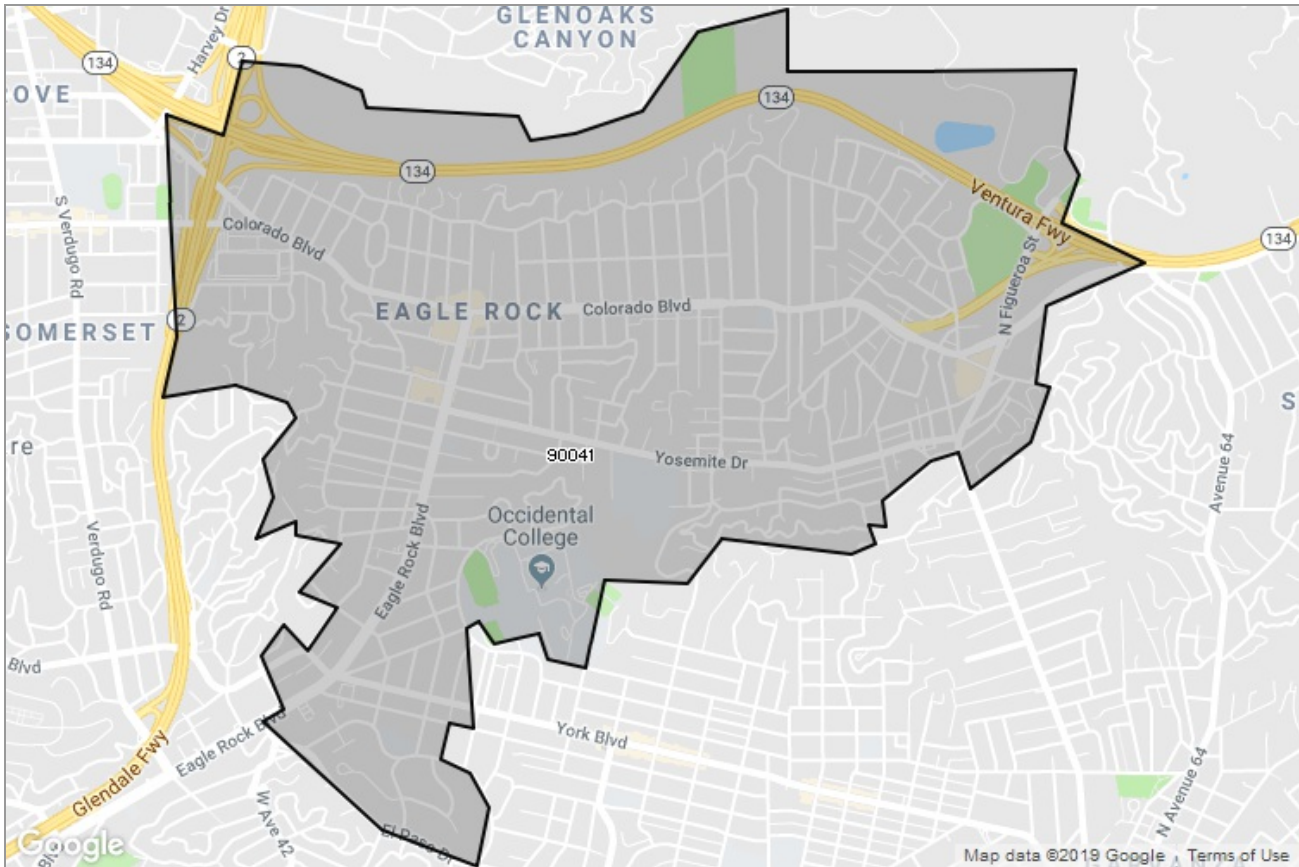




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Eagle Rock



Report Characteristics

Report Name:
Eagle Rock

Report Date Range:
4/2018 – 4/2019

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 05/08/2019

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	Apr 2019	Apr 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	25	19	+31.6%	90	68	+32.4%
New Listing Volume	\$27,578,989	\$20,567,000	+34.1%	\$92,103,966	\$63,563,199	+44.9%
Active Listing Count	38	23	+65.2%	N/A	N/A	
Active Listing Volume	\$40,580,589	\$23,259,800	+74.5%	N/A	N/A	
Average Listing Price	\$1,067,910	\$1,011,296	+5.6%	\$1,007,084	\$934,320	+7.8%
Median Listing Price	\$970,000	\$900,000	+7.8%	\$921,914	\$875,557	+5.3%
Months of Inventory	2.5	2.6	-0.9%	3.4	1.8	+94.2%
Absorption Rate	39.47%	39.13%	+0.3%	29.33%	56.96%	-27.6%
Sales Activity Charts Metrics						
Pending Sales Count	18	22	-18.2%	N/A	N/A	
Pending Sales Volume	\$18,456,800	\$20,072,600	-8%	N/A	N/A	
Closed Sales Count	17	16	+6.3%	51	44	+15.9%
Closed Sales Volume	\$17,067,000	\$16,743,500	+1.9%	\$50,682,525	\$47,834,500	+6%
Average Sales Price	\$1,003,941	\$1,046,469	-4.1%	\$993,775	\$1,087,148	-8.6%
Median Sales Price	\$907,000	\$953,500	-4.9%	\$917,831	\$950,727	-3.5%
Distressed Charts Metrics						
Distressed Listing Count	1	1	+-	N/A	N/A	

