing Price

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Feb '19	\$714K	24.1%
Feb '18	\$575K	-8.6%
Feb '17	\$629K	-12.7%



Current Year	\$575K	\$677K	\$680K	\$699K	\$680K	\$619K	\$675K	\$679K	\$679K	\$659K	\$634K	\$700K	\$714K
Prior Year	\$629K	\$650K	\$666K	\$600K	\$610K	\$600K	\$610K	\$599K	\$600K	\$597K	\$610K	\$629K	\$575K
Percent Change from Prior Year	-9%	4%	2%	17%	11%	3%	11%	13%	13%	10%	4%	11%	24%

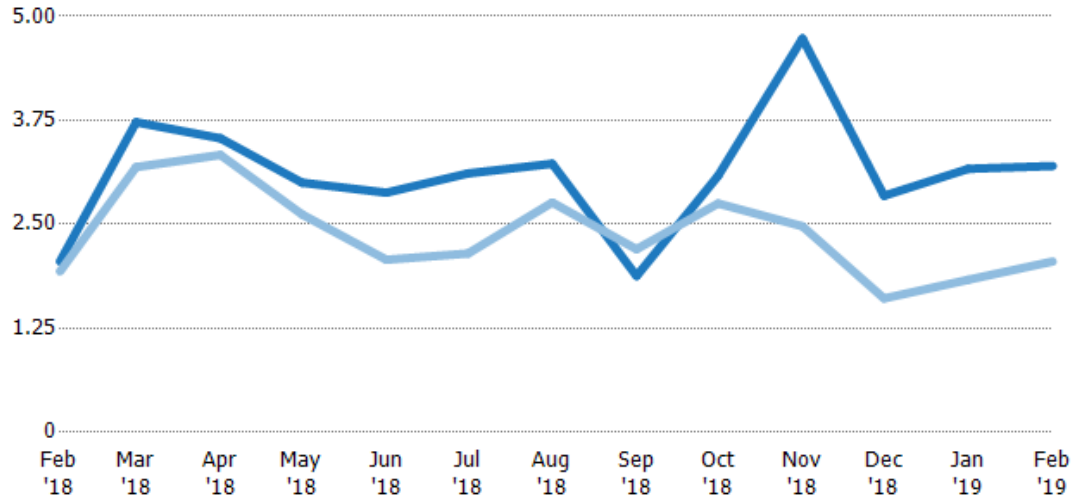
Months of Inventory

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
Feb '19	3.2	55.9%
Feb '18	2.05	6.2%
Feb '17	1.93	89.7%



	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	2.05	3.73	3.53	3.00	2.88	3.11	3.23	1.88	3.08	4.73	2.84	3.17	3.2
Prior Year	1.93	3.19	3.33	2.62	2.07	2.15	2.76	2.2	2.75	2.48	1.61	1.83	2.05
Percent Change from Prior Year	6%	17%	6%	15%	39%	45%	17%	-15%	12%	91%	77%	73%	56%

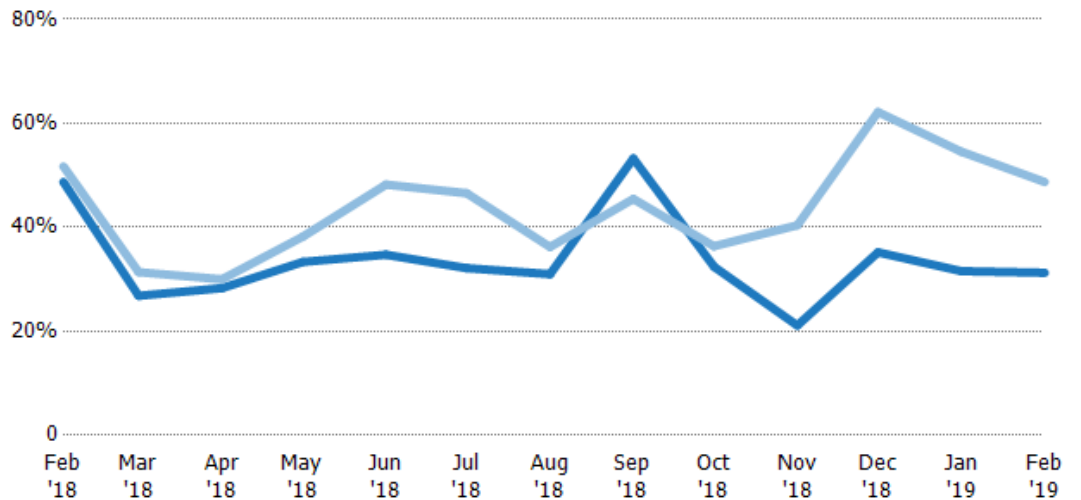
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
Feb '19	31%	17.5%
Feb '18	49%	3%
Feb '17	52%	-47.3%



