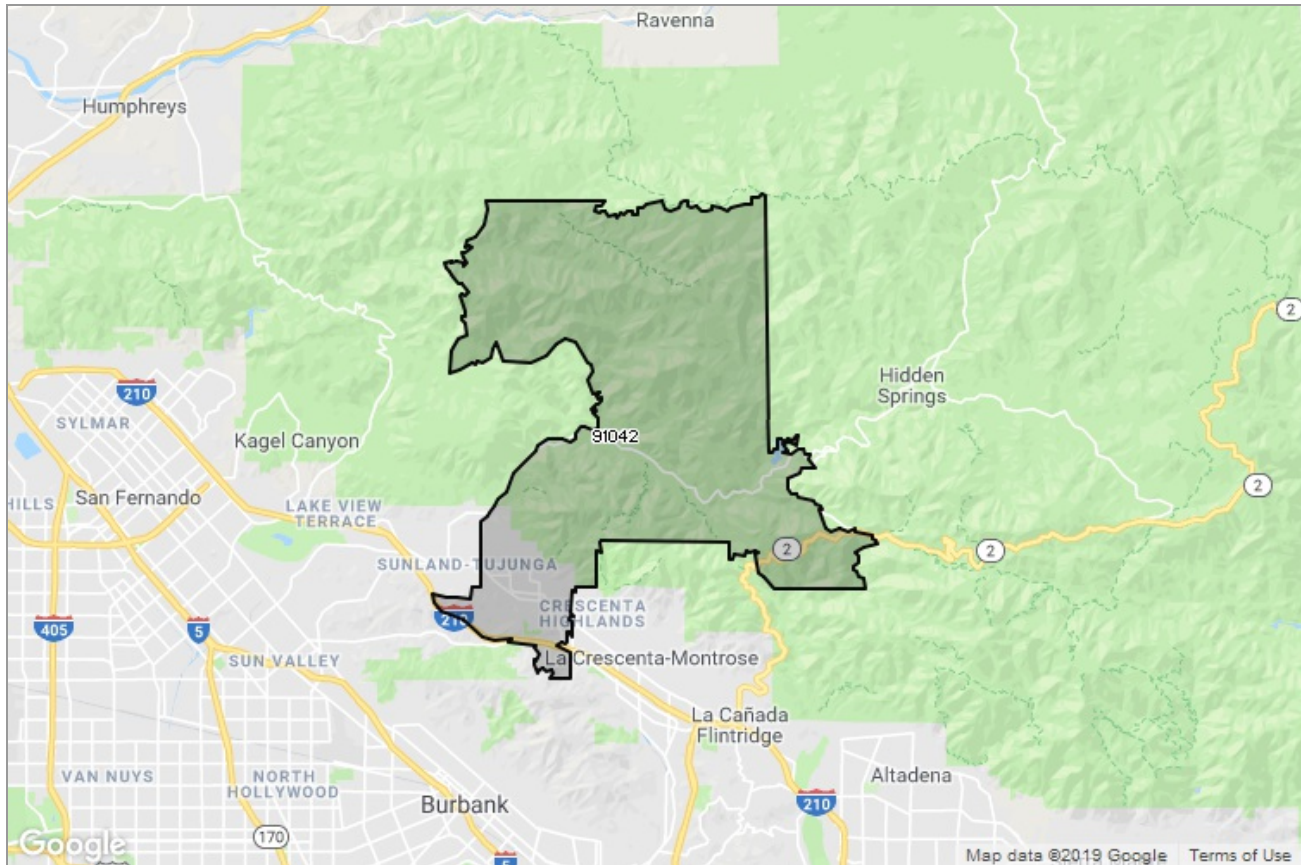




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Tujunga



## Report Characteristics

**Report Name:**  
Tujunga

**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	31	24	+29.2%	81	63	+28.6%
New Listing Volume	\$20,940,887	\$15,519,275	+34.9%	\$56,343,764	\$40,125,019	+40.4%
Active Listing Count	46	39	+17.9%	N/A	N/A	
Active Listing Volume	\$35,787,587	\$26,280,109	+36.2%	N/A	N/A	
Average Listing Price	\$777,991	\$673,849	+15.5%	\$769,828	\$660,136	+16.6%
Median Listing Price	\$657,000	\$676,500	-2.9%	\$685,113	\$626,241	+9.4%
Months of Inventory	3.8	3.9	-1.7%	3.6	2.3	+54.6%
Absorption Rate	26.09%	25.64%	+0.4%	27.81%	42.99%	-15.2%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	27	19	+42.1%	N/A	N/A	
Pending Sales Volume	\$18,328,776	\$12,560,038	+45.9%	N/A	N/A	
Closed Sales Count	21	14	+50%	48	42	+14.3%
Closed Sales Volume	\$12,892,574	\$8,092,000	+59.3%	\$29,069,774	\$25,366,500	+14.6%
Average Sales Price	\$613,932	\$578,000	+6.2%	\$605,620	\$603,964	+0.3%
Median Sales Price	\$620,000	\$585,000	+6%	\$617,906	\$563,869	+9.6%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	2	-	N/A	N/A	

