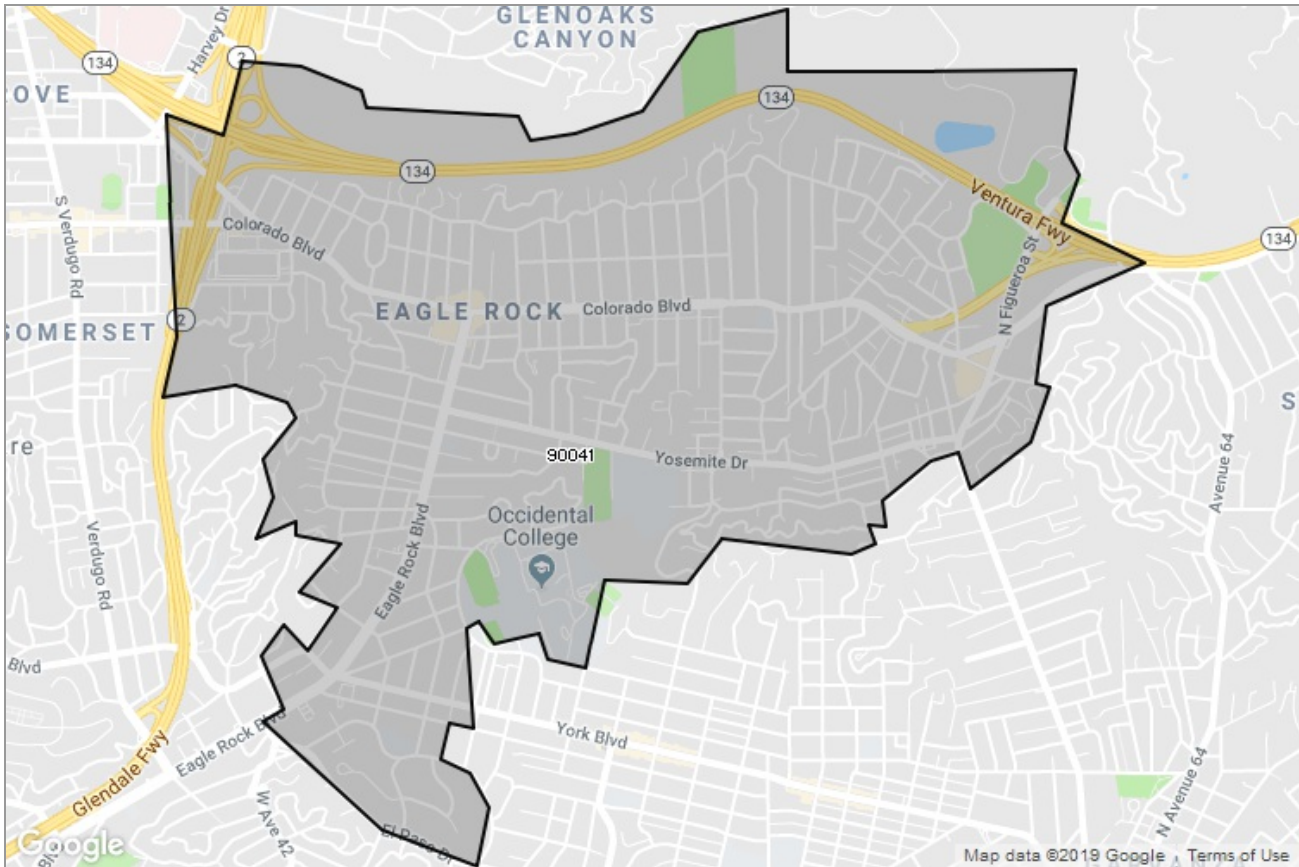




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Eagle Rock



Report Characteristics

Report Name:
Eagle Rock

Report Date Range:
3/2018 – 3/2019

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 04/08/2019

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	Mar 2019	Mar 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	20	19	+5.3%	64	48	+33.3%
New Listing Volume	\$20,095,450	\$17,635,000	+14%	\$63,497,927	\$42,017,199	+51.1%
Active Listing Count	32	23	+39.1%	N/A	N/A	
Active Listing Volume	\$33,901,538	\$21,318,999	+59%	N/A	N/A	
Average Listing Price	\$1,059,423	\$926,913	+14.3%	\$995,399	\$897,619	+10.9%
Median Listing Price	\$995,000	\$869,000	+14.5%	\$918,724	\$855,844	+7.3%
Months of Inventory	3.6	2.3	+54.6%	3.8	1.7	+117.1%
Absorption Rate	28.13%	43.48%	-15.4%	26.67%	57.89%	-31.2%
Sales Activity Charts Metrics						
Pending Sales Count	26	20	+30%	N/A	N/A	
Pending Sales Volume	\$24,564,900	\$18,892,699	+30%	N/A	N/A	
Closed Sales Count	15	9	+66.7%	34	28	+21.4%
Closed Sales Volume	\$13,885,950	\$7,544,000	+84.1%	\$33,615,525	\$31,091,000	+8.1%
Average Sales Price	\$925,730	\$838,222	+10.4%	\$988,692	\$1,110,393	-11%
Median Sales Price	\$813,000	\$840,000	-3.2%	\$923,246	\$949,143	-2.7%
Distressed Charts Metrics						
Distressed Listing Count	2	1	+100%	N/A	N/A	

