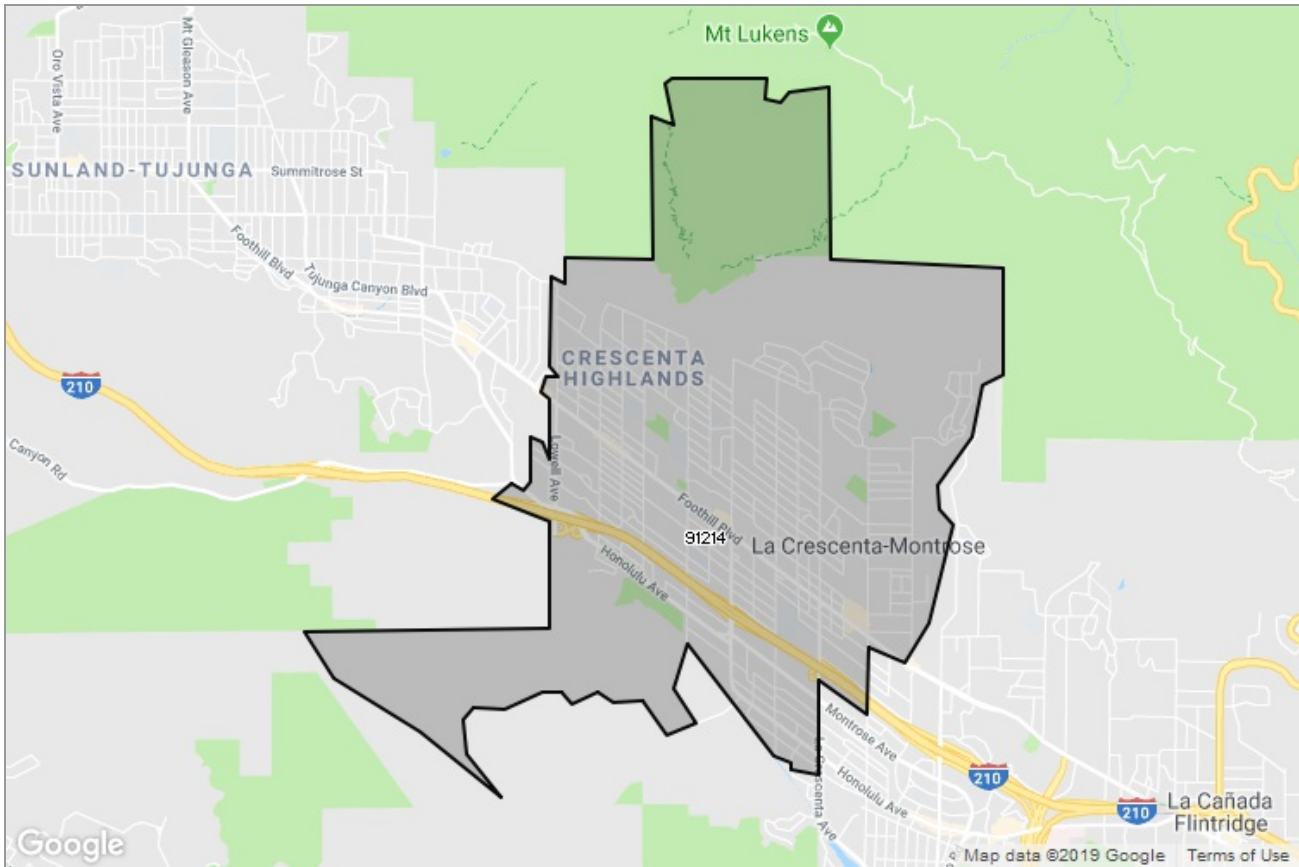




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# La Crescenta



## Report Characteristics

**Report Name:**  
La Crescenta

**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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	28	28	+ -	84	95	-11.6%
New Listing Volume	\$24,053,450	\$23,335,999	+3.1%	\$71,605,215	\$79,117,013	-9.5%
Active Listing Count	39	49	-20.4%	N/A	N/A	
Active Listing Volume	\$34,004,327	\$45,892,105	-25.9%	N/A	N/A	
Average Listing Price	\$871,906	\$936,574	-6.9%	\$858,298	\$923,026	-7%
Median Listing Price	\$828,000	\$803,750	+3%	\$848,256	\$805,600	+5.3%
Months of Inventory	3.3	3.5	-7.1%	1.9	2.7	-30.2%
Absorption Rate	30.77%	28.57%	+2.2%	53.38%	37.25%	+16.1%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	28	18	+55.6%	N/A	N/A	
Pending Sales Volume	\$22,740,638	\$15,342,394	+48.2%	N/A	N/A	
Closed Sales Count	18	31	-41.9%	45	71	-36.6%
Closed Sales Volume	\$16,519,300	\$25,250,500	-34.6%	\$37,761,600	\$59,046,500	-36%
Average Sales Price	\$917,739	\$814,532	+12.7%	\$839,147	\$831,641	+0.9%
Median Sales Price	\$900,000	\$830,000	+8.4%	\$823,907	\$851,296	-3.2%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	1	-	N/A	N/A	