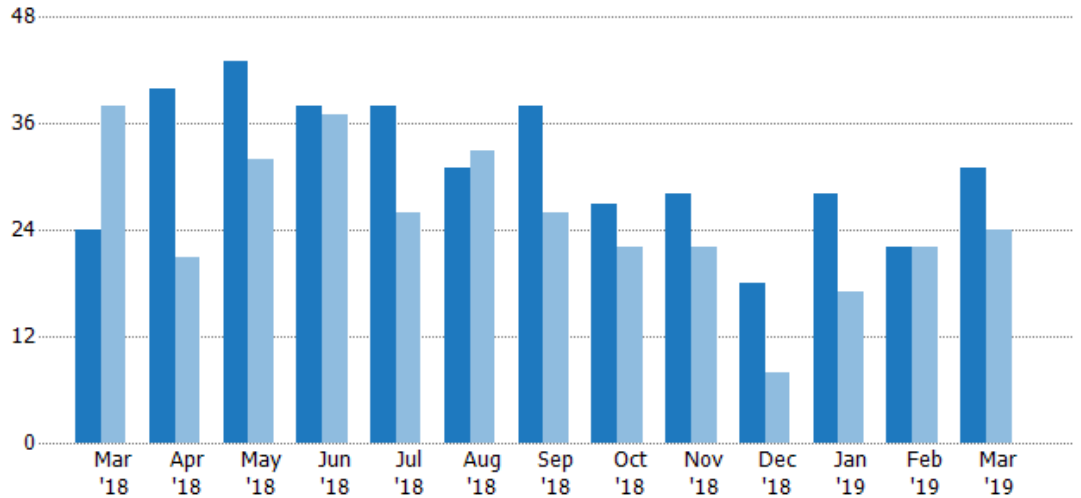
## New Listings

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.
Mar '19	31	29.2%
Mar '18	24	-36.8%
Mar '17	38	7.9%



	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	24	40	43	38	38	31	38	27	28	18	28	22	31
Prior Year	38	21	32	37	26	33	26	22	22	8	17	22	24
Percent Change from Prior Year	-37%	90%	34%	3%	46%	-6%	46%	23%	27%	125%	65%	0%	29%

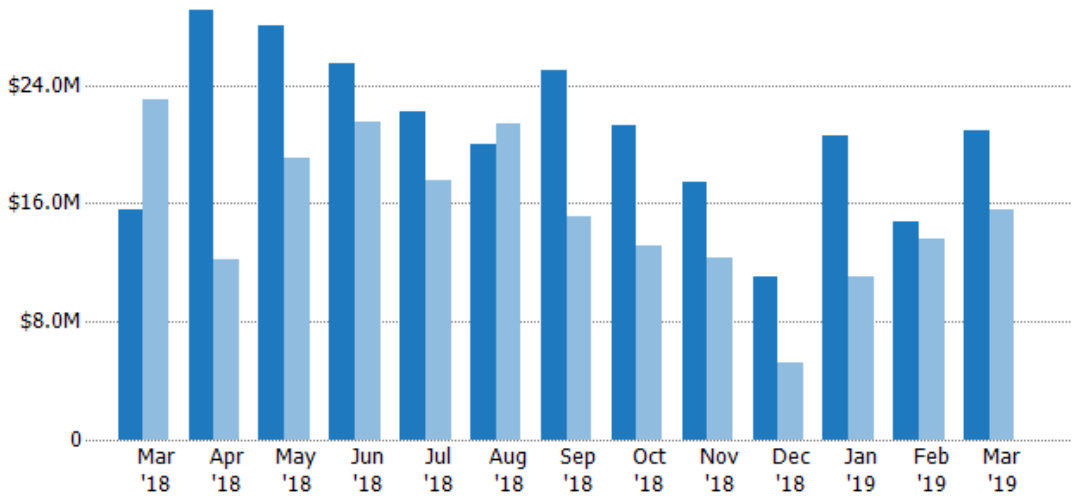
## New Listing Volume

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.
Mar '19	\$20.9M	34.9%
Mar '18	\$15.5M	-32.7%
Mar '17	\$23.1M	-1.1%



	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	\$15.5M	\$29.1M	\$28M	\$25.5M	\$22.2M	\$20M	\$25M	\$21.3M	\$17.4M	\$11M	\$20.6M	\$14.8M	\$20.9M
Prior Year	\$23.1M	\$12.2M	\$19M	\$21.5M	\$17.5M	\$21.4M	\$15.1M	\$13.1M	\$12.3M	\$5.26M	\$11M	\$13.6M	\$15.5M
Percent Change from Prior Year	-33%	139%	47%	19%	27%	-6%	65%	63%	41%	110%	87%	9%	35%

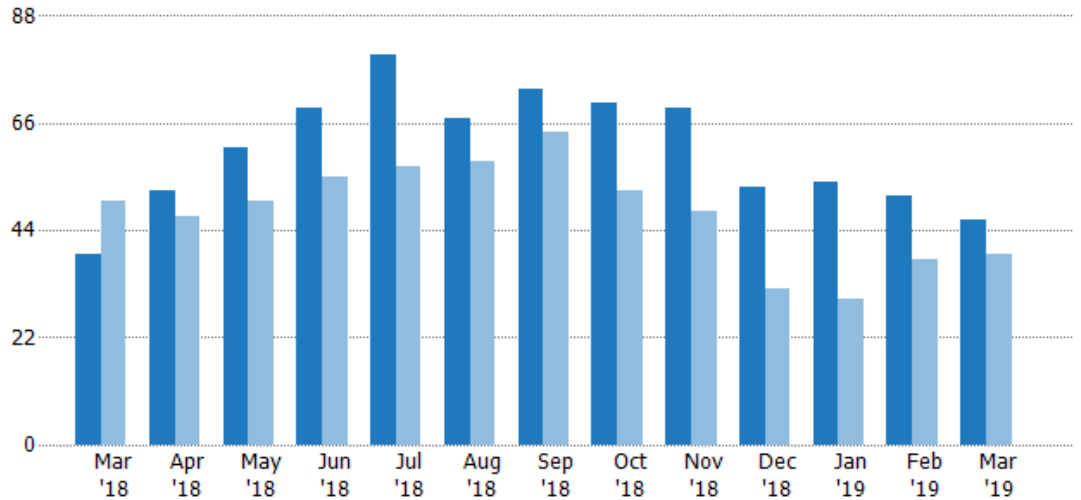
## Active Listings

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.
Mar '19	46	17.9%
Mar '18	39	-22%
Mar '17	50	-2%