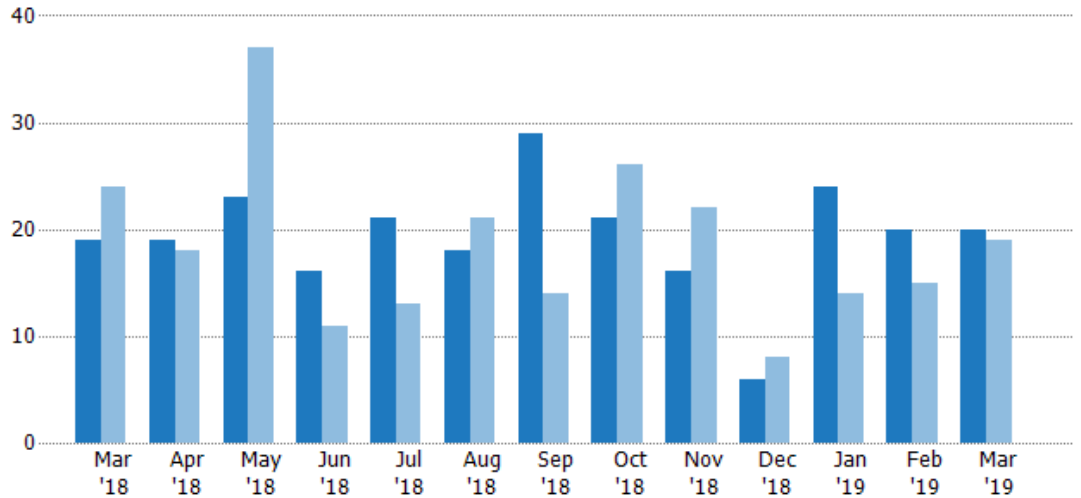
New Listings

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.
Mar '19	20	5.3%
Mar '18	19	-20.8%
Mar '17	24	50%



Current Year	19	19	23	16	21	18	29	21	16	6	24	20	20
Prior Year	24	18	37	11	13	21	14	26	22	8	14	15	19
Percent Change from Prior Year	-21%	6%	-38%	45%	62%	-14%	107%	-19%	-27%	-25%	71%	33%	5%

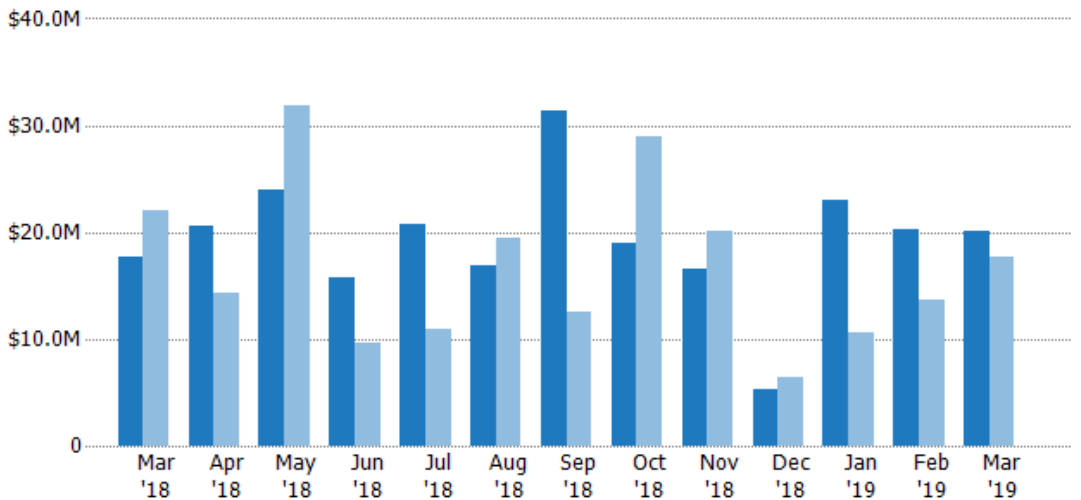
New Listing Volume

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.
Mar '19	\$20.1M	14%
Mar '18	\$17.6M	-20.2%
Mar '17	\$22.1M	29.8%



Current Year	\$17.6M	\$20.6M	\$23.9M	\$15.8M	\$20.8M	\$16.9M	\$31.3M	\$19M	\$16.5M	\$5.34M	\$23.1M	\$20.3M	\$20.1M
Prior Year	\$22.1M	\$14.2M	\$31.9M	\$9.63M	\$11M	\$19.5M	\$12.6M	\$29M	\$20.1M	\$6.38M	\$10.6M	\$13.7M	\$17.6M
Percent Change from Prior Year	-20%	45%	-25%	64%	89%	-13%	149%	-34%	-18%	-16%	117%	48%	14%

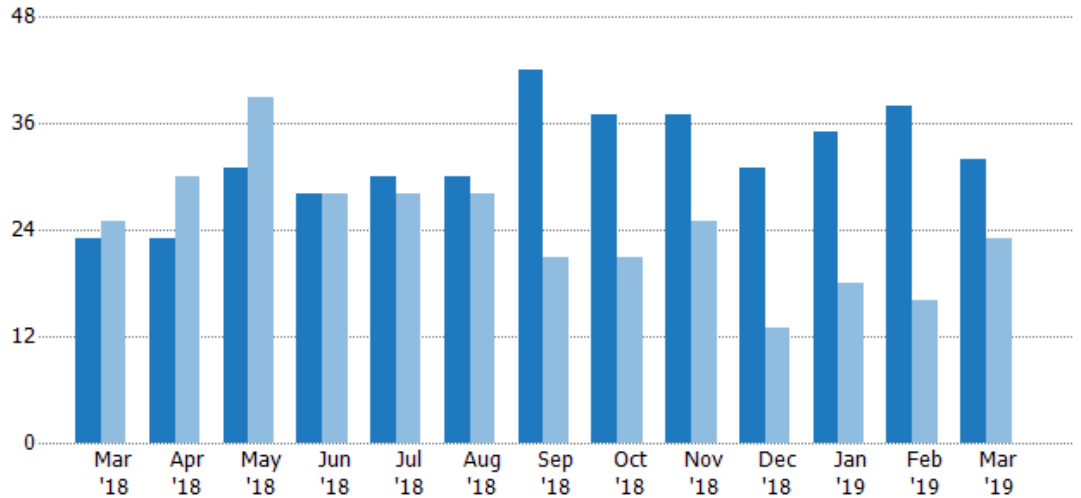
Active Listings

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.
Mar '19	32	39.1%
Mar '18	23	-8%
Mar '17	25	16%