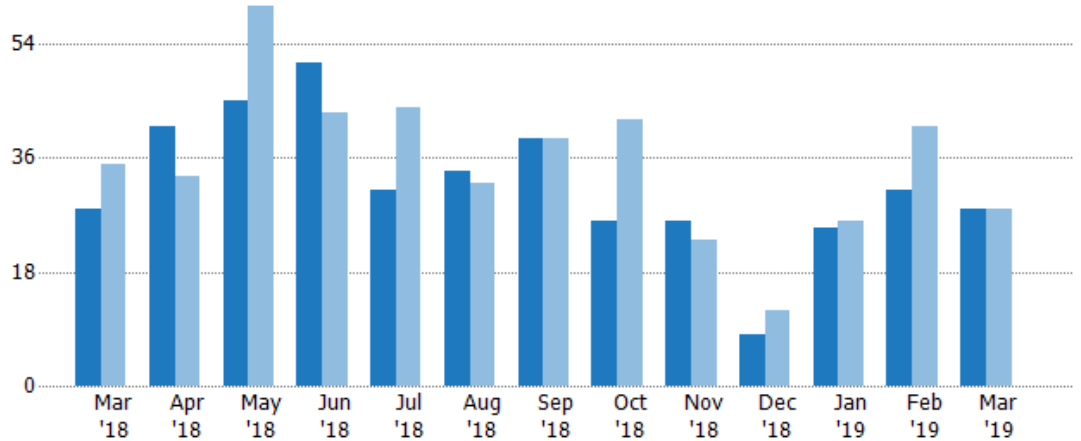
## New Listings

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.
Mar '19	28	0%
Mar '18	28	-20%
Mar '17	35	28.6%



Current Year	28	41	45	51	31	34	39	26	26	8	25	31	28
Prior Year	35	33	60	43	44	32	39	42	23	12	26	41	28
Percent Change from Prior Year	-20%	24%	-25%	19%	-30%	6%	0%	-38%	13%	-33%	-4%	-24%	0%

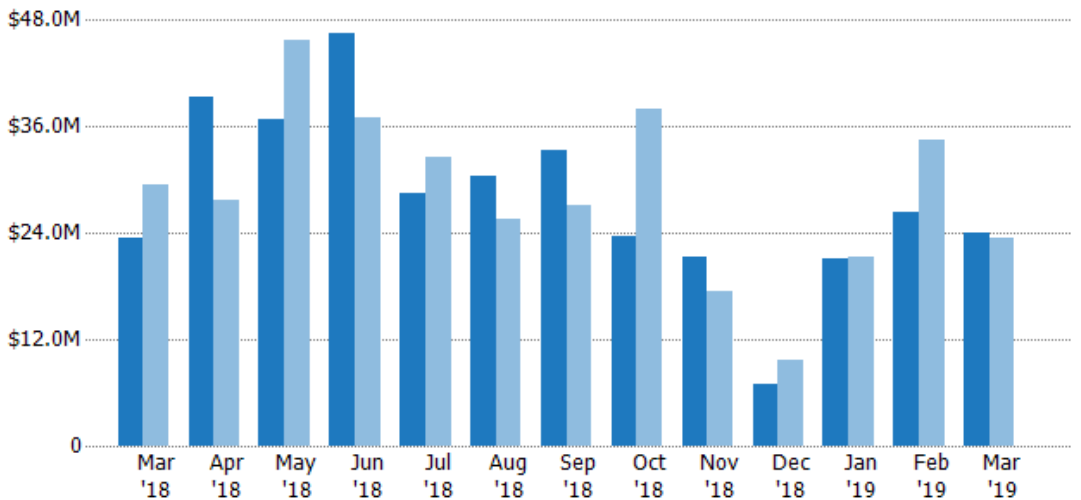
## New Listing Volume

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.
Mar '19	\$24.1M	3.1%
Mar '18	\$23.3M	-20.6%
Mar '17	\$29.4M	21.6%



Current Year	\$23.3M	\$39.3M	\$36.8M	\$46.6M	\$28.6M	\$30.5M	\$33.3M	\$23.6M	\$21.3M	\$6.96M	\$21.2M	\$26.4M	\$24.1M
Prior Year	\$29.4M	\$27.6M	\$45.7M	\$36.9M	\$32.6M	\$25.6M	\$27.2M	\$37.9M	\$17.4M	\$9.67M	\$21.2M	\$34.5M	\$23.3M
Percent Change from Prior Year	-21%	42%	-19%	26%	-12%	19%	23%	-38%	22%	-28%	0%	-24%	3%

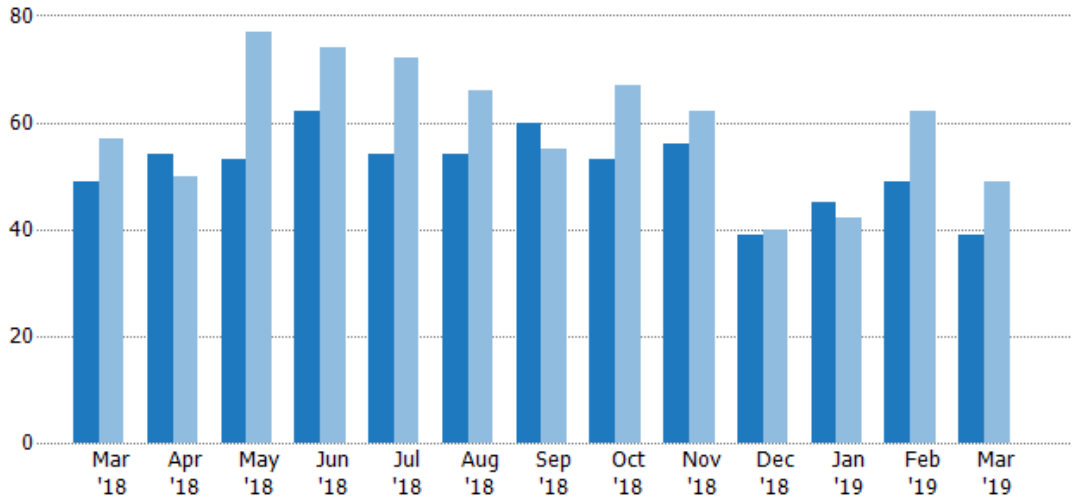
## Active Listings

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.
Mar '19	39	-20.4%
Mar '18	49	-14%
Mar '17	57	19.3%