Current Year	39	52	61	69	80	67	73	70	69	53	54	51	46
Prior Year	50	47	50	55	57	58	64	52	48	32	30	38	39
Percent Change from Prior Year	-22%	11%	22%	25%	40%	16%	14%	35%	44%	66%	80%	34%	18%

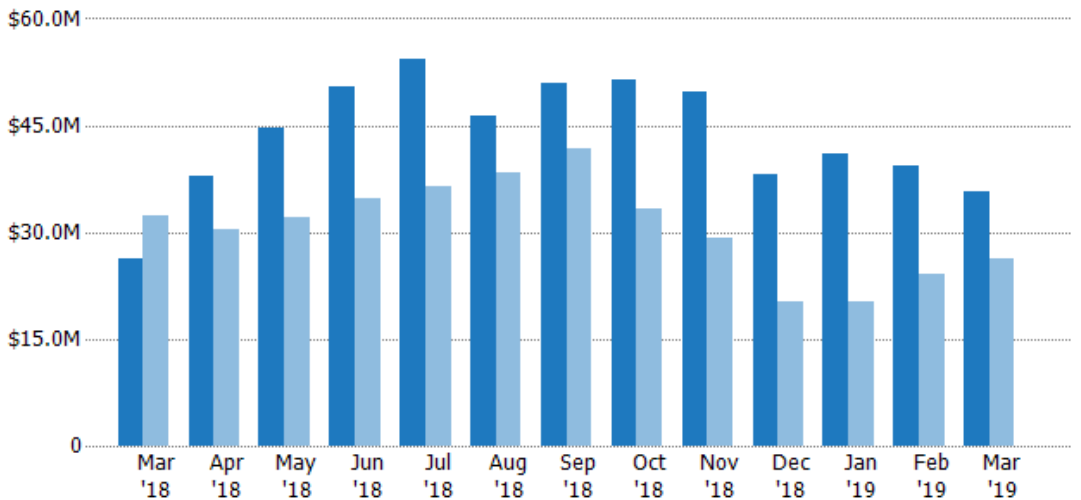
## Active Listing Volume

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.
Mar '19	\$35.8M	36.2%
Mar '18	\$26.3M	-18.9%
Mar '17	\$32.4M	-12.3%



Current Year	\$26.3M	\$38M	\$44.7M	\$50.5M	\$54.2M	\$46.3M	\$51M	\$51.4M	\$49.7M	\$38.2M	\$41M	\$39.4M	\$35.8M
Prior Year	\$32.4M	\$30.4M	\$32.1M	\$34.7M	\$36.3M	\$38.3M	\$41.8M	\$33.4M	\$29.2M	\$20.2M	\$20.2M	\$24.2M	\$26.3M
Percent Change from Prior Year	-19%	25%	39%	45%	49%	21%	22%	54%	71%	89%	103%	63%	36%

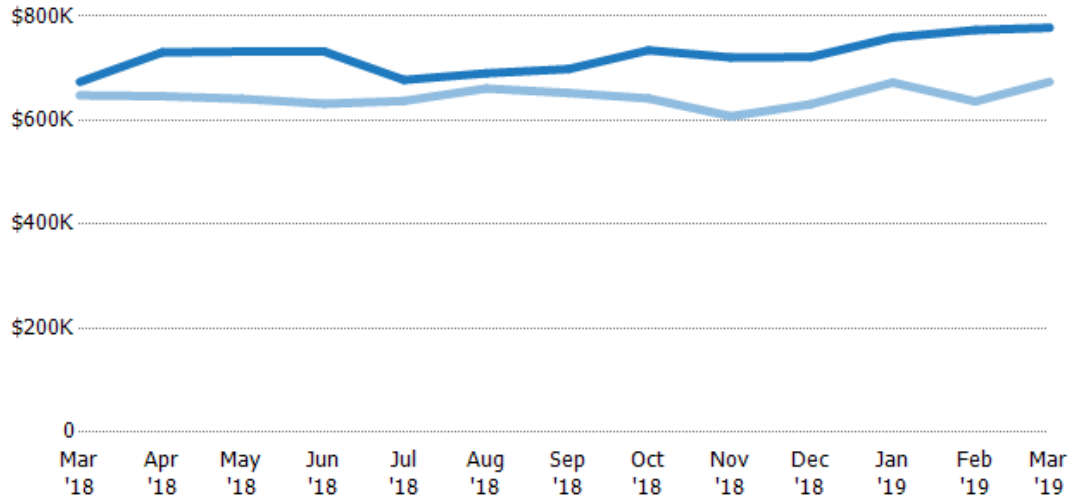
## Average Listing Price

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.
Mar '19	\$778K	15.5%
Mar '18	\$674K	4%
Mar '17	\$648K	-10.5%



Current Year	\$674K	\$731K	\$732K	\$732K	\$678K	\$690K	\$698K	\$735K	\$721K	\$721K	\$759K	\$773K	\$778K
Prior Year	\$648K	\$646K	\$641K	\$632K	\$637K	\$661K	\$652K	\$642K	\$608K	\$631K	\$673K	\$636K	\$674K
Percent Change from Prior Year	4%	13%	14%	16%	6%	4%	7%	14%	19%	14%	13%	22%	15%