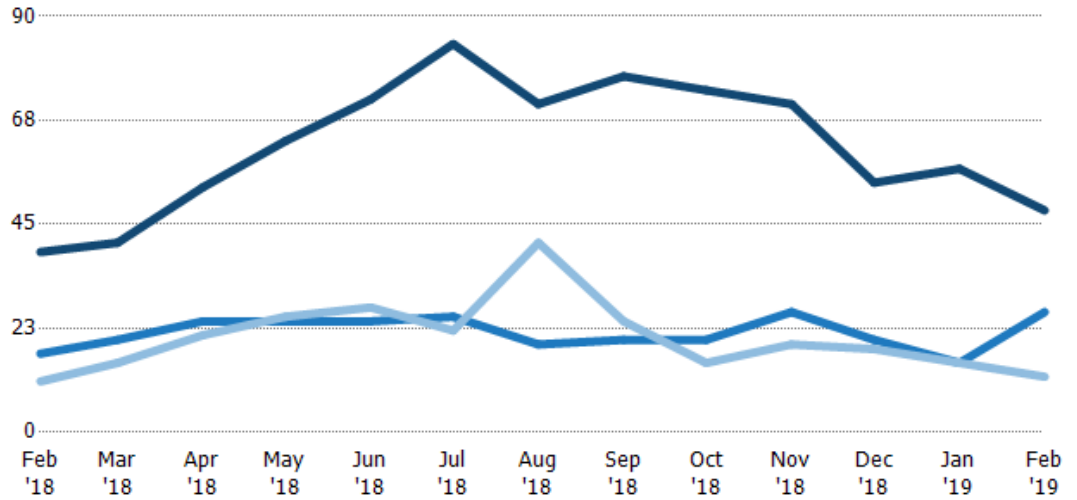
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	49%	27%	28%	33%	35%	32%	31%	53%	32%	21%	35%	32%	31%
Prior Year	52%	31%	30%	38%	48%	47%	36%	45%	36%	40%	62%	55%	49%
Change from Prior Year	3%	5%	2%	5%	13%	14%	5%	-8%	4%	19%	27%	23%	17%

Active/Pending/Sold Units

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



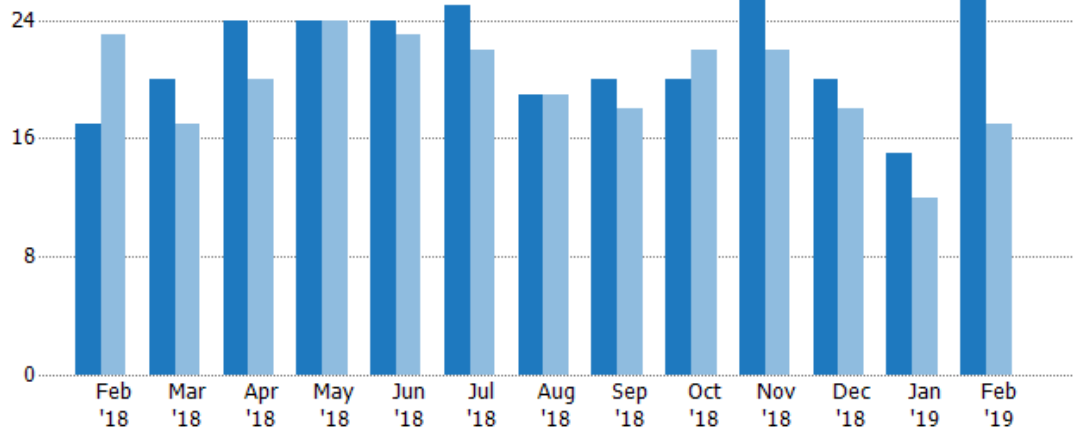
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Active	39	41	53	63	72	84	71	77	74	71	54	57	48
Pending	17	20	24	24	24	25	19	20	20	26	20	15	26
Sold	11	15	21	25	27	22	41	24	15	19	18	15	12

Pending Sales

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Count	% Chg.
Feb '19	26	52.9%
Feb '18	17	-26.1%
Feb '17	23	4.3%