Current Year	49	54	53	62	54	54	60	53	56	39	45	49	39
Prior Year	57	50	77	74	72	66	55	67	62	40	42	62	49
Percent Change from Prior Year	-14%	8%	-31%	-16%	-25%	-18%	9%	-21%	-10%	-3%	7%	-21%	-20%

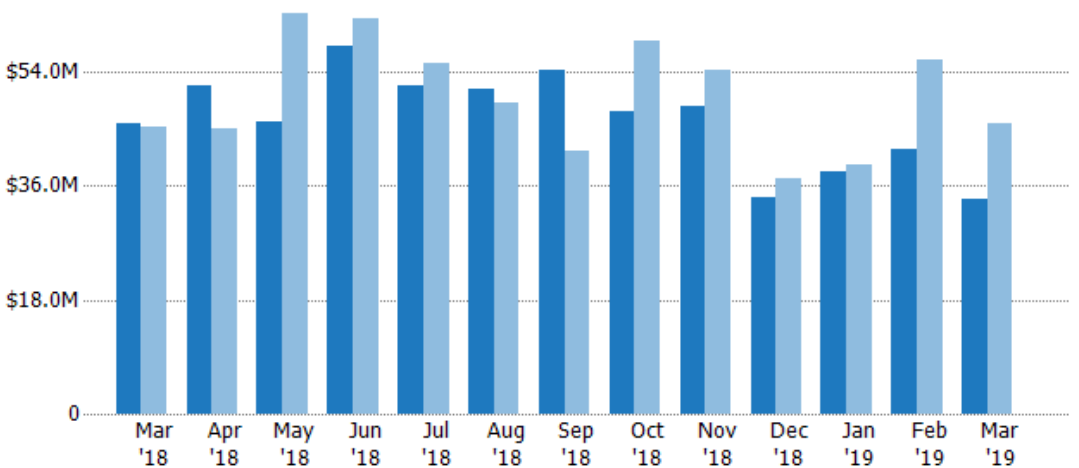
## Active Listing Volume

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.
Mar '19	\$34M	-25.9%
Mar '18	\$45.9M	1.5%
Mar '17	\$45.2M	18.8%



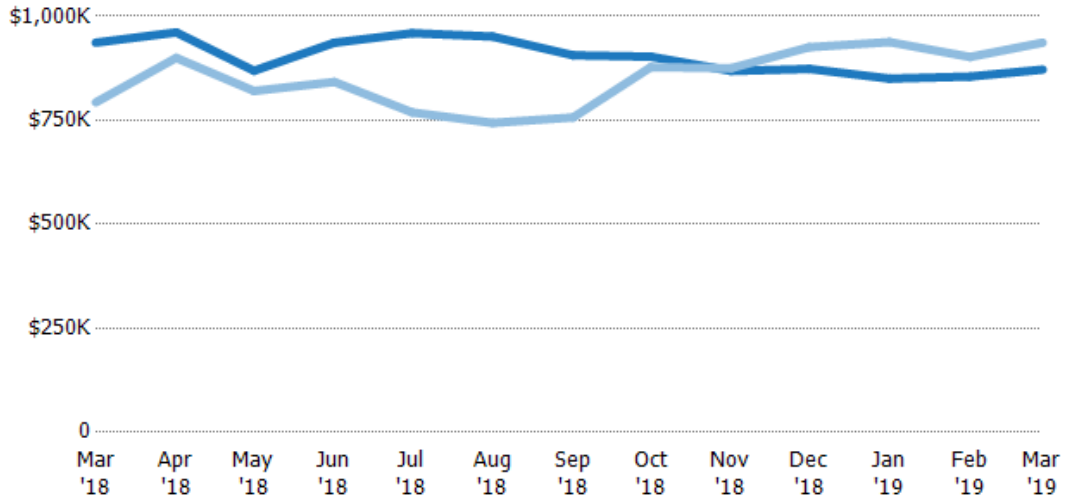
Current Year	\$45.9M	\$51.9M	\$46.1M	\$58.1M	\$51.8M	\$51.4M	\$54.4M	\$47.8M	\$48.6M	\$34.1M	\$38.3M	\$41.9M	\$34M
Prior Year	\$45.2M	\$45M	\$63.2M	\$62.3M	\$55.4M	\$49.1M	\$41.6M	\$58.8M	\$54.3M	\$37M	\$39.4M	\$55.9M	\$45.9M
Percent Change from Prior Year	2%	15%	-27%	-7%	-6%	5%	31%	-19%	-10%	-8%	-3%	-25%	-26%