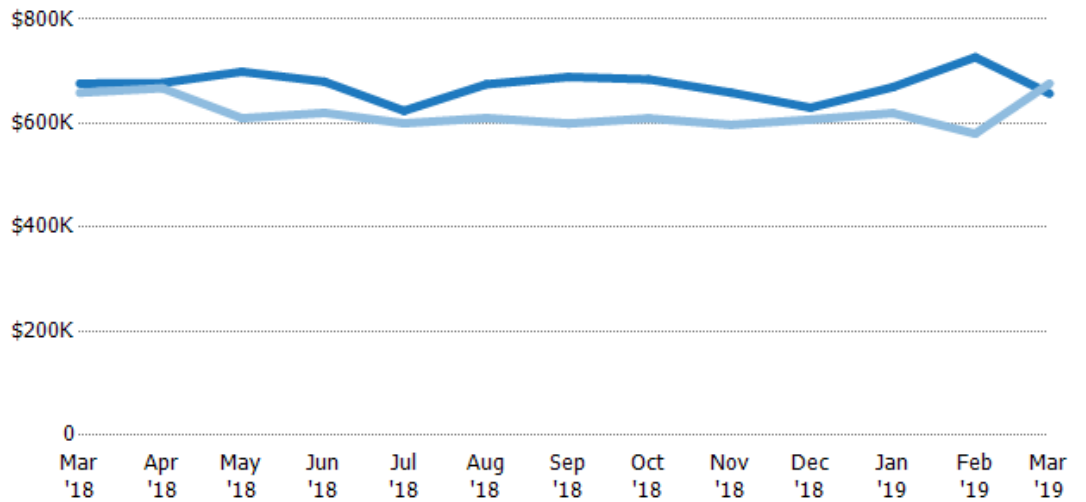
## Median Listing Price

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.
Mar '19	\$657K	-2.9%
Mar '18	\$677K	2.7%
Mar '17	\$659K	-16.5%



Current Year	\$677K	\$678K	\$699K	\$680K	\$624K	\$675K	\$689K	\$684K	\$659K	\$630K	\$670K	\$727K	\$657K
Prior Year	\$659K	\$668K	\$610K	\$620K	\$600K	\$610K	\$599K	\$610K	\$597K	\$607K	\$619K	\$580K	\$677K
Percent Change from Prior Year	3%	1%	15%	10%	4%	11%	15%	12%	10%	4%	8%	25%	-3%

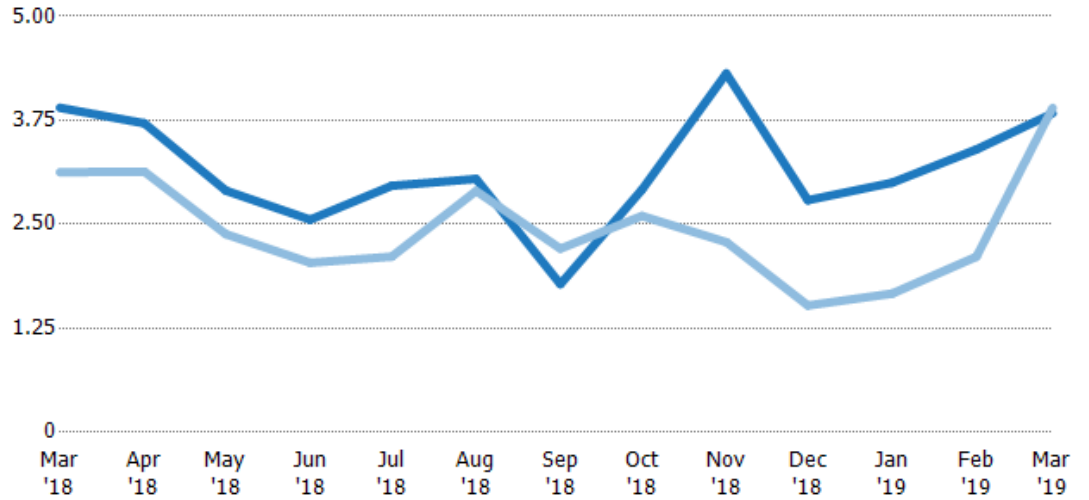
## Months of Inventory

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.
Mar '19	3.83	-1.7%
Mar '18	3.9	24.8%
Mar '17	3.13	42.5%



Current Year	3.9	3.71	2.9	2.56	2.96	3.05	1.78	2.92	4.31	2.79	3	3.4	3.83
Prior Year	3.13	3.13	2.38	2.04	2.11	2.9	2.21	2.6	2.29	1.52	1.67	2.11	3.9
Percent Change from Prior Year	25%	19%	22%	25%	40%	5%	-19%	12%	89%	83%	80%	61%	-2%

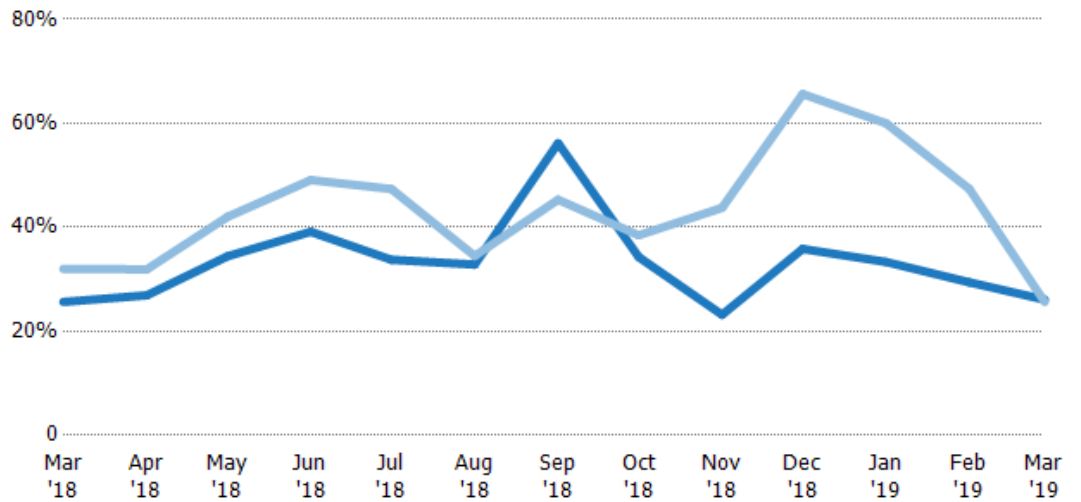
## Absorption Rate

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.
Mar '19	26%	-0.4%
Mar '18	26%	6.4%
Mar '17	32%	-29.9%