Current Year	23	23	31	28	30	30	42	37	37	31	35	38	32
Prior Year	25	30	39	28	28	28	21	21	25	13	18	16	23
Percent Change from Prior Year	-8%	-23%	-21%	0%	7%	7%	100%	76%	48%	138%	94%	138%	39%

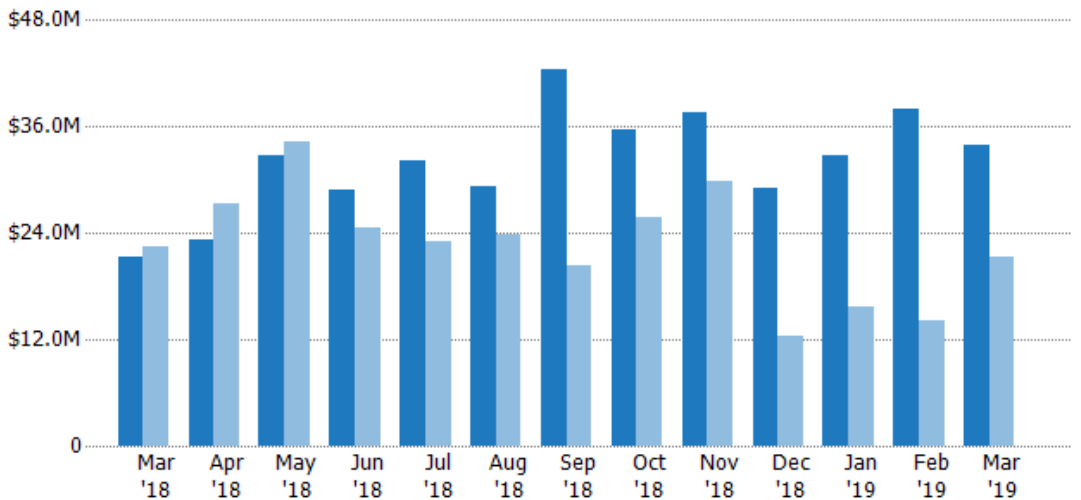
Active Listing Volume

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.
Mar '19	\$33.9M	59%
Mar '18	\$21.3M	-5.4%
Mar '17	\$22.5M	15%



Current Year	\$21.3M	\$23.3M	\$32.7M	\$28.9M	\$32.1M	\$29.3M	\$42.4M	\$35.6M	\$37.6M	\$29.1M	\$32.7M	\$37.9M	\$33.9M
Prior Year	\$22.5M	\$27.3M	\$34.2M	\$24.6M	\$23.1M	\$23.9M	\$20.4M	\$25.7M	\$29.8M	\$12.5M	\$15.6M	\$14.2M	\$21.3M
Percent Change from Prior Year	-5%	-15%	-4%	18%	39%	23%	108%	38%	26%	134%	109%	167%	59%

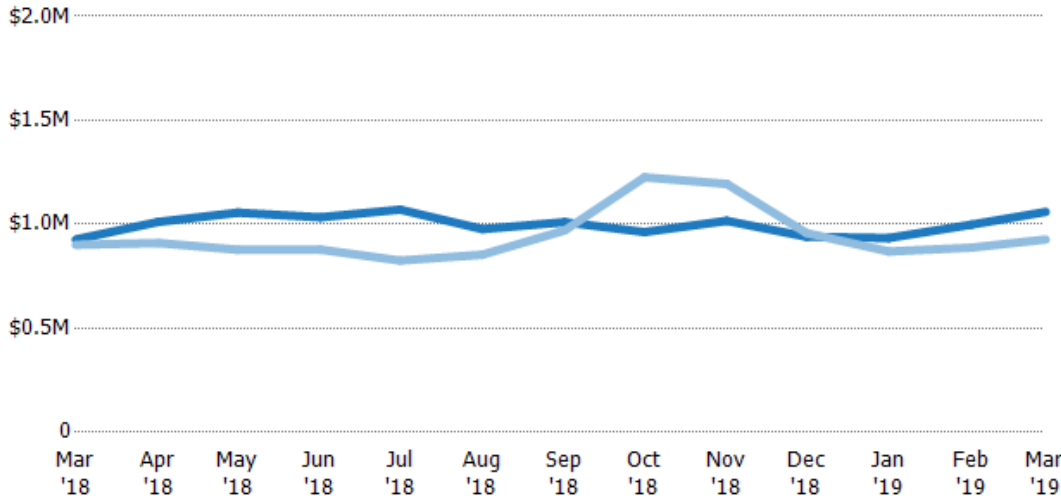
Average Listing Price

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.
Mar '19	\$1.06M	14.3%
Mar '18	\$927K	2.9%
Mar '17	\$901K	-0.9%



Current Year	\$927K	\$1.01M	\$1.06M	\$1.03M	\$1.07M	\$977K	\$1.01M	\$962K	\$1.02M	\$940K	\$934K	\$998K	\$1.06M
Prior Year	\$901K	\$910K	\$877K	\$878K	\$826K	\$854K	\$971K	\$1.23M	\$1.19M	\$958K	\$869K	\$888K	\$927K
Percent Change from Prior Year	3%	11%	20%	18%	30%	14%	4%	-21%	-15%	-2%	7%	12%	14%