## 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



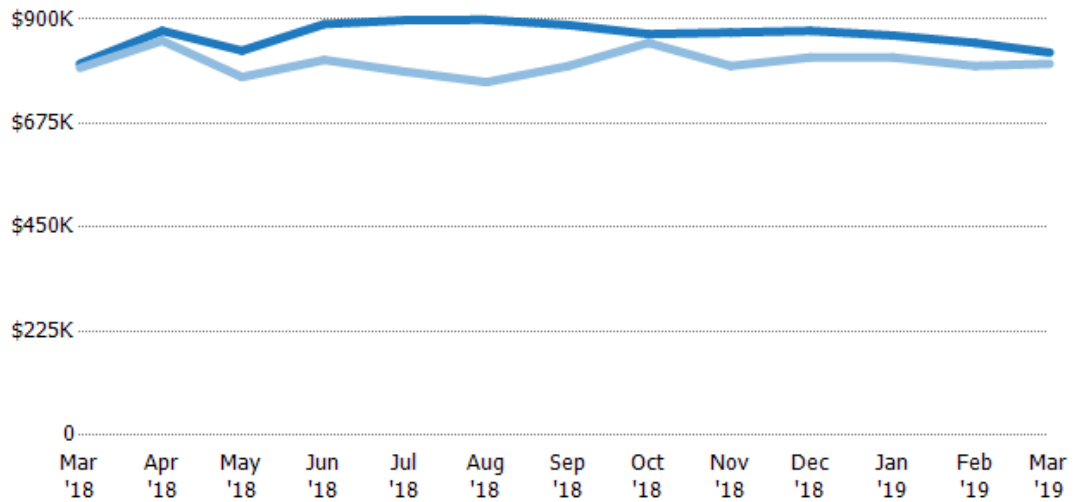
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Mar '18	\$937K	\$793K	18%
Apr '18	\$961K	\$900K	7%
May '18	\$869K	\$820K	6%
Jun '18	\$936K	\$842K	11%
Jul '18	\$959K	\$769K	25%
Aug '18	\$951K	\$744K	28%
Sep '18	\$906K	\$757K	20%
Oct '18	\$903K	\$878K	3%
Nov '18	\$869K	\$875K	-1%
Dec '18	\$873K	\$926K	-6%
Jan '19	\$850K	\$938K	-9%
Feb '19	\$855K	\$902K	-5%
Mar '19	\$872K	\$937K	-7%

## 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
Mar '18	\$804K	\$795K	1%
Apr '18	\$875K	\$854K	3%
May '18	\$832K	\$775K	7%
Jun '18	\$889K	\$812K	10%
Jul '18	\$898K	\$787K	14%
Aug '18	\$899K	\$764K	18%
Sep '18	\$888K	\$799K	11%
Oct '18	\$868K	\$849K	2%
Nov '18	\$872K	\$799K	9%
Dec '18	\$875K	\$818K	7%
Jan '19	\$865K	\$818K	6%
Feb '19	\$849K	\$799K	6%
Mar '19	\$828K	\$804K	3%

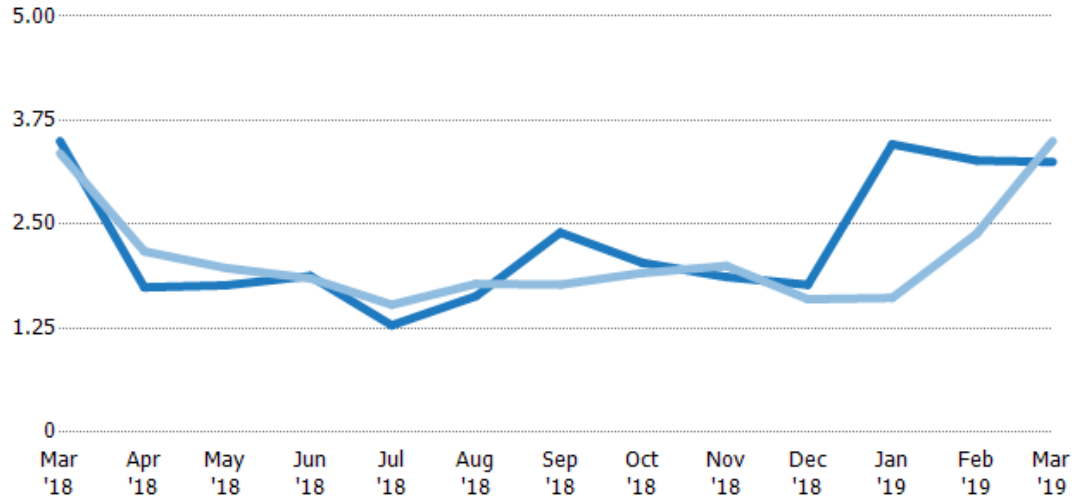
## Months of Inventory

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.
Mar '19	3.25	-7.1%
Mar '18	3.5	4.4%
Mar '17	3.35	35.2%



Current Year	3.5	1.74	1.77	1.88	1.29	1.64	2.4	2.04	1.87	1.77	3.46	3.27	3.25
Prior Year	3.35	2.17	1.97	1.85	1.53	1.78	1.77	1.91	2	1.6	1.62	2.38	3.5
Percent Change from Prior Year	4%	-20%	-11%	2%	-16%	-8%	35%	6%	-7%	11%	114%	37%	-7%

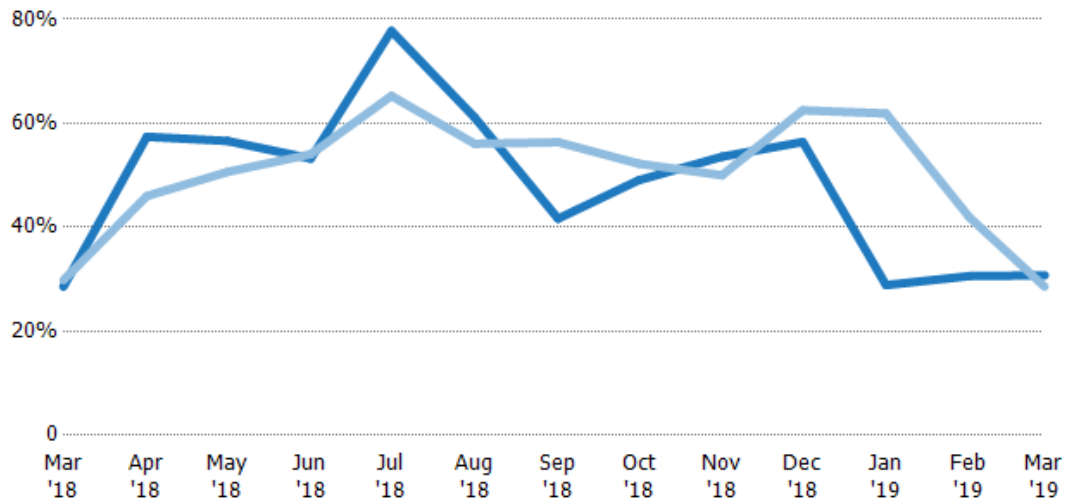
## Absorption Rate

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.
Mar '19	31%	-2.2%
Mar '18	29%	1.3%
Mar '17	30%	-26.1%