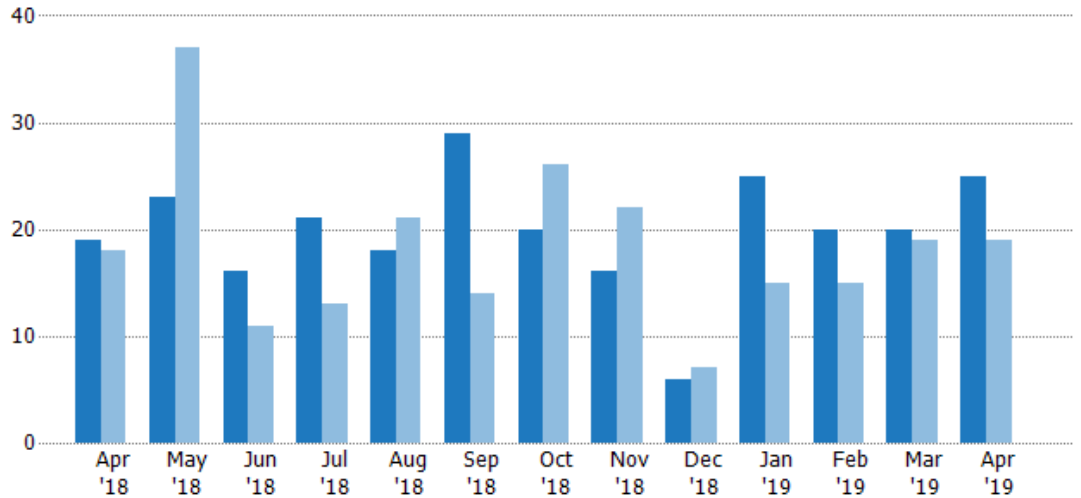
New Listings

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.
Apr '19	25	31.6%
Apr '18	19	5.6%
Apr '17	18	22.2%



Current Year	19	23	16	21	18	29	20	16	6	25	20	20	25
Prior Year	18	37	11	13	21	14	26	22	7	15	15	19	19
Percent Change from Prior Year	6%	-38%	45%	62%	-14%	107%	-23%	-27%	-14%	67%	33%	5%	32%

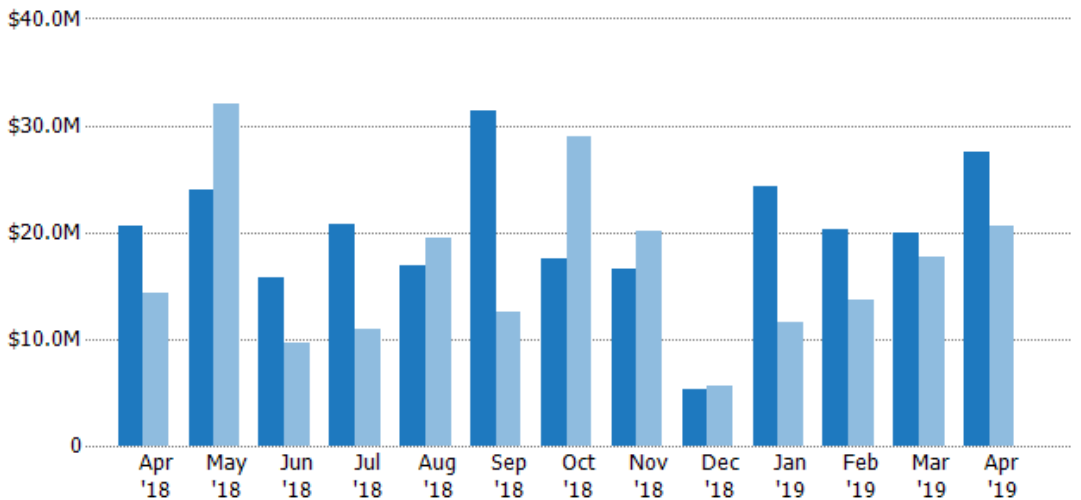
New Listing Volume

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.
Apr '19	\$27.6M	34.1%
Apr '18	\$20.6M	44.5%
Apr '17	\$14.2M	35.7%



Current Year	\$20.6M	\$23.9M	\$15.8M	\$20.8M	\$16.9M	\$31.3M	\$17.5M	\$16.5M	\$5.34M	\$24.3M	\$20.3M	\$19.9M	\$27.6M
Prior Year	\$14.2M	\$32M	\$9.63M	\$11M	\$19.5M	\$12.6M	\$29M	\$20.1M	\$5.58M	\$11.6M	\$13.7M	\$17.6M	\$20.6M
Percent Change from Prior Year	45%	-25%	64%	89%	-13%	149%	-40%	-18%	-4%	109%	48%	13%	34%