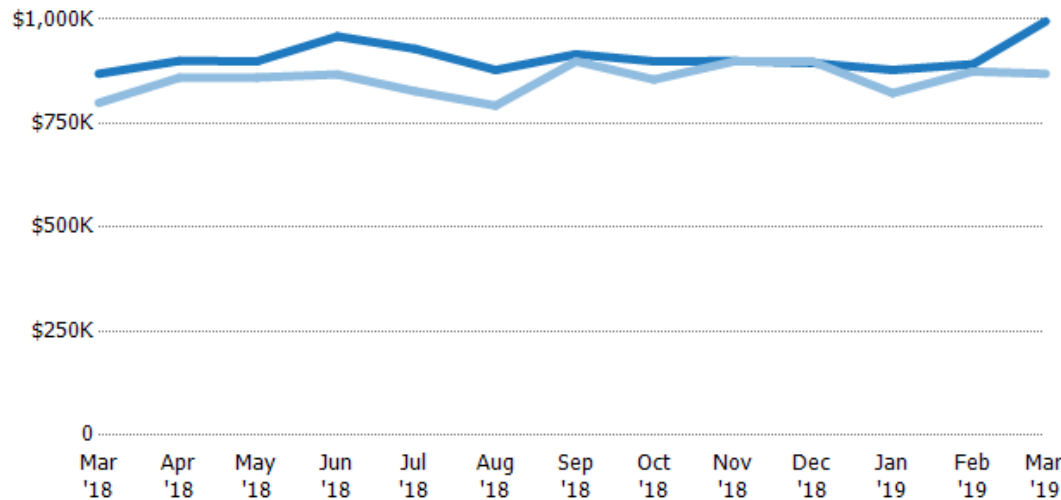
Median Listing Price

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.
Mar '19	\$995K	14.5%
Mar '18	\$869K	8.8%
Mar '17	\$799K	6.3%



Current Year	\$869K	\$900K	\$899K	\$959K	\$929K	\$878K	\$916K	\$899K	\$900K	\$895K	\$878K	\$892K	\$995K
Prior Year	\$799K	\$860K	\$860K	\$868K	\$827K	\$792K	\$899K	\$855K	\$899K	\$899K	\$822K	\$875K	\$869K
Percent Change from Prior Year	9%	5%	5%	11%	12%	11%	2%	5%	0%	0%	7%	2%	14%

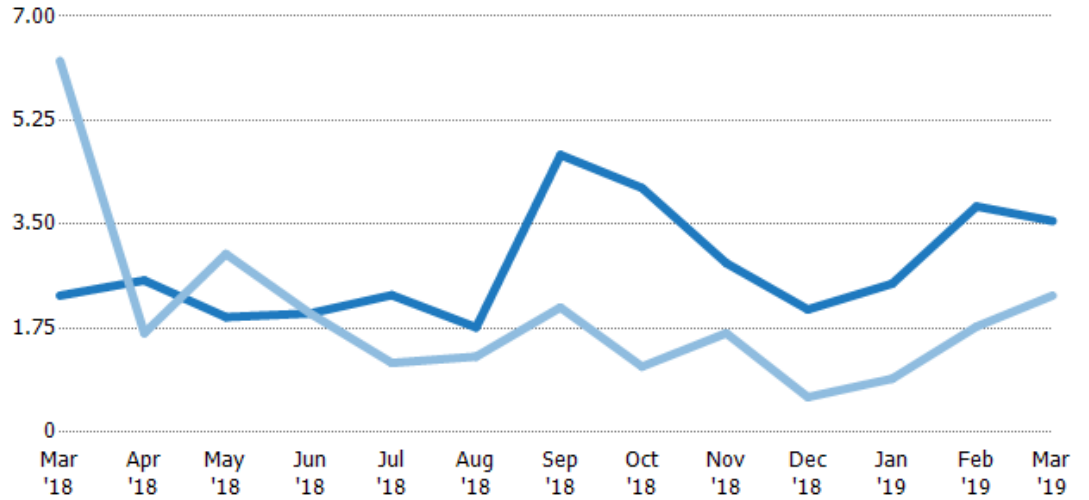
Months of Inventory

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.
Mar '19	3.56	54.6%
Mar '18	2.3	-63.2%
Mar '17	6.25	-53.6%



Current Year	2.3	2.56	1.94	2	2.31	1.76	4.67	4.11	2.85	2.07	2.5	3.8	3.56
Prior Year	6.25	1.67	3	2	1.17	1.27	2.1	1.11	1.67	0.59	0.9	1.78	2.3
Percent Change from Prior Year	-63%	53%	-35%	0%	98%	39%	122%	272%	71%	250%	178%	114%	55%

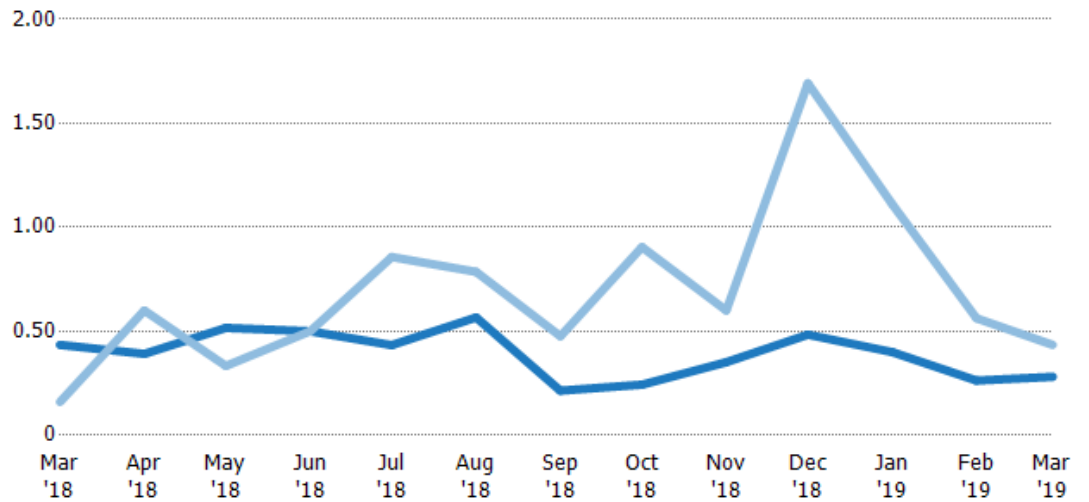
Absorption Rate

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.
Mar '19	28%	15.4%
Mar '18	43%	-27.5%
Mar '17	16%	115.5%