	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	17	20	24	24	24	25	19	20	20	26	20	15	26
Prior Year	23	17	20	24	23	22	19	18	22	22	18	12	17
Percent Change from Prior Year	-26%	18%	20%	0%	4%	14%	0%	11%	-9%	18%	11%	25%	53%

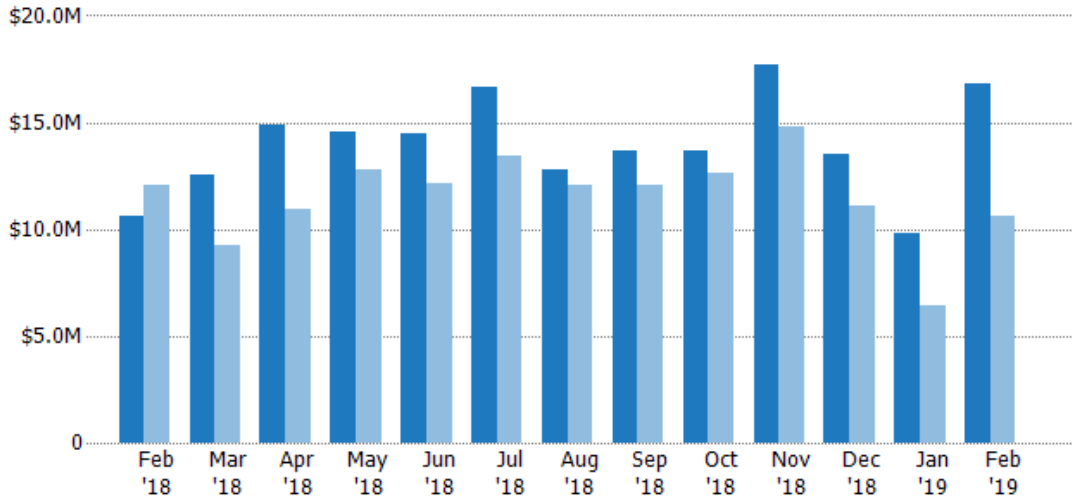
Pending Sales Volume

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Feb '19	\$16.8M	58.3%
Feb '18	\$10.6M	-12.1%
Feb '17	\$12.1M	-1.1%



Current Year	\$10.6M	\$12.6M	\$14.9M	\$14.6M	\$14.5M	\$16.6M	\$12.8M	\$13.7M	\$13.7M	\$17.7M	\$13.5M	\$9.84M	\$16.8M
Prior Year	\$12.1M	\$9.28M	\$11M	\$12.8M	\$12.1M	\$13.4M	\$12M	\$12M	\$12.6M	\$14.8M	\$11.1M	\$6.43M	\$10.6M
Percent Change from Prior Year	-12%	35%	36%	14%	20%	24%	6%	14%	8%	20%	21%	53%	58%

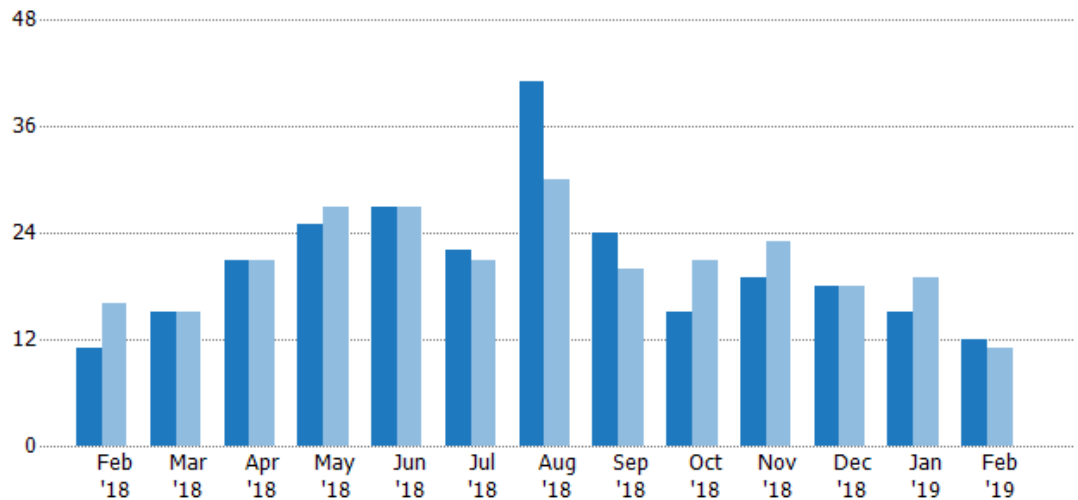
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Feb '19	12	9.1%
Feb '18	11	-31.3%
Feb '17	16	-25%