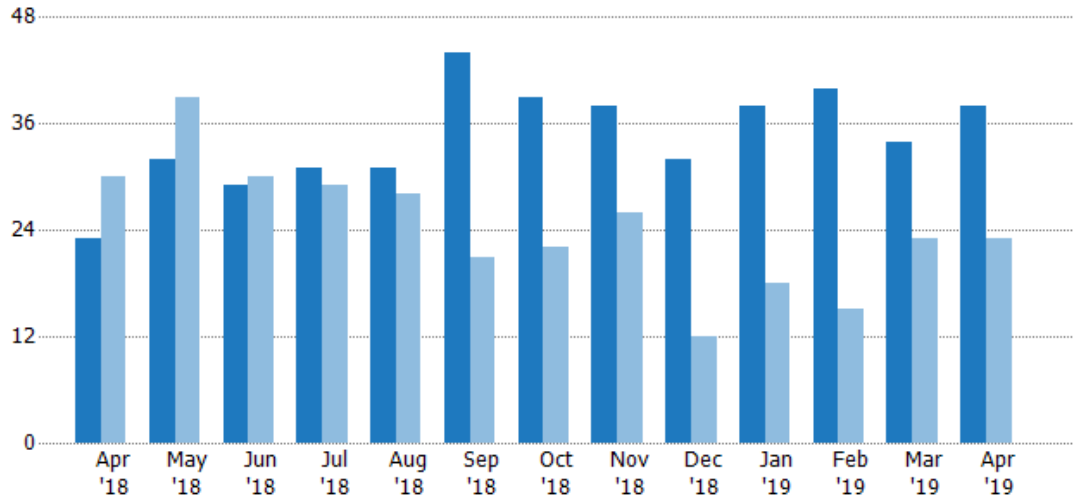
Active Listings

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.
Apr '19	38	65.2%
Apr '18	23	-23.3%
Apr '17	30	-10%



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	23	32	29	31	31	44	39	38	32	38	40	34	38
Prior Year	30	39	30	29	28	21	22	26	12	18	15	23	23
Percent Change from Prior Year	-23%	-18%	-3%	7%	11%	110%	77%	46%	167%	111%	167%	48%	65%

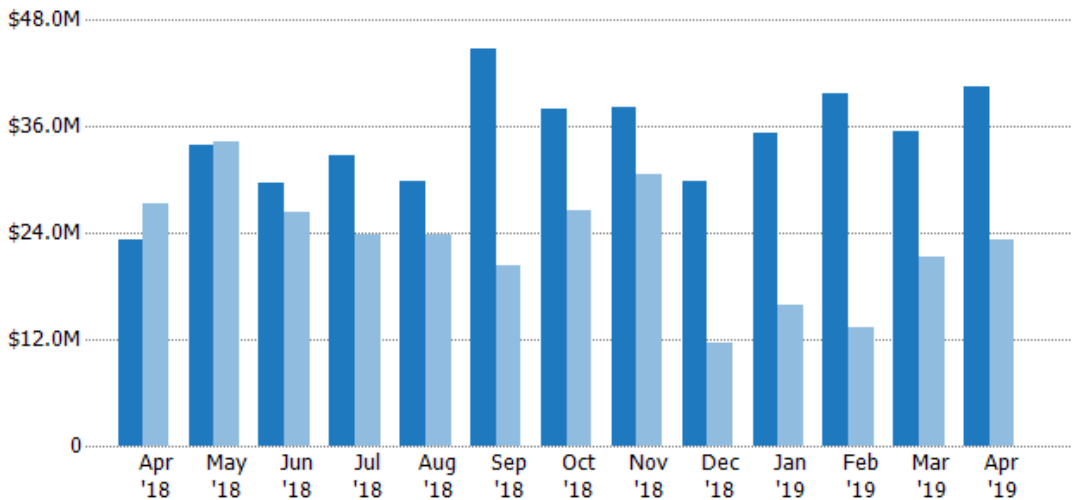
Active Listing Volume

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.
Apr '19	\$40.6M	74.5%
Apr '18	\$23.3M	-14.8%
Apr '17	\$27.3M	-4.5%



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$23.3M	\$33.8M	\$29.6M	\$32.7M	\$29.9M	\$44.8M	\$38M	\$38.2M	\$29.7M	\$35.2M	\$39.7M	\$35.5M	\$40.6M
Prior Year	\$27.3M	\$34.4M	\$26.2M	\$23.8M	\$23.9M	\$20.4M	\$26.6M	\$30.7M	\$11.7M	\$15.8M	\$13.4M	\$21.3M	\$23.3M
Percent Change from Prior Year	-15%	-2%	13%	38%	25%	120%	43%	25%	155%	123%	196%	67%	74%