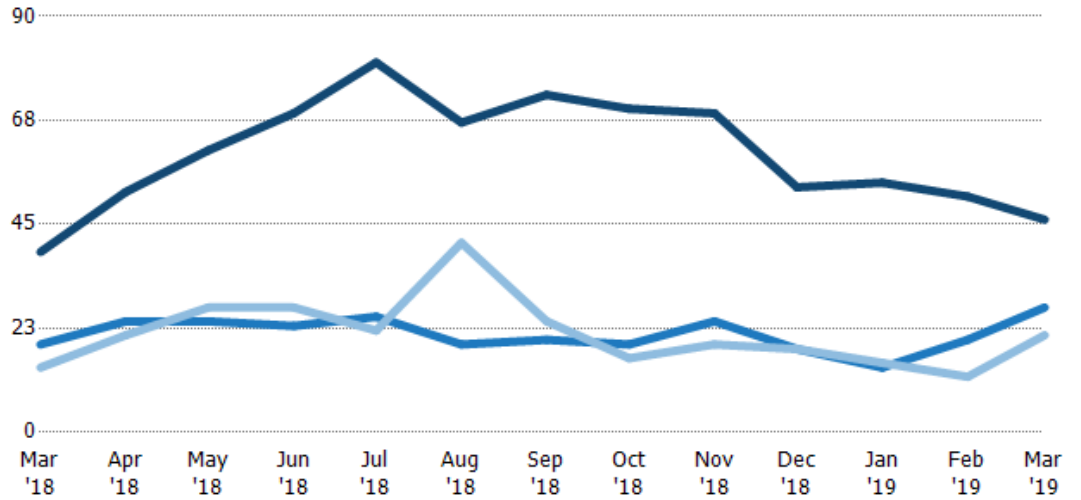
Current Year	26%	27%	34%	39%	34%	33%	56%	34%	23%	36%	33%	29%	26%
Prior Year	32%	32%	42%	49%	47%	34%	45%	38%	44%	66%	60%	47%	26%
Change from Prior Year	6%	5%	8%	10%	14%	2%	-11%	4%	21%	30%	27%	18%	0%

## 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



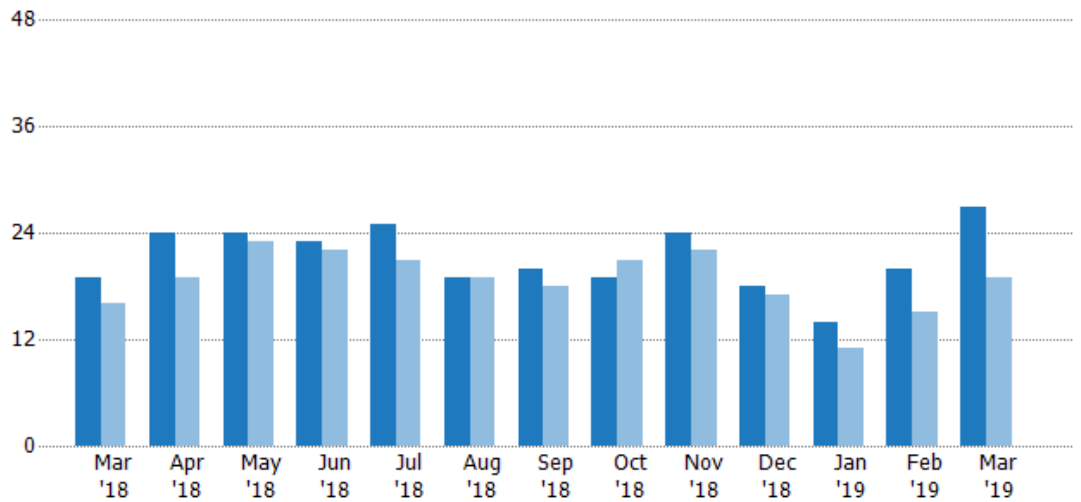
Active	39	52	61	69	80	67	73	70	69	53	54	51	46
Pending	19	24	24	23	25	19	20	19	24	18	14	20	27
Sold	14	21	27	27	22	41	24	16	19	18	15	12	21

## 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.
Mar '19	27	42.1%
Mar '18	19	18.8%
Mar '17	16	150%

Current Year	19	24	24	23	25	19	20	19	24	18	14	20	27
Prior Year	16	19	23	22	21	19	18	21	22	17	11	15	19
Percent Change from Prior Year	19%	26%	4%	5%	19%	0%	11%	-10%	9%	6%	27%	33%	42%