Current Year	11	15	21	25	27	22	41	24	15	19	18	15	12
Prior Year	16	15	21	27	27	21	30	20	21	23	18	19	11
Percent Change from Prior Year	-31%	0%	0%	-7%	0%	5%	37%	20%	-29%	-17%	0%	-21%	9%

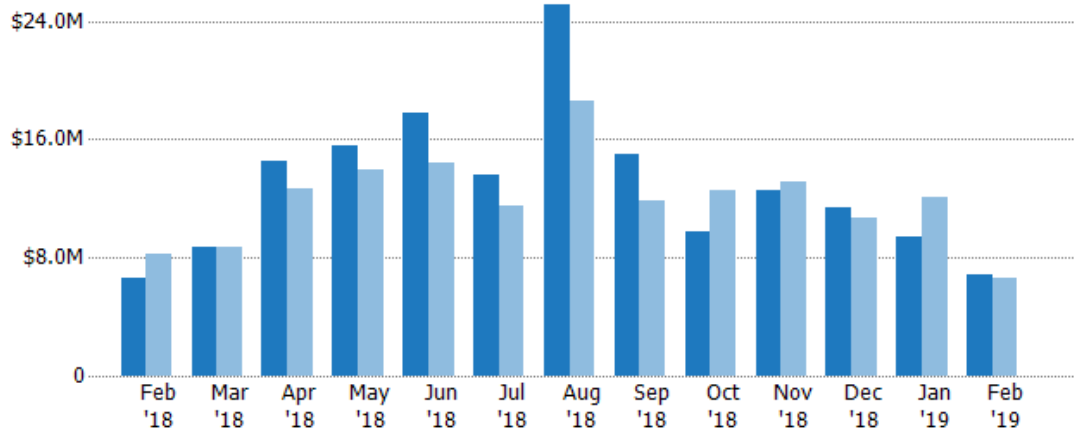
Closed Sales Volume

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Feb '19	\$6.81M	3.4%
Feb '18	\$6.59M	-20.2%
Feb '17	\$8.26M	-31.9%



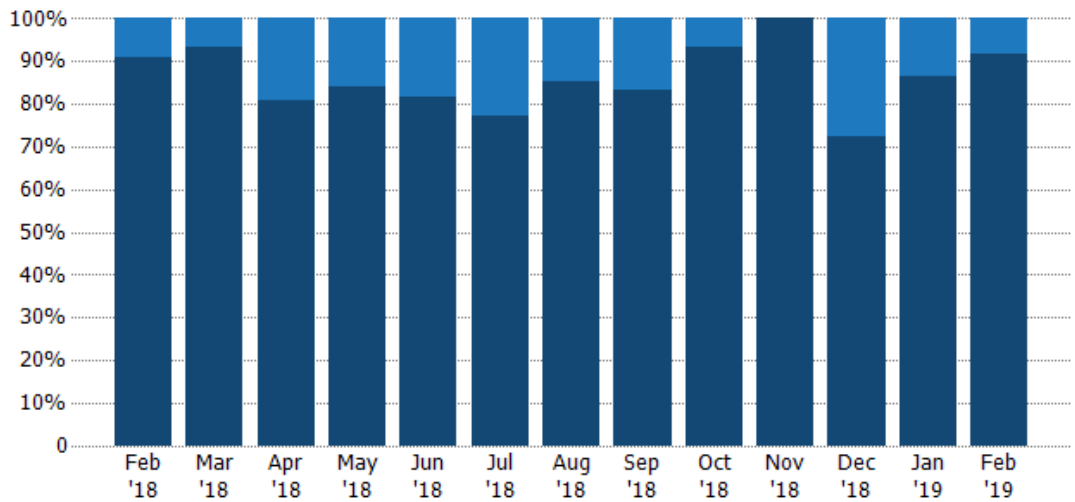
Current Year	\$6.59M	\$8.75M	\$14.5M	\$15.5M	\$17.8M	\$13.6M	\$25.1M	\$15M	\$9.78M	\$12.5M	\$11.4M	\$9.36M	\$6.81M
Prior Year	\$8.26M	\$8.7M	\$12.7M	\$14M	\$14.5M	\$11.5M	\$18.6M	\$11.8M	\$12.5M	\$13.1M	\$10.7M	\$12.1M	\$6.59M
Percent Change from Prior Year	-20%	1%	14%	11%	23%	18%	35%	27%	-22%	-4%	6%	-23%	3%