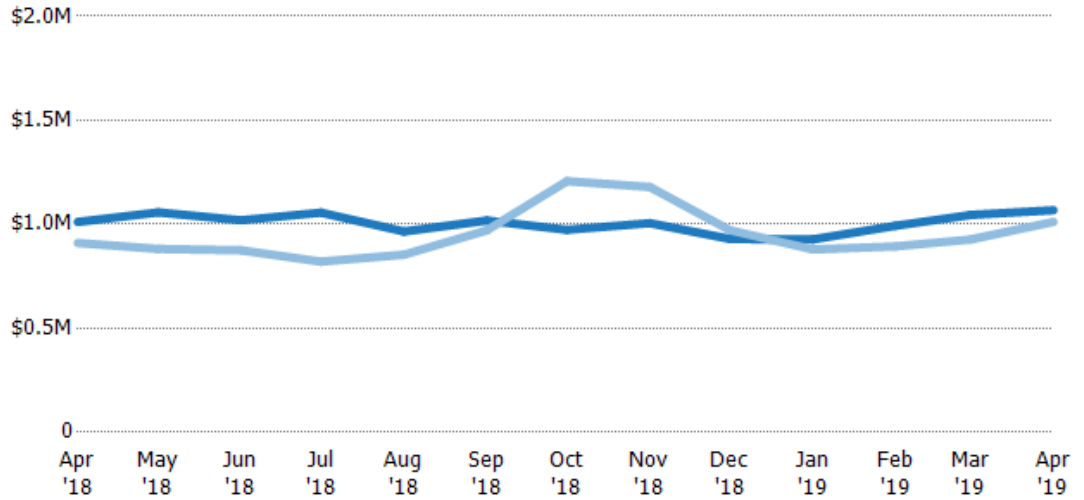
Average Listing Price

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.
Apr '19	\$1.07M	5.6%
Apr '18	\$1.01M	11.1%
Apr '17	\$910K	6.1%



Current Year	\$1.01M	\$1.06M	\$1.02M	\$1.06M	\$965K	\$1.02M	\$973K	\$1.01M	\$929K	\$927K	\$993K	\$1.04M	\$1.07M
Prior Year	\$910K	\$881K	\$875K	\$821K	\$854K	\$971K	\$1.21M	\$1.18M	\$971K	\$879K	\$894K	\$927K	\$1.01M
Percent Change from Prior Year	11%	20%	16%	29%	13%	5%	-19%	-15%	-4%	5%	11%	13%	6%

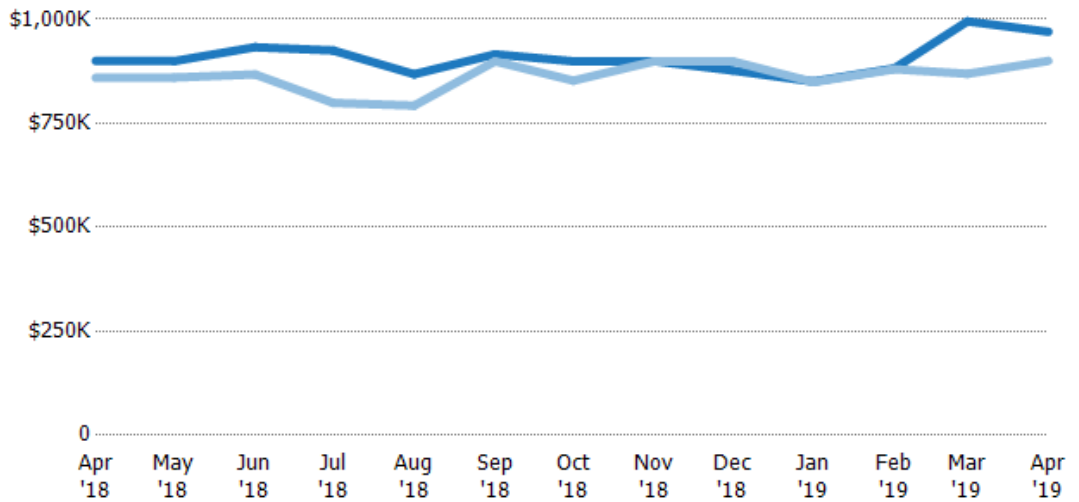
Median Listing Price

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.
Apr '19	\$970K	7.8%
Apr '18	\$900K	4.7%
Apr '17	\$860K	4.7%



Current Year	\$900K	\$899K	\$933K	\$925K	\$868K	\$916K	\$899K	\$899K	\$877K	\$850K	\$882K	\$995K	\$970K
Prior Year	\$860K	\$860K	\$868K	\$799K	\$792K	\$899K	\$853K	\$899K	\$899K	\$849K	\$880K	\$869K	\$900K
Percent Change from Prior Year	5%	5%	8%	16%	10%	2%	5%	0%	-2%	0%	0%	14%	8%