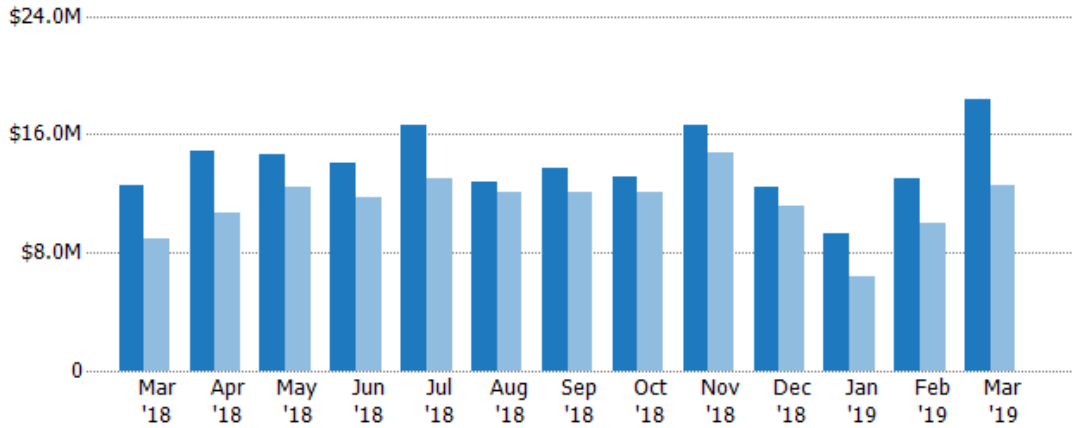
## Pending Sales Volume

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.
Mar '19	\$18.3M	45.9%
Mar '18	\$12.6M	40.3%
Mar '17	\$8.95M	138.1%



Current Year	\$12.6M	\$14.9M	\$14.6M	\$14M	\$16.6M	\$12.8M	\$13.7M	\$13.1M	\$16.6M	\$12.4M	\$9.24M	\$13M	\$18.3M
Prior Year	\$8.95M	\$10.6M	\$12.5M	\$11.7M	\$13M	\$12M	\$12M	\$12.1M	\$14.8M	\$11.1M	\$6.43M	\$9.97M	\$12.6M
Percent Change from Prior Year	40%	40%	17%	20%	28%	6%	14%	8%	12%	12%	44%	31%	46%

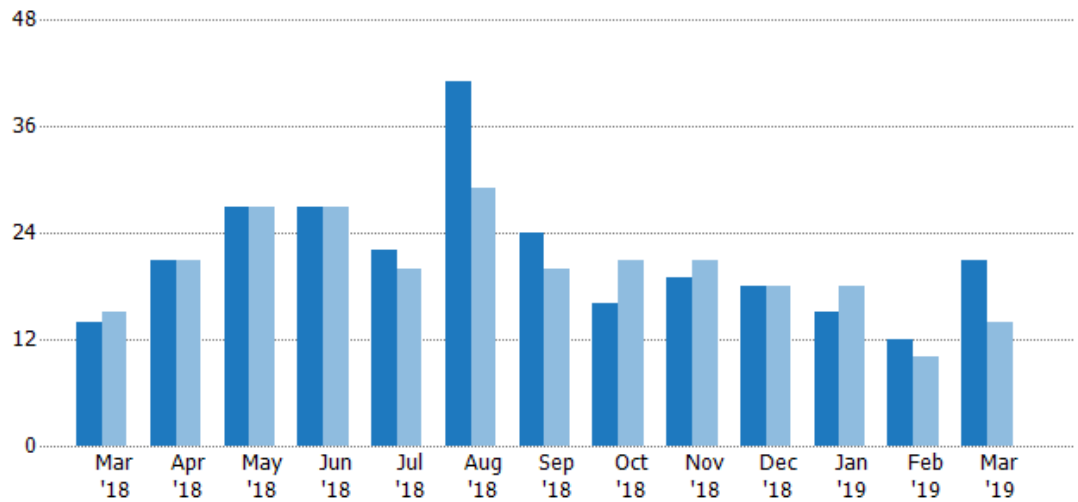
## Closed Sales

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.
Mar '19	21	50%
Mar '18	14	-6.7%
Mar '17	15	26.7%



Current Year	14	21	27	27	22	41	24	16	19	18	15	12	21
Prior Year	15	21	27	27	20	29	20	21	21	18	18	10	14
Percent Change from Prior Year	-7%	0%	0%	0%	10%	41%	20%	-24%	-10%	0%	-17%	20%	50%



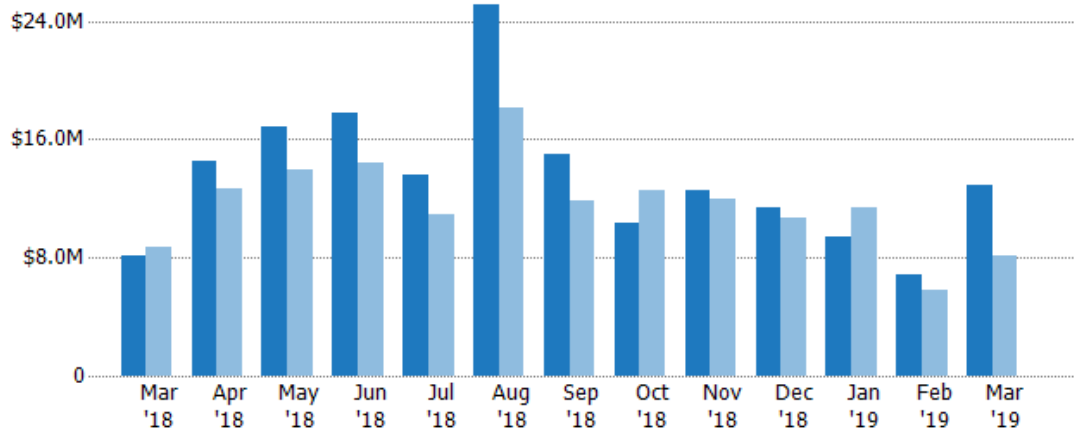
## Closed Sales Volume

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.
Mar '19	\$12.9M	59.3%
Mar '18	\$8.09M	-7%
Mar '17	\$8.7M	20.4%