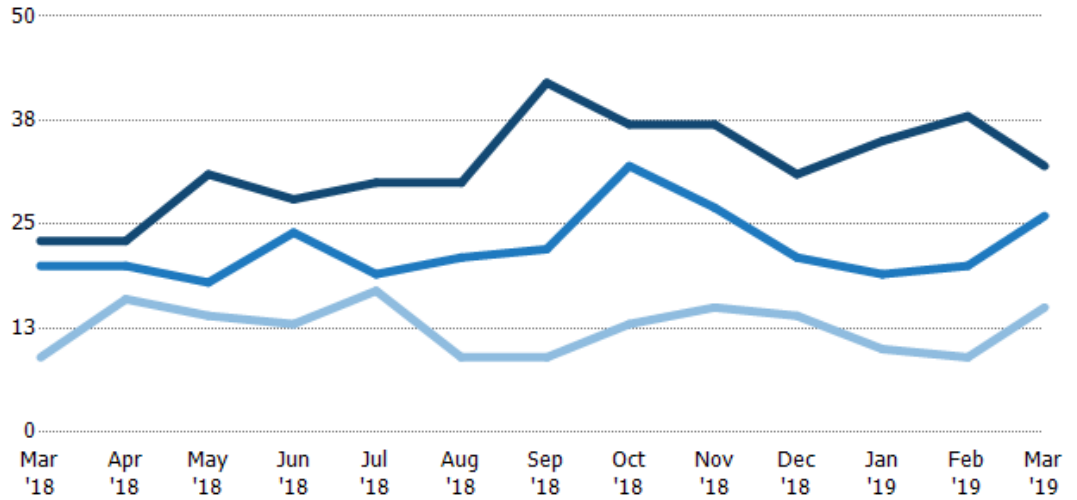
Current Year	43%	39%	52%	50%	43%	57%	21%	24%	35%	48%	40%	26%	28%
Prior Year	16%	60%	33%	50%	86%	79%	48%	90%	60%	169%	111%	56%	43%
Change from Prior Year	-27%	21%	-18%	0%	42%	22%	26%	66%	25%	121%	71%	30%	15%

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



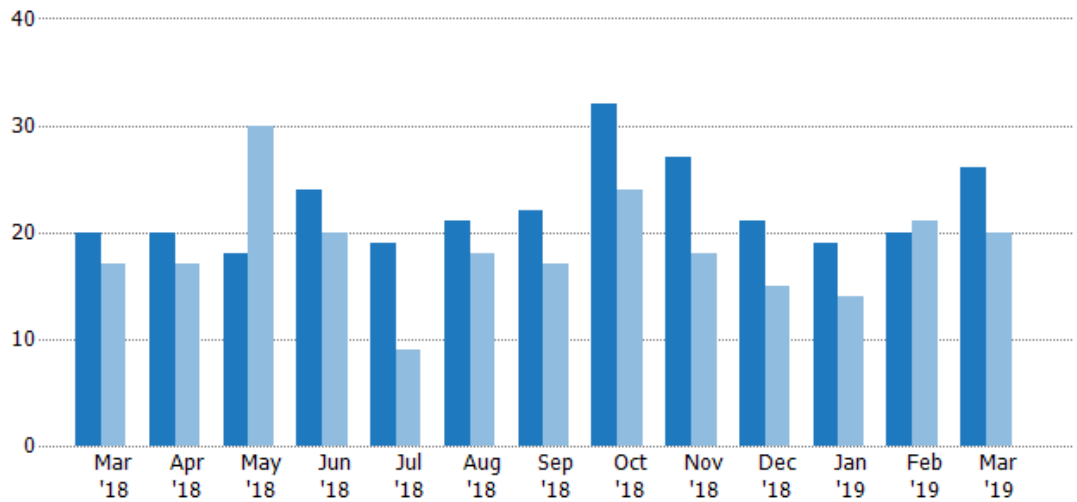
Active	23	23	31	28	30	30	42	37	37	31	35	38	32
Pending	20	20	18	24	19	21	22	32	27	21	19	20	26
Sold	9	16	14	13	17	9	9	13	15	14	10	9	15

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



Current Year	20	20	18	24	19	21	22	32	27	21	19	20	26
Prior Year	17	17	30	20	9	18	17	24	18	15	14	21	20
Percent Change from Prior Year	18%	18%	-40%	20%	111%	17%	29%	33%	50%	40%	36%	-5%	30%