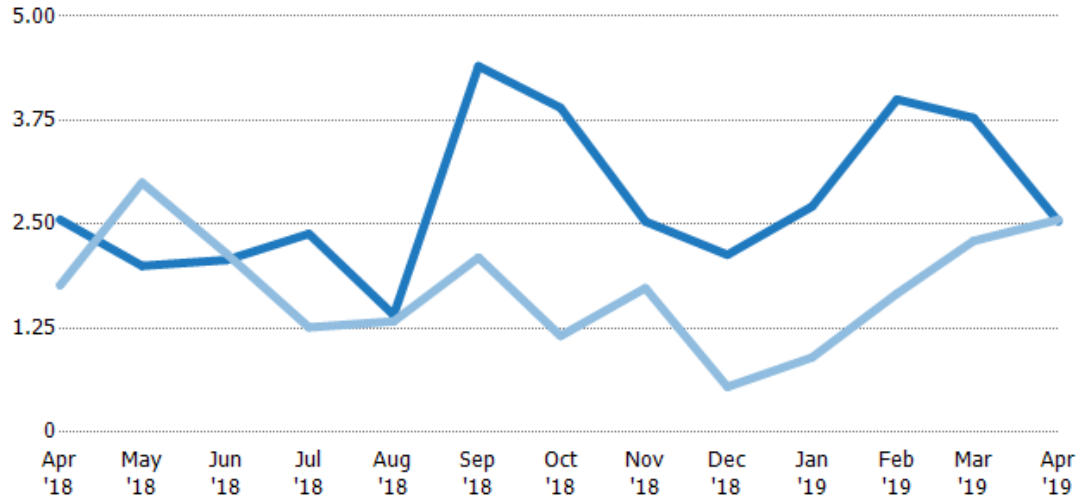
Months of Inventory

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.
Apr '19	2.53	-0.9%
Apr '18	2.56	44.8%
Apr '17	1.76	-41.2%



Current Year	2.56	2	2.07	2.38	1.41	4.4	3.9	2.53	2.13	2.71	4	3.78	2.53
Prior Year	1.76	3	2.14	1.26	1.33	2.1	1.16	1.73	0.55	0.9	1.67	2.3	2.56
Percent Change from Prior Year	45%	-33%	-3%	89%	6%	110%	237%	46%	291%	202%	140%	64%	-1%

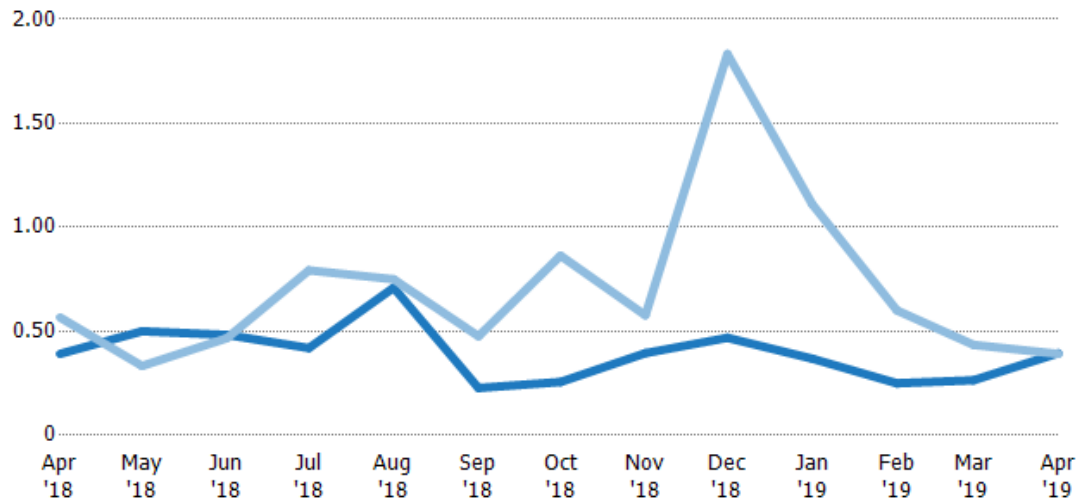
Absorption Rate

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.
Apr '19	39%	-0.3%
Apr '18	39%	17.5%
Apr '17	57%	69.9%



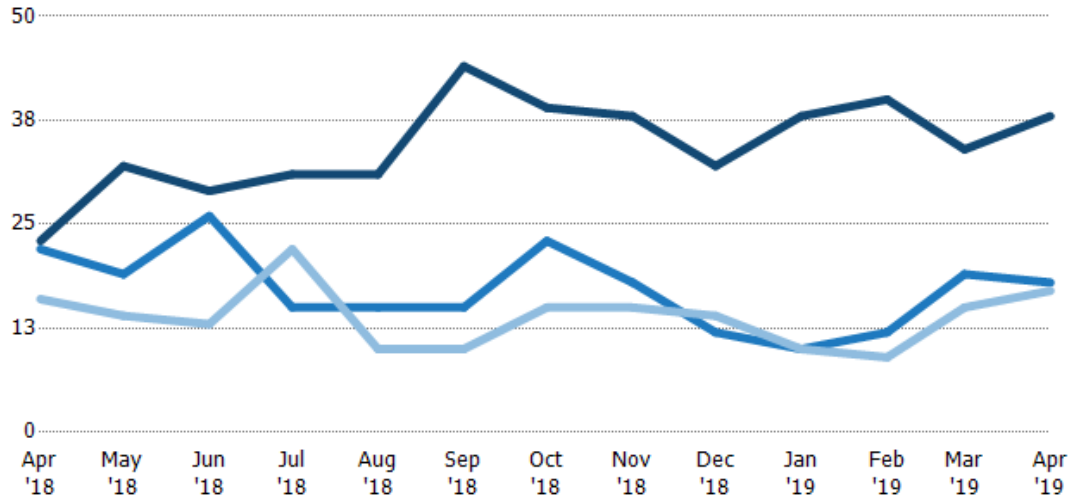
Current Year	39%	50%	48%	42%	71%	23%	26%	39%	47%	37%	25%	26%	39%
Prior Year	57%	33%	47%	79%	75%	48%	86%	58%	183%	111%	60%	43%	39%
Change from Prior Year	18%	-17%	-2%	37%	4%	25%	61%	18%	136%	74%	35%	17%	0%