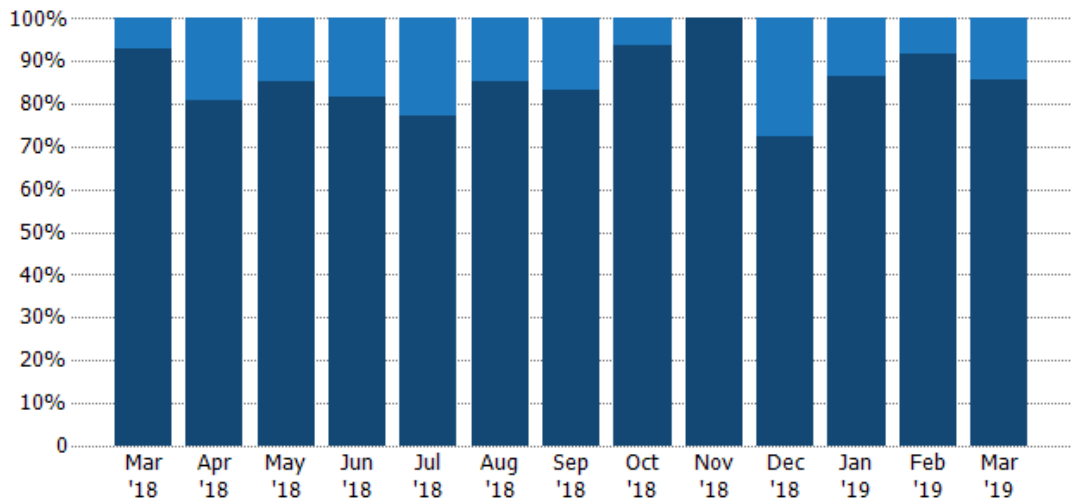
Current Year	\$8.09M	\$14.5M	\$16.9M	\$17.8M	\$13.6M	\$25.1M	\$15M	\$10.4M	\$12.5M	\$11.4M	\$9.36M	\$6.81M	\$12.9M
Prior Year	\$8.7M	\$12.7M	\$14M	\$14.5M	\$10.9M	\$18.1M	\$11.8M	\$12.5M	\$12M	\$10.7M	\$11.4M	\$5.86M	\$8.09M
Percent Change from Prior Year	-7%	14%	21%	23%	25%	38%	27%	-17%	5%	6%	-18%	16%	59%

## 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	7%	19%	15%	19%	23%	15%	17%	6%	-	28%	13%	8%	14%
Single Family Residence	93%	81%	85%	81%	77%	85%	83%	94%	100%	72%	87%	92%	86%

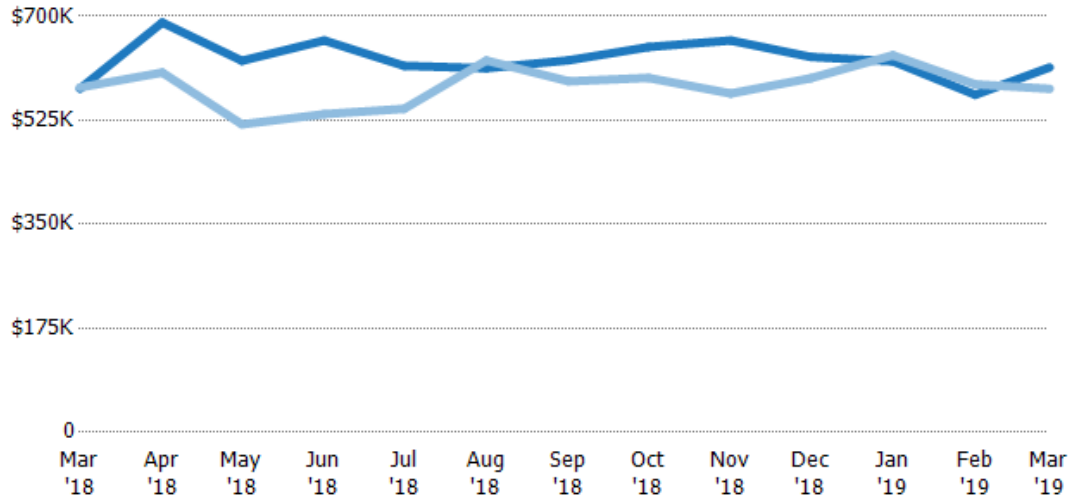
## Average Sales Price

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.
Mar '19	\$614K	6.2%
Mar '18	\$578K	-0.4%
Mar '17	\$580K	-4.9%



Current Year	\$578K	\$690K	\$625K	\$659K	\$617K	\$613K	\$626K	\$648K	\$659K	\$632K	\$624K	\$568K	\$614K
Prior Year	\$580K	\$605K	\$518K	\$535K	\$544K	\$626K	\$591K	\$596K	\$570K	\$596K	\$634K	\$586K	\$578K
Percent Change from Prior Year	0%	14%	21%	23%	13%	-2%	6%	9%	16%	6%	-2%	-3%	6%