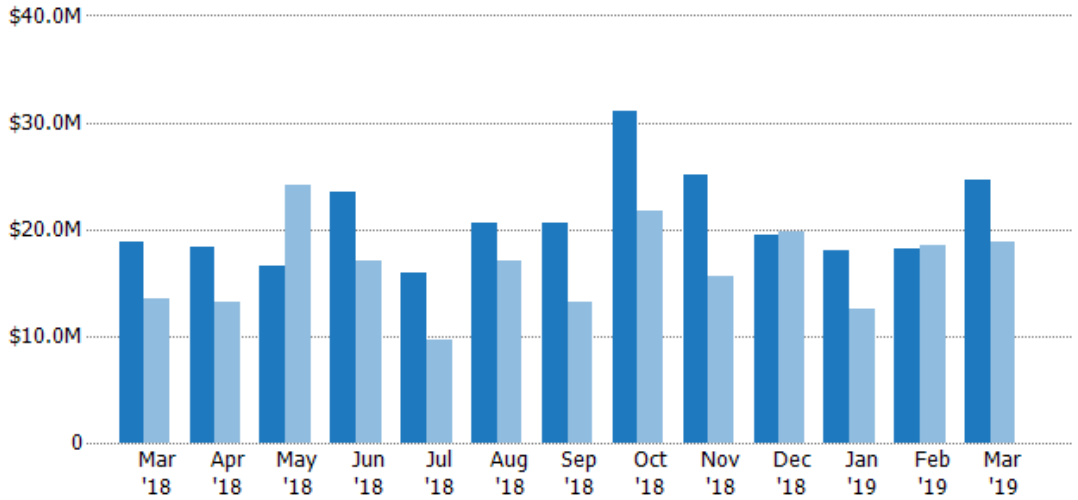
Pending Sales Volume

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.
Mar '19	\$24.6M	30%
Mar '18	\$18.9M	39.5%
Mar '17	\$13.5M	46.6%



Current Year	\$18.9M	\$18.3M	\$16.6M	\$23.4M	\$15.9M	\$20.6M	\$20.6M	\$31M	\$25.1M	\$19.5M	\$18M	\$18.2M	\$24.6M
Prior Year	\$13.5M	\$13.2M	\$24.2M	\$17M	\$9.71M	\$17.1M	\$13.2M	\$21.7M	\$15.5M	\$19.9M	\$12.6M	\$18.5M	\$18.9M
Percent Change from Prior Year	39%	38%	-31%	38%	63%	21%	57%	43%	62%	-2%	43%	-2%	30%

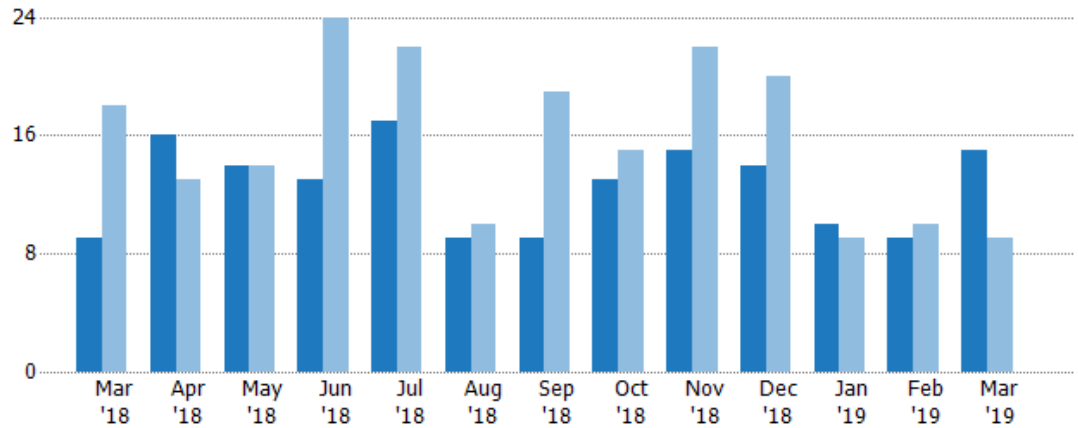
Closed Sales

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.
Mar '19	15	66.7%
Mar '18	9	-50%
Mar '17	18	44.4%



Current Year	9	16	14	13	17	9	9	13	15	14	10	9	15
Prior Year	18	13	14	24	22	10	19	15	22	20	9	10	9
Percent Change from Prior Year	-50%	23%	0%	-46%	-23%	-10%	-53%	-13%	-32%	-30%	11%	-10%	67%

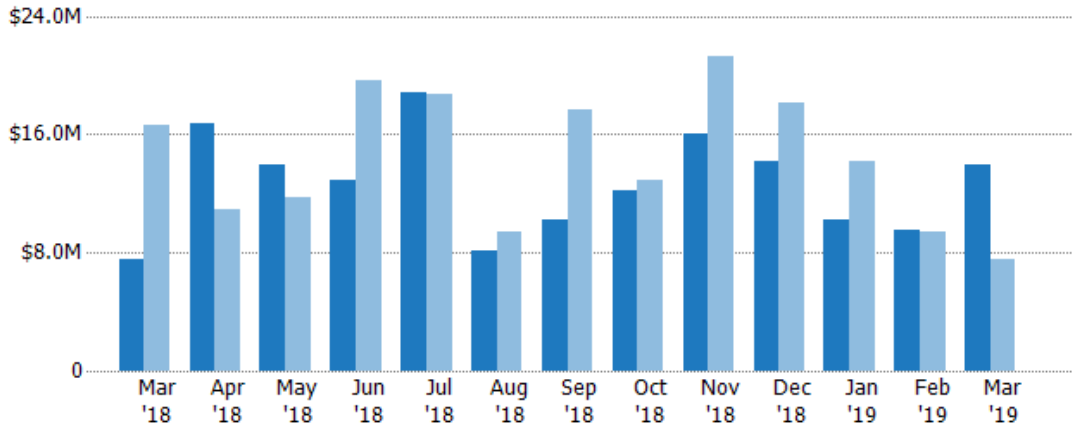
Closed Sales Volume

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.
Mar '19	\$13.9M	84.1%
Mar '18	\$7.54M	-54.6%
Mar '17	\$16.6M	31.1%