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



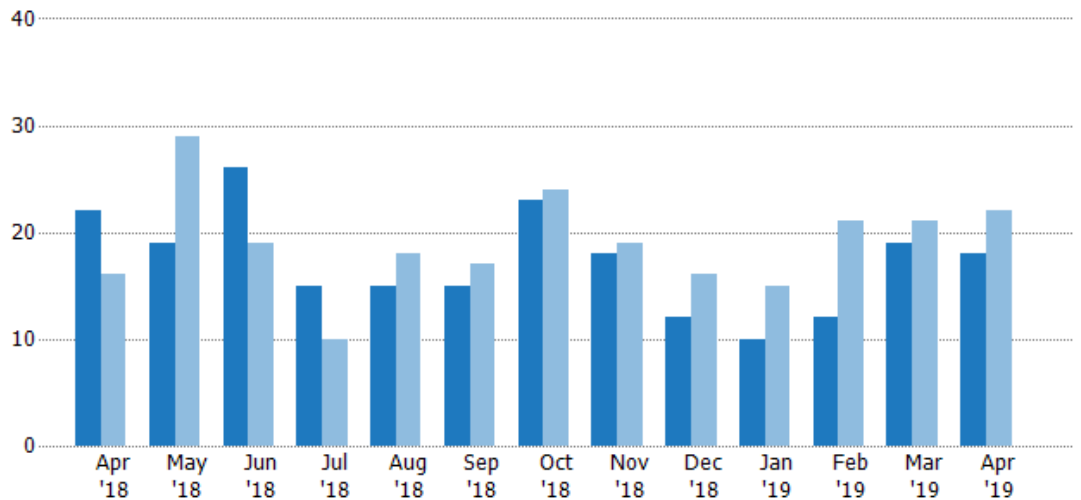
Active	23	32	29	31	31	44	39	38	32	38	40	34	38
Pending	22	19	26	15	15	15	23	18	12	10	12	19	18
Sold	16	14	13	22	10	10	15	15	14	10	9	15	17

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



Month/Year	Current Year	Prior Year	% Chg.
Apr '19	18	22	-18.2%
Apr '18	22	16	37.5%
Apr '17	16	16	125%

Percent Change from Prior Year	38%	-34%	37%	50%	-17%	-12%	-4%	-5%	-25%	-33%	-43%	-10%	-18%
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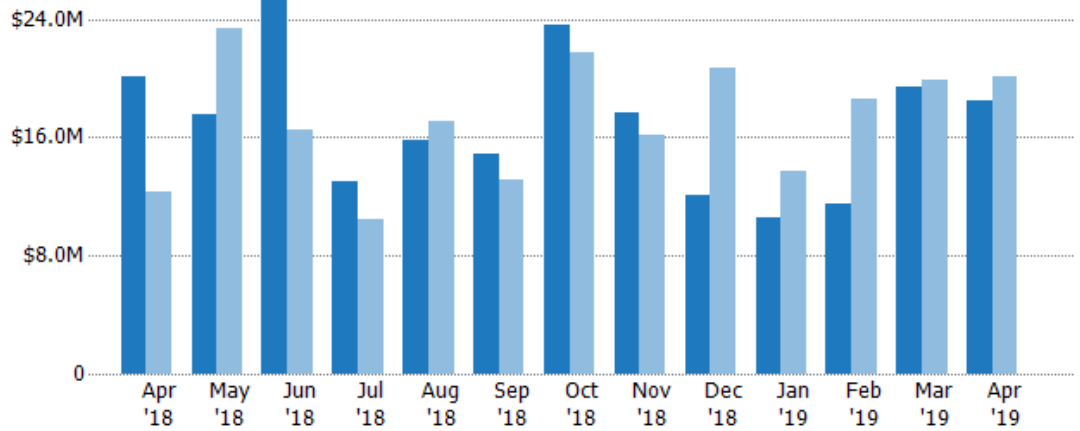
Pending Sales Volume

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.
Apr '19	\$18.5M	-8%
Apr '18	\$20.1M	62.2%
Apr '17	\$12.4M	121.8%



Current Year	\$20.1M	\$17.6M	\$25.6M	\$13M	\$15.8M	\$14.9M	\$23.6M	\$17.7M	\$12.1M	\$10.6M	\$11.5M	\$19.4M	\$18.5M
Prior Year	\$12.4M	\$23.3M	\$16.5M	\$10.4M	\$17.1M	\$13.2M	\$21.7M	\$16.2M	\$20.7M	\$13.7M	\$18.6M	\$19.9M	\$20.1M
Percent Change from Prior Year	62%	-25%	55%	25%	-7%	13%	9%	9%	-41%	-23%	-38%	-2%	-8%