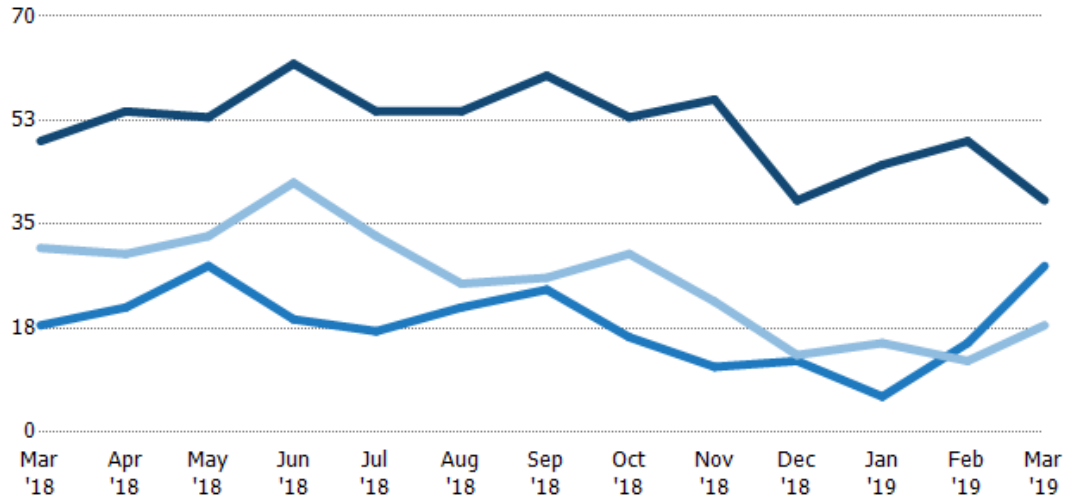
Current Year	29%	57%	57%	53%	78%	61%	42%	49%	54%	56%	29%	31%	31%
Prior Year	30%	46%	51%	54%	65%	56%	56%	52%	50%	63%	62%	42%	29%
Change from Prior Year	1%	-11%	-6%	1%	-13%	-5%	15%	3%	-4%	6%	33%	11%	-2%

## 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



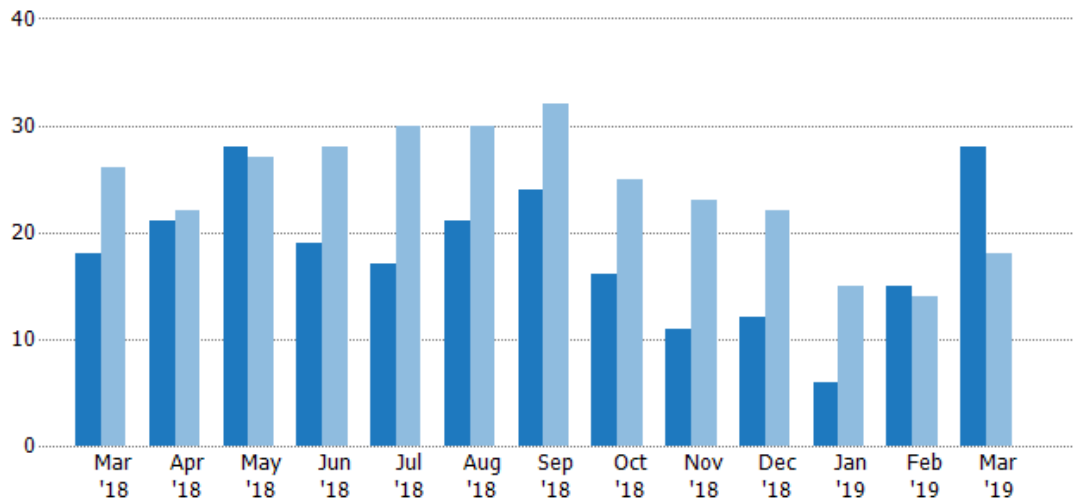
Active	49	54	53	62	54	54	60	53	56	39	45	49	39
Pending	18	21	28	19	17	21	24	16	11	12	6	15	28
Sold	31	30	33	42	33	25	26	30	22	13	15	12	18

## 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



Current Year	18	21	28	19	17	21	24	16	11	12	6	15	28
Prior Year	26	22	27	28	30	30	32	25	23	22	15	14	18
Percent Change from Prior Year	-31%	-5%	4%	-32%	-43%	-30%	-25%	-36%	-52%	-45%	-60%	7%	56%