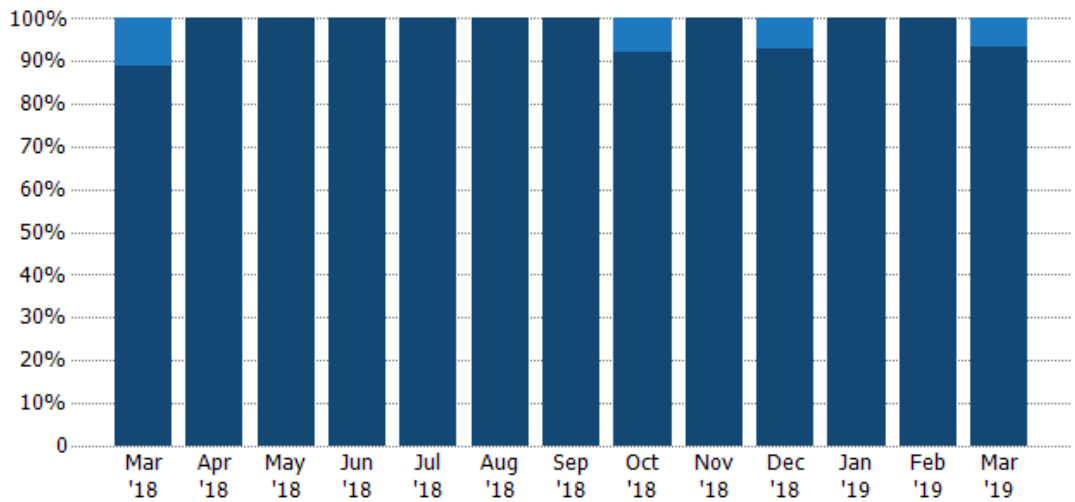
Current Year	\$7.54M	\$16.7M	\$14M	\$12.9M	\$18.8M	\$8.07M	\$10.2M	\$12.2M	\$16M	\$14.2M	\$10.2M	\$9.51M	\$13.9M
Prior Year	\$16.6M	\$10.9M	\$11.7M	\$19.7M	\$18.7M	\$9.36M	\$17.7M	\$12.9M	\$21.2M	\$18.1M	\$14.1M	\$9.42M	\$7.54M
Percent Change from Prior Year	-55%	54%	20%	-34%	1%	-14%	-42%	-5%	-25%	-22%	-28%	1%	84%

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	11%	-	-	-	-	-	-	8%	-	7%	-	-	7%
Single Family Residence	89%	100%	100%	100%	100%	100%	100%	92%	100%	93%	100%	100%	93%

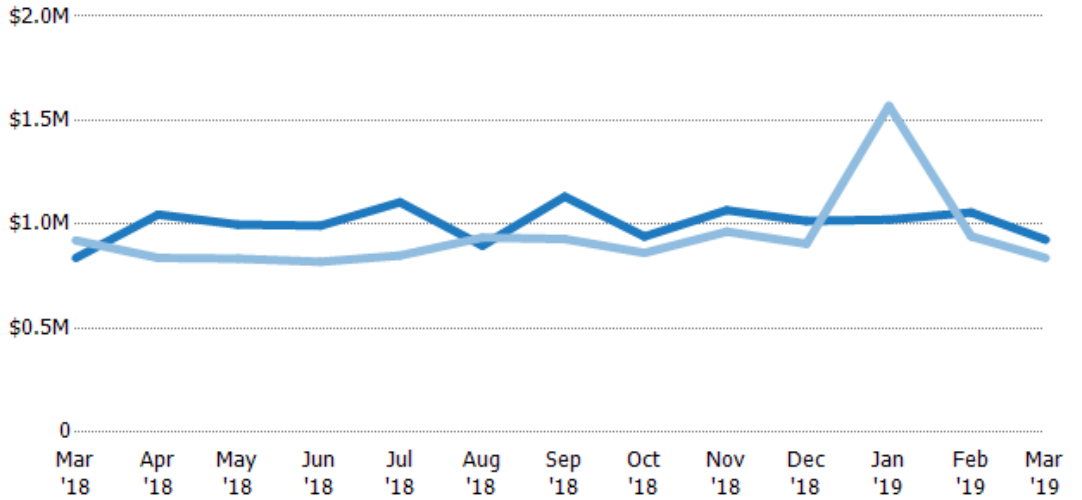
Average Sales Price

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.
Mar '19	\$926K	10.4%
Mar '18	\$838K	-9.1%
Mar '17	\$922K	-9.3%



Current Year	\$838K	\$1.05M	\$999K	\$993K	\$1.11M	\$897K	\$1.13M	\$941K	\$1.07M	\$1.02M	\$1.02M	\$1.06M	\$926K
Prior Year	\$922K	\$838K	\$834K	\$819K	\$850K	\$936K	\$929K	\$862K	\$964K	\$906K	\$1.57M	\$942K	\$838K
Percent Change from Prior Year	-9%	25%	20%	21%	30%	-4%	22%	9%	11%	12%	-35%	12%	10%