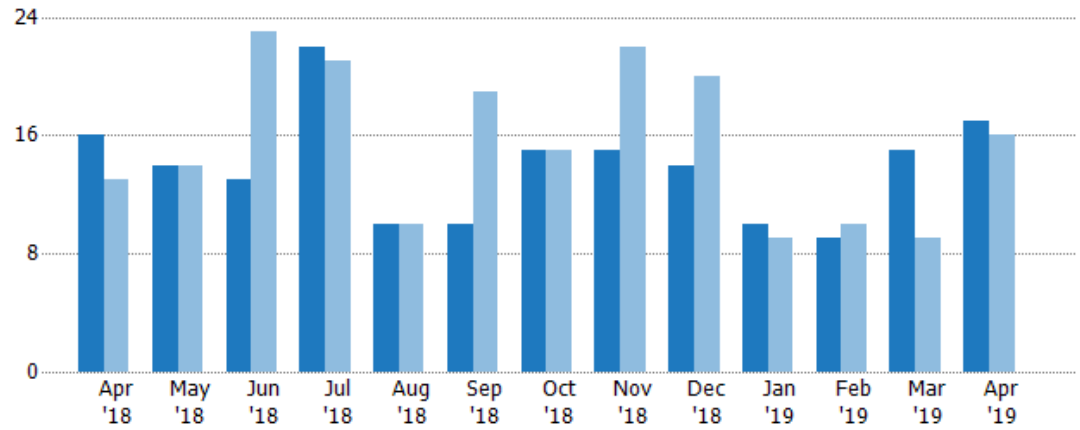
Closed Sales

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.
Apr '19	17	6.3%
Apr '18	16	23.1%
Apr '17	13	23.1%



Current Year	16	14	13	22	10	10	15	15	14	10	9	15	17
Prior Year	13	14	23	21	10	19	15	22	20	9	10	9	16
Percent Change from Prior Year	23%	0%	-43%	5%	0%	-47%	0%	-32%	-30%	11%	-10%	67%	6%

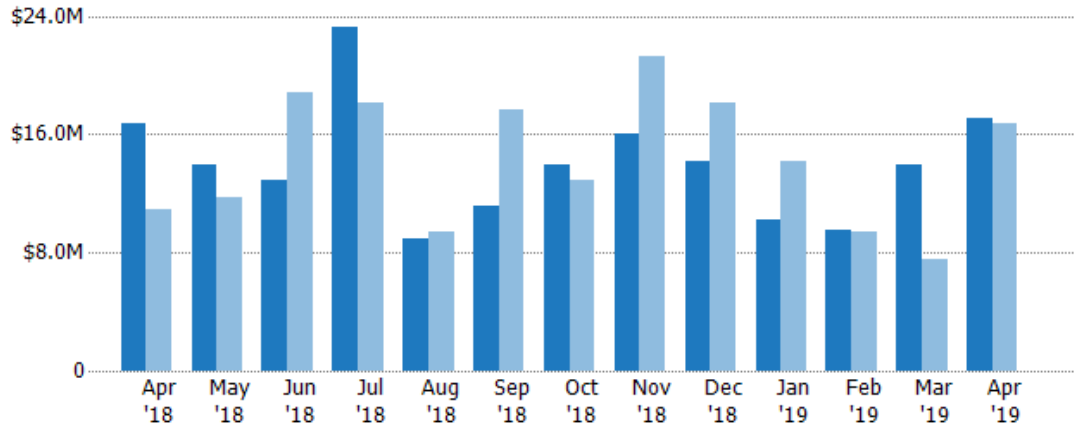
Closed Sales Volume

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.
Apr '19	\$17.1M	1.9%
Apr '18	\$16.7M	53.6%
Apr '17	\$10.9M	16.7%



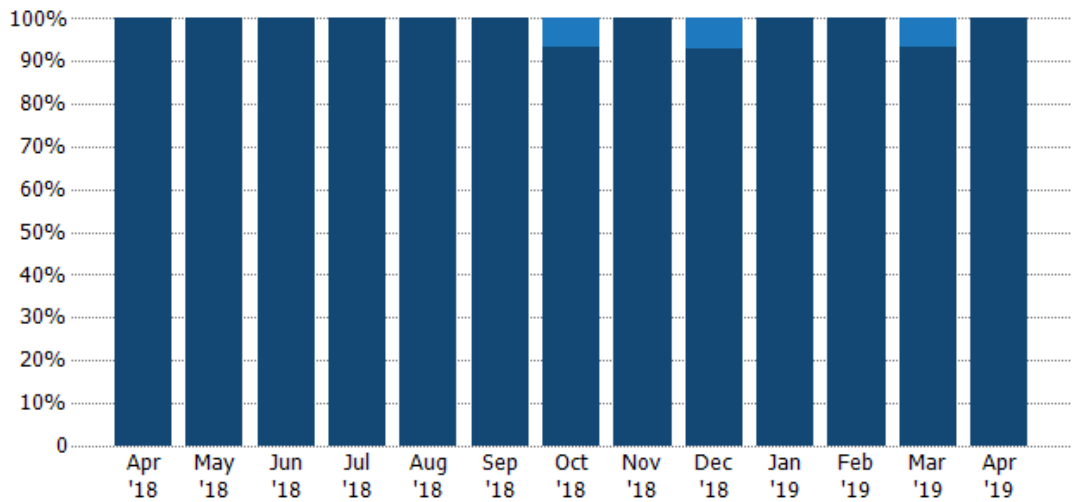
Current Year	\$16.7M	\$14M	\$12.9M	\$23.2M	\$8.9M	\$11.1M	\$13.9M	\$16M	\$14.2M	\$10.2M	\$9.51M	\$13.9M	\$17.1M
Prior Year	\$10.9M	\$11.7M	\$18.8M	\$18.2M	\$9.36M	\$17.7M	\$12.9M	\$21.2M	\$18.1M	\$14.1M	\$9.42M	\$7.54M	\$16.7M
Percent Change from Prior Year	54%	20%	-31%	28%	-5%	-37%	8%	-25%	-22%	-28%	1%	84%	2%