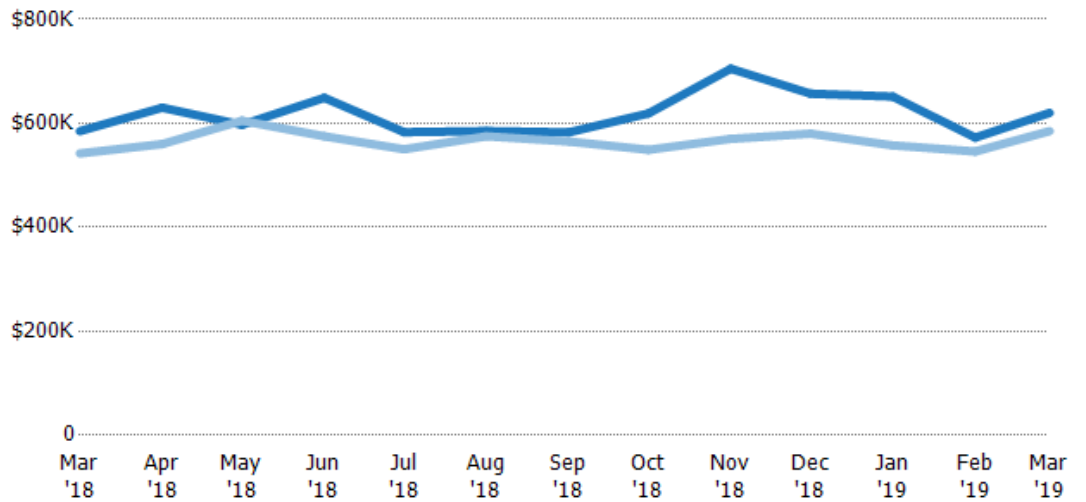
## Median Sales Price

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.
Mar '19	\$620K	6%
Mar '18	\$585K	7.9%
Mar '17	\$542K	0.6%



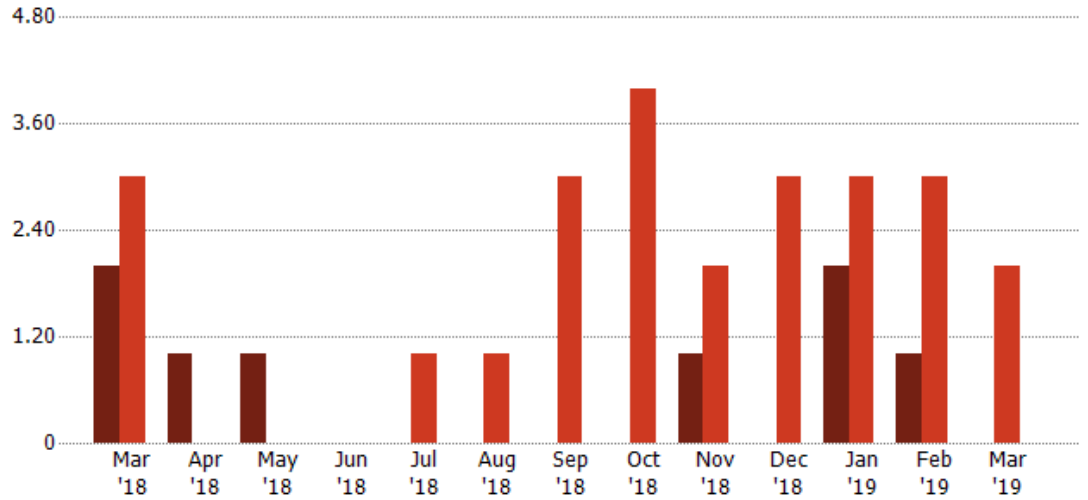
Current Year	\$585K	\$630K	\$597K	\$649K	\$583K	\$585K	\$583K	\$619K	\$705K	\$657K	\$651K	\$573K	\$620K
Prior Year	\$542K	\$560K	\$605K	\$575K	\$550K	\$575K	\$565K	\$549K	\$570K	\$580K	\$558K	\$546K	\$585K
Percent Change from Prior Year	8%	13%	-1%	13%	6%	2%	3%	13%	24%	13%	17%	5%	6%

## 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



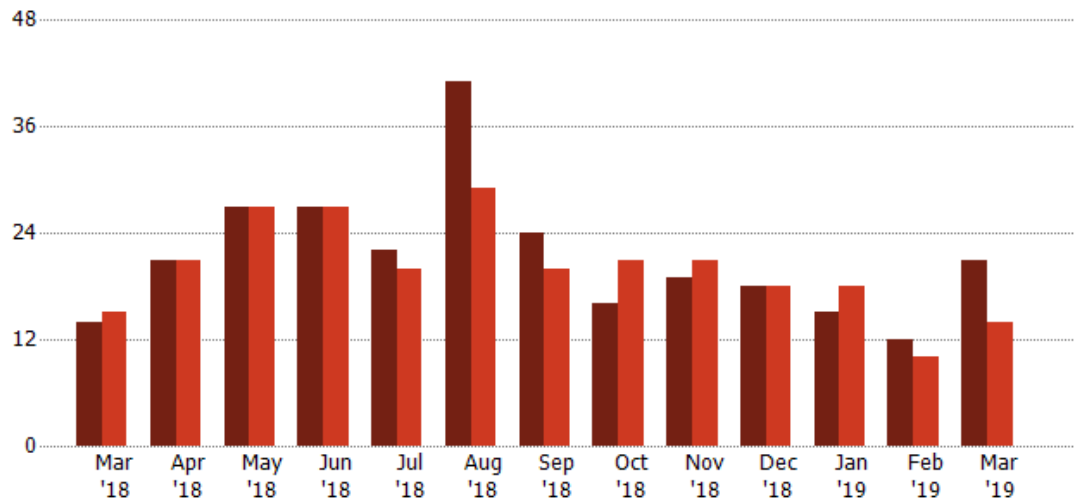
	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	2	1	1	-	-	-	-	-	1	-	2	1	-
Prior Year	3	-	-	-	1	1	3	4	2	3	3	3	2
Percent Change from Prior Year	-33%	100%	100%	-	-100%	-100%	-100%	-100%	-50%	-100%	-33%	-67%	-100%

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

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



Month/Year	Count	% Chg.
Mar '19	21	50%
Mar '18	14	-6.7%
Mar '17	15	26.7%

	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	14	21	27	27	22	41	24	16	19	18	15	12	21
Prior Year	15	21	27	27	20	29	20	21	21	18	18	10	14
Percent Change from Prior Year	-7%	0%	0%	0%	10%	41%	20%	-24%	-10%	0%	-17%	20%	50%

## 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:** 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:** 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 3/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area