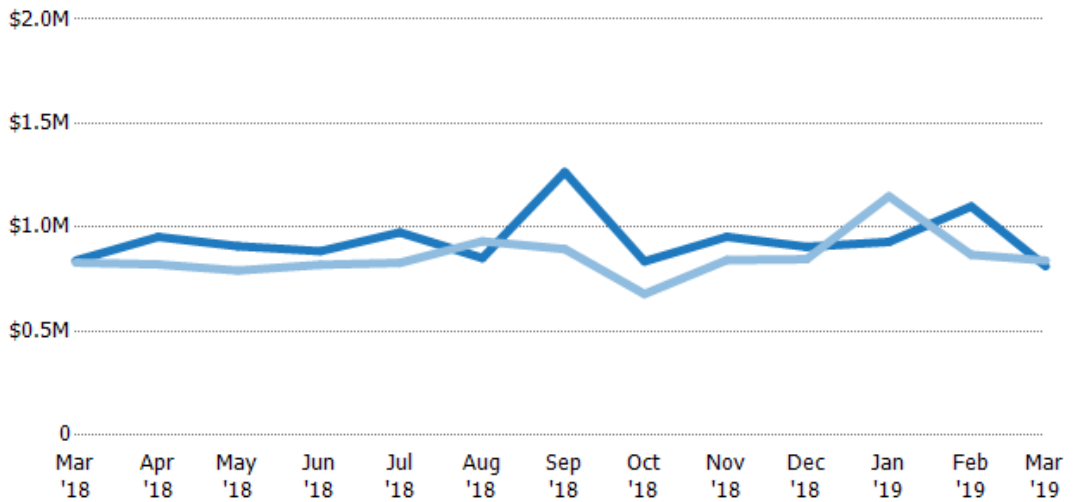
Median Sales Price

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.
Mar '19	\$813K	-3.2%
Mar '18	\$840K	1.2%
Mar '17	\$830K	-6.9%



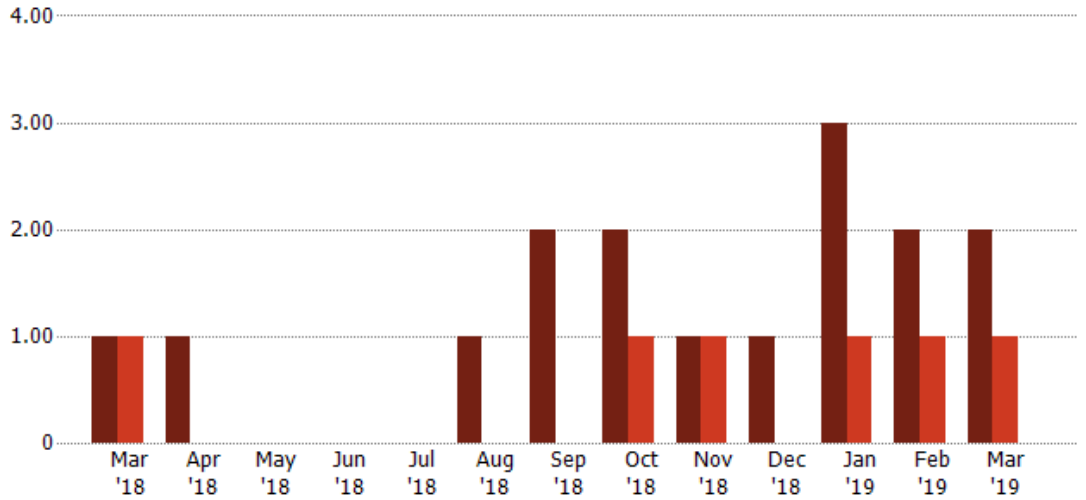
Current Year	\$840K	\$954K	\$909K	\$885K	\$975K	\$852K	\$1.27M	\$836K	\$954K	\$906K	\$930K	\$1.1M	\$813K
Prior Year	\$830K	\$821K	\$792K	\$820K	\$829K	\$933K	\$895K	\$679K	\$843K	\$847K	\$1.15M	\$868K	\$840K
Percent Change from Prior Year	1%	16%	15%	8%	18%	-9%	41%	23%	13%	7%	-19%	27%	-3%

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



Current Year	1	1	-	-	-	1	2	2	1	1	3	2	2
Prior Year	1	-	-	-	-	-	-	1	1	-	1	1	1
Percent Change from Prior Year	0%	100%	-	-	-	100%	100%	100%	0%	100%	200%	100%	100%

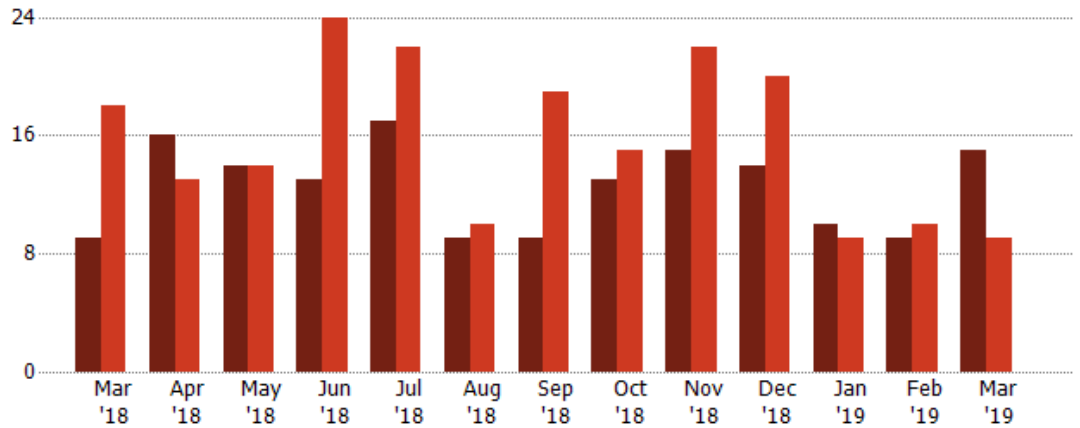
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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

Month/Year	Count	% Chg.
Mar '19	15	66.7%
Mar '18	9	-50%
Mar '17	18	44.4%



Current Year	9	16	14	13	17	9	9	13	15	14	10	9	15
Prior Year	18	13	14	24	22	10	19	15	22	20	9	10	9
Percent Change from Prior Year	-50%	23%	0%	-46%	-23%	-10%	-53%	-13%	-32%	-30%	11%	-10%	67%

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: 04/08/2019

Scheduled: No

Report Date Range: From 3/2018 To: 3/2019

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: 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 3/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area