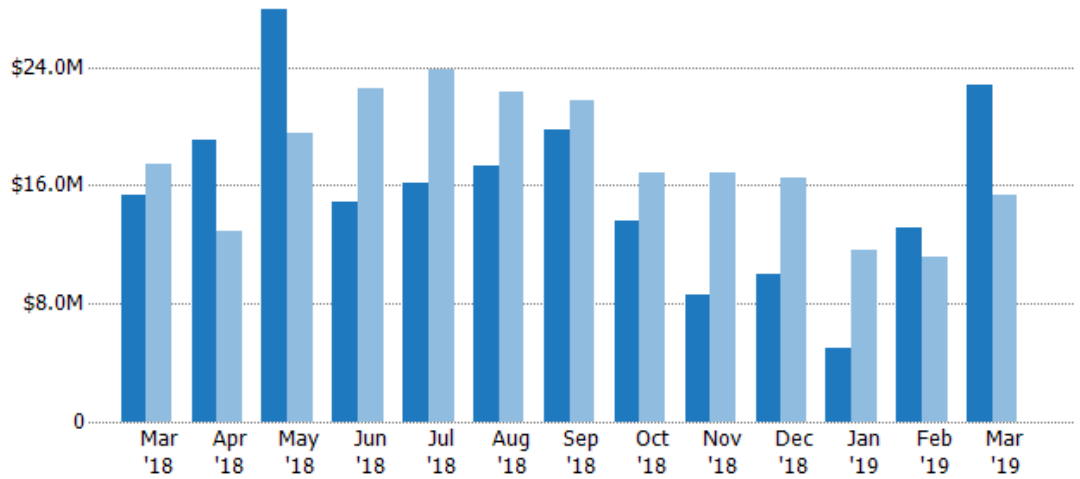
## Pending Sales Volume

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.
Mar '19	\$22.7M	48.2%
Mar '18	\$15.3M	-12%
Mar '17	\$17.4M	-5.9%



Current Year	\$15.3M	\$19M	\$28M	\$14.9M	\$16.1M	\$17.3M	\$19.8M	\$13.6M	\$8.56M	\$9.95M	\$4.98M	\$13.1M	\$22.7M
Prior Year	\$17.4M	\$12.9M	\$19.5M	\$22.6M	\$23.9M	\$22.3M	\$21.8M	\$16.8M	\$16.9M	\$16.5M	\$11.7M	\$11.2M	\$15.3M
Percent Change from Prior Year	-12%	48%	43%	-34%	-33%	-22%	-9%	-19%	-49%	-40%	-57%	17%	48%

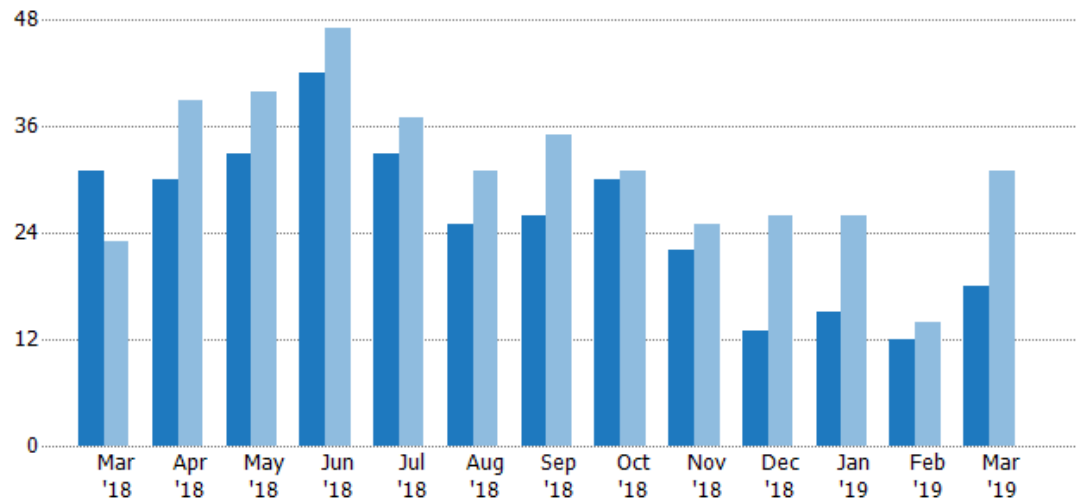
## Closed Sales

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.
Mar '19	18	-41.9%
Mar '18	31	34.8%
Mar '17	23	8.7%



Current Year	31	30	33	42	33	25	26	30	22	13	15	12	18
Prior Year	23	39	40	47	37	31	35	31	25	26	26	14	31
Percent Change from Prior Year	35%	-23%	-18%	-11%	-11%	-19%	-26%	-3%	-12%	-50%	-42%	-14%	-42%



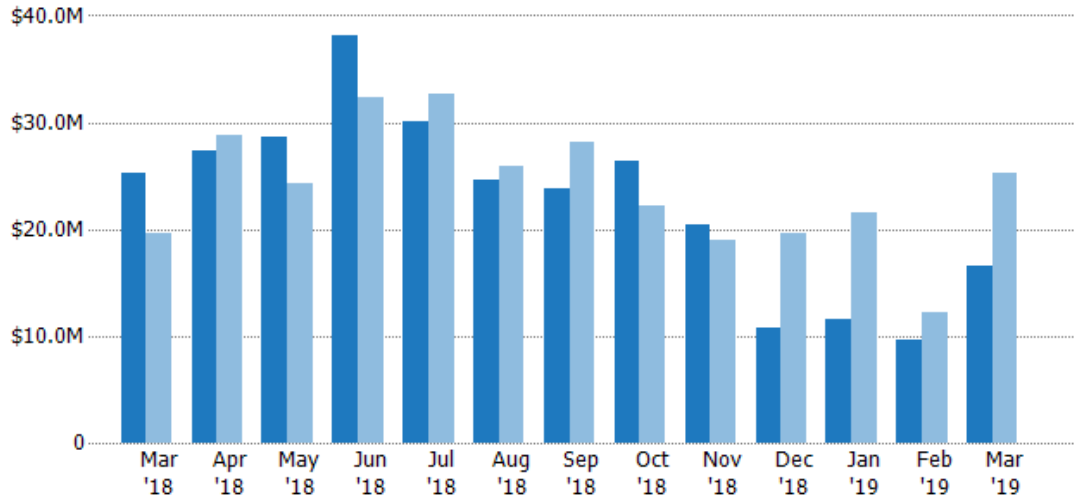
## Closed Sales Volume

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.
Mar '19	\$16.5M	-34.6%
Mar '18	\$25.3M	29%
Mar '17	\$19.6M	-20.4%