Closed Sales by Property Type

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	9%	7%	19%	16%	19%	23%	15%	17%	7%	-	28%	13%	8%
Single Family Residence	91%	93%	81%	84%	81%	77%	85%	83%	93%	100%	72%	87%	92%

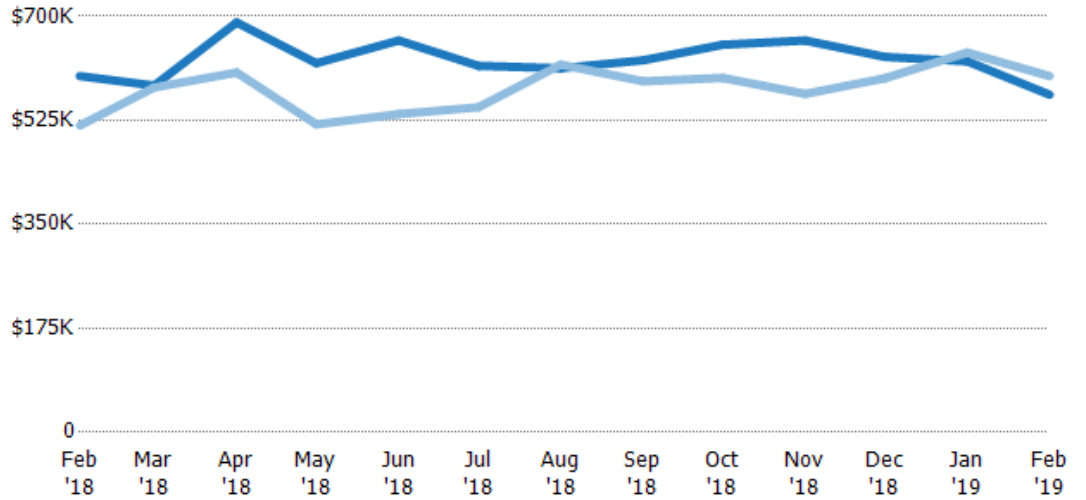
Average Sales Price

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Feb '19	\$568K	-5.3%
Feb '18	\$599K	16.1%
Feb '17	\$516K	-9.1%



Current Year	\$599K	\$583K	\$690K	\$621K	\$659K	\$617K	\$613K	\$626K	\$652K	\$659K	\$632K	\$624K	\$568K
Prior Year	\$516K	\$580K	\$605K	\$518K	\$535K	\$547K	\$619K	\$591K	\$596K	\$569K	\$596K	\$639K	\$599K
Percent Change from Prior Year	16%	1%	14%	20%	23%	13%	-1%	6%	9%	16%	6%	-2%	-5%

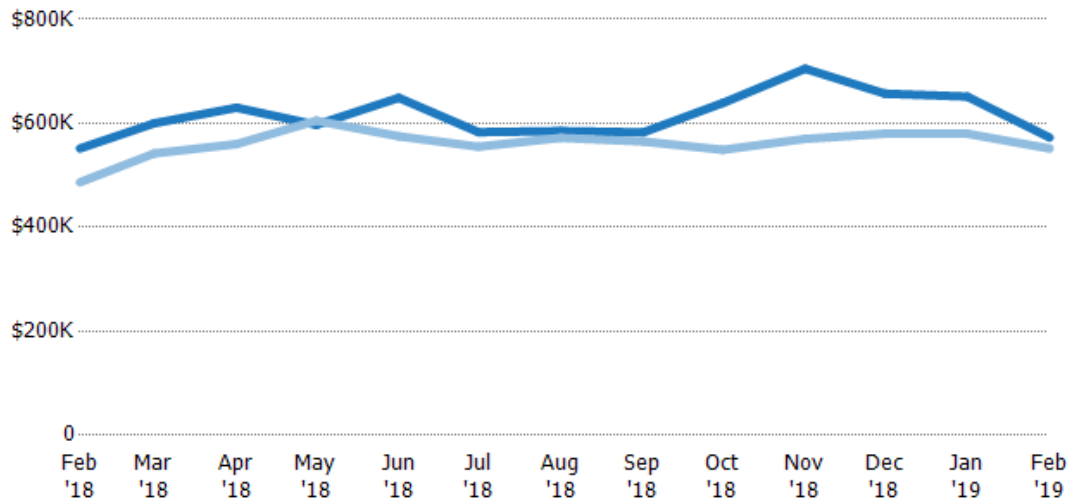
Median Sales Price

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Feb '19	\$573K	3.8%
Feb '18	\$552K	13.4%
Feb '17	\$487K	-11.5%