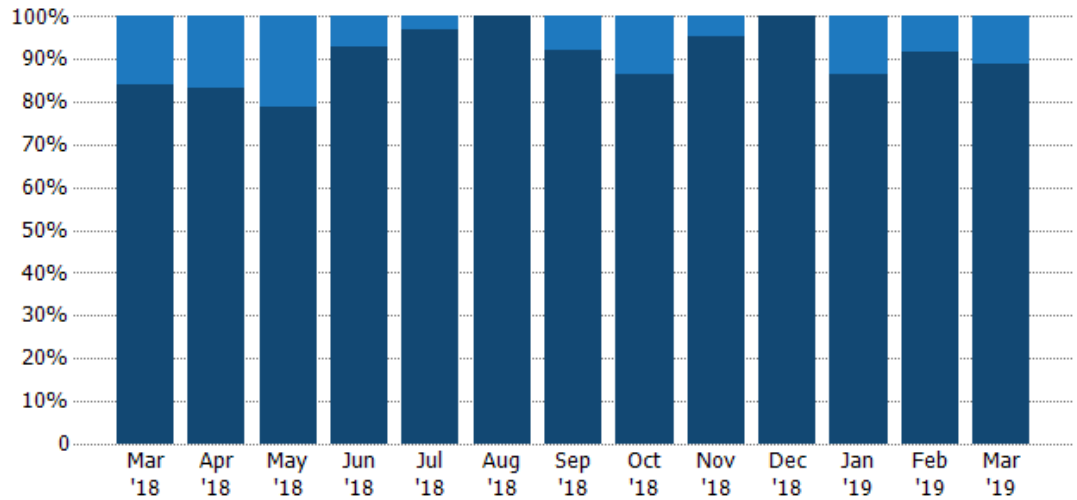
Current Year	\$25.3M	\$27.4M	\$28.7M	\$38.1M	\$30.1M	\$24.5M	\$23.9M	\$26.3M	\$20.4M	\$10.8M	\$11.6M	\$9.68M	\$16.5M
Prior Year	\$19.6M	\$28.8M	\$24.3M	\$32.3M	\$32.6M	\$26M	\$28.1M	\$22.2M	\$19M	\$19.6M	\$21.6M	\$12.2M	\$25.3M
Percent Change from Prior Year	29%	-5%	18%	18%	-8%	-5%	-15%	19%	7%	-45%	-46%	-21%	-35%

## 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	16%	17%	21%	7%	3%	-	8%	13%	5%	-	13%	8%	11%
Single Family Residence	84%	83%	79%	93%	97%	100%	92%	87%	95%	100%	87%	92%	89%

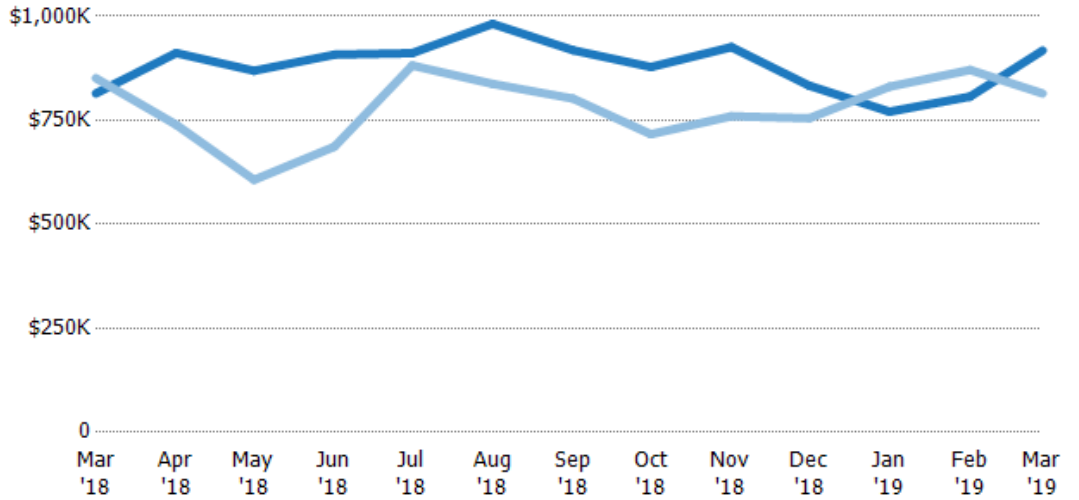
## Average Sales Price

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	Price	% Chg.
Mar '19	\$918K	12.7%
Mar '18	\$815K	-4.3%
Mar '17	\$851K	-26.7%



Current Year	\$815K	\$912K	\$869K	\$908K	\$912K	\$982K	\$918K	\$878K	\$926K	\$833K	\$771K	\$807K	\$918K
Prior Year	\$851K	\$739K	\$607K	\$687K	\$882K	\$838K	\$802K	\$716K	\$760K	\$755K	\$831K	\$871K	\$815K
Percent Change from Prior Year	-4%	23%	43%	32%	3%	17%	15%	23%	22%	10%	-7%	-7%	13%

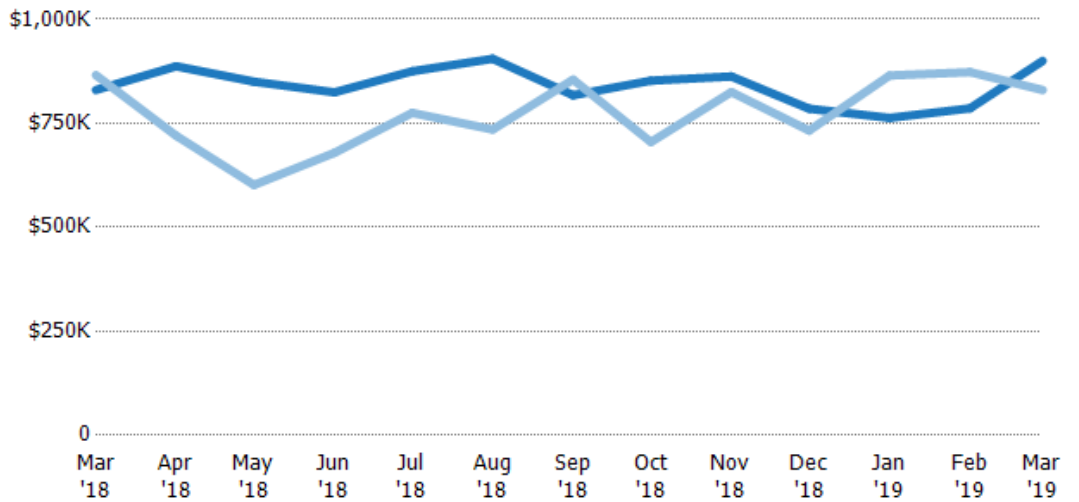
## Median Sales Price

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	Price	% Chg.
Mar '19	\$900K	8.4%
Mar '18	\$830K	-4.2%
Mar '17	\$866K	-30.8%



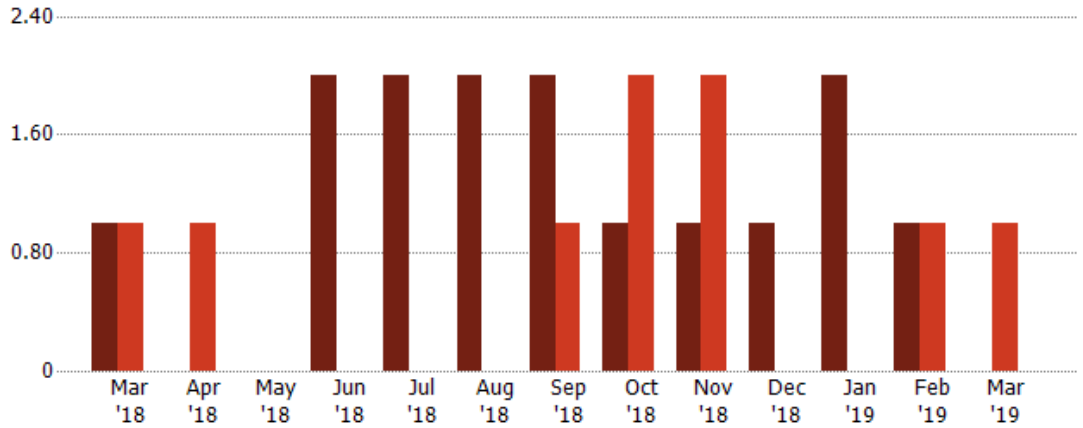
Current Year	\$830K	\$887K	\$850K	\$825K	\$875K	\$905K	\$818K	\$853K	\$863K	\$785K	\$763K	\$786K	\$900K
Prior Year	\$866K	\$720K	\$602K	\$679K	\$775K	\$735K	\$855K	\$705K	\$825K	\$733K	\$865K	\$873K	\$830K
Percent Change from Prior Year	-4%	23%	41%	21%	13%	23%	-4%	21%	5%	7%	-12%	-10%	8%

## 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



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

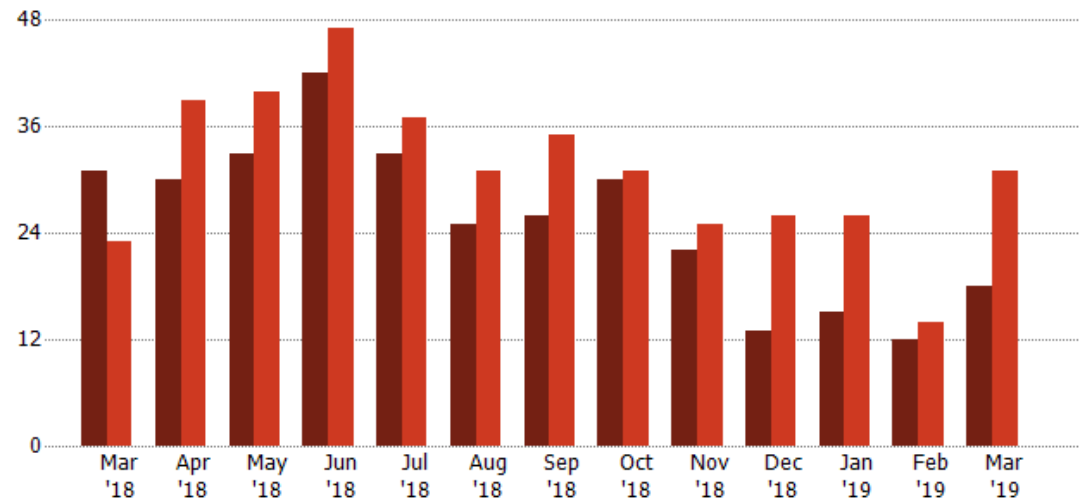
## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/Year	Count	% Chg.
Mar '19	18	-41.9%
Mar '18	31	34.8%
Mar '17	23	8.7%



Current Year	31	30	33	42	33	25	26	30	22	13	15	12	18
Prior Year	23	39	40	47	37	31	35	31	25	26	26	14	31
Percent Change from Prior Year	35%	-23%	-18%	-11%	-11%	-19%	-26%	-3%	-12%	-50%	-42%	-14%	-42%

## 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:** 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

<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:** 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 3/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area