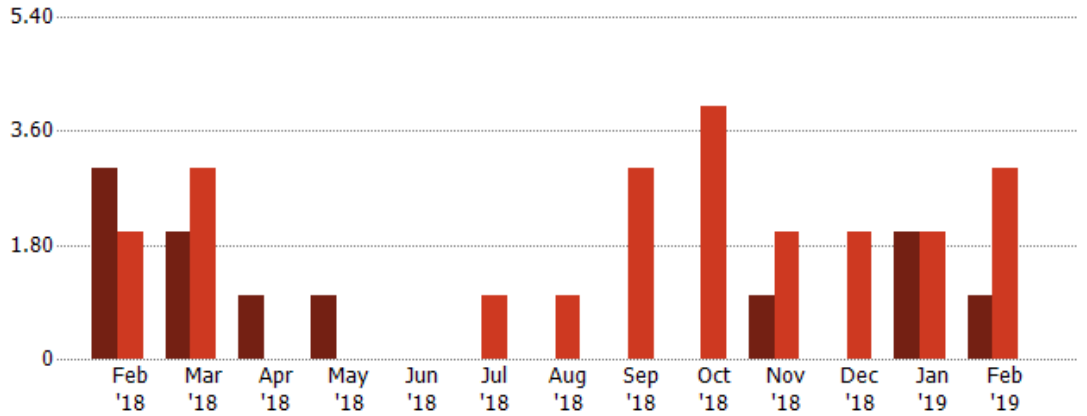
Current Year	\$552K	\$600K	\$630K	\$597K	\$649K	\$583K	\$585K	\$583K	\$639K	\$705K	\$657K	\$651K	\$573K
Prior Year	\$487K	\$542K	\$560K	\$605K	\$575K	\$555K	\$572K	\$565K	\$549K	\$570K	\$580K	\$580K	\$552K
Percent Change from Prior Year	13%	11%	13%	-1%	13%	5%	2%	3%	16%	24%	13%	12%	4%

Distressed Listings

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



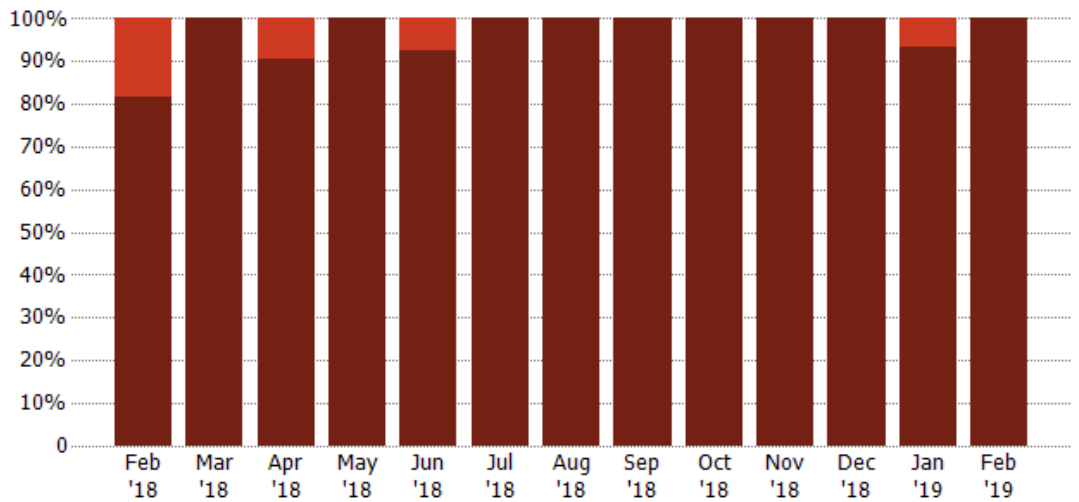
Current Year	3	2	1	1	-	-	-	-	-	1	-	2	1
Prior Year	2	3	-	-	-	1	1	3	4	2	2	2	3
Percent Change from Prior Year	50%	-33%	100%	100%	-	-100%	-100%	-100%	-100%	-50%	-100%	0%	-67%

Distressed Sales by Sales Type

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Pre-Foreclosure	18%	-	10%	-	7%	-	-	-	-	-	-	7%	-
Non-Distressed	82%	100%	90%	100%	93%	100%	100%	100%	100%	100%	100%	93%	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: Tujunga

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: Tujunga, CA 91042

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