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	-	-	-	-	-	-	7%	-	7%	-	-	7%	-
Single Family Residence	100%	100%	100%	100%	100%	100%	93%	100%	93%	100%	100%	93%	100%

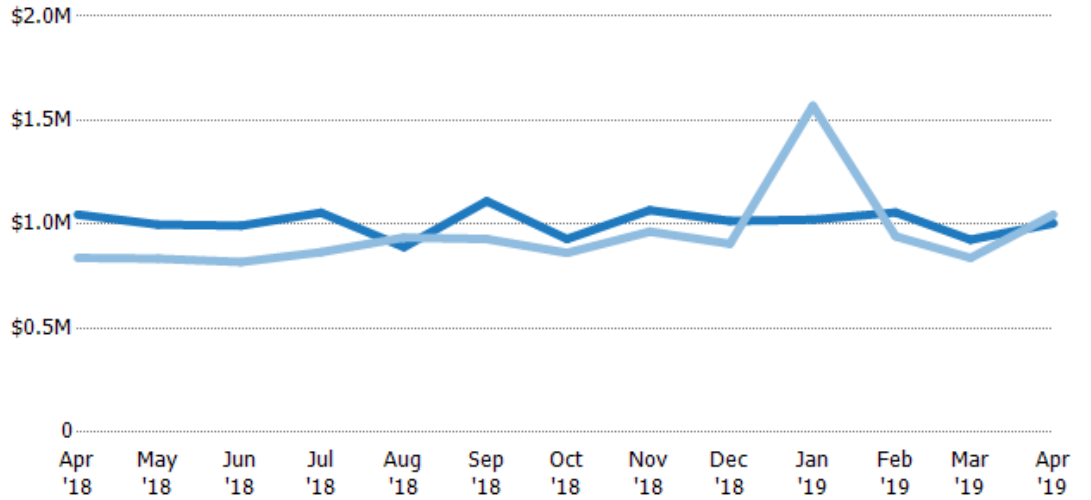
Average Sales Price

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.
Apr '19	\$1M	-4.1%
Apr '18	\$1.05M	24.8%
Apr '17	\$838K	-5.2%



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$1.05M	\$999K	\$993K	\$1.06M	\$890K	\$1.11M	\$929K	\$1.07M	\$1.02M	\$1.02M	\$1.06M	\$926K	\$1M
Prior Year	\$838K	\$834K	\$819K	\$866K	\$936K	\$929K	\$862K	\$964K	\$906K	\$1.57M	\$942K	\$838K	\$1.05M
Percent Change from Prior Year	25%	20%	21%	22%	-5%	20%	8%	11%	12%	-35%	12%	10%	-4%

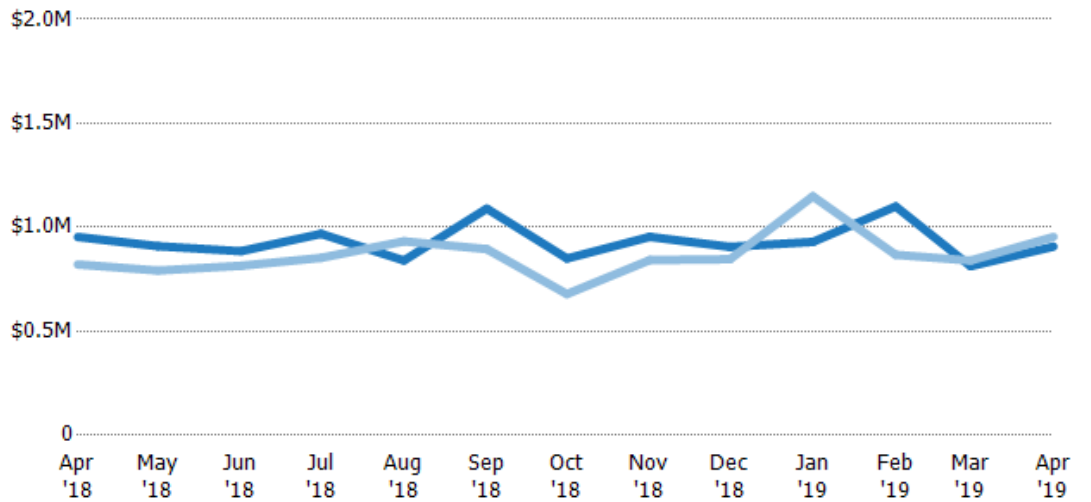
Median Sales Price

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.
Apr '19	\$907K	-4.9%
Apr '18	\$954K	16.1%
Apr '17	\$821K	-8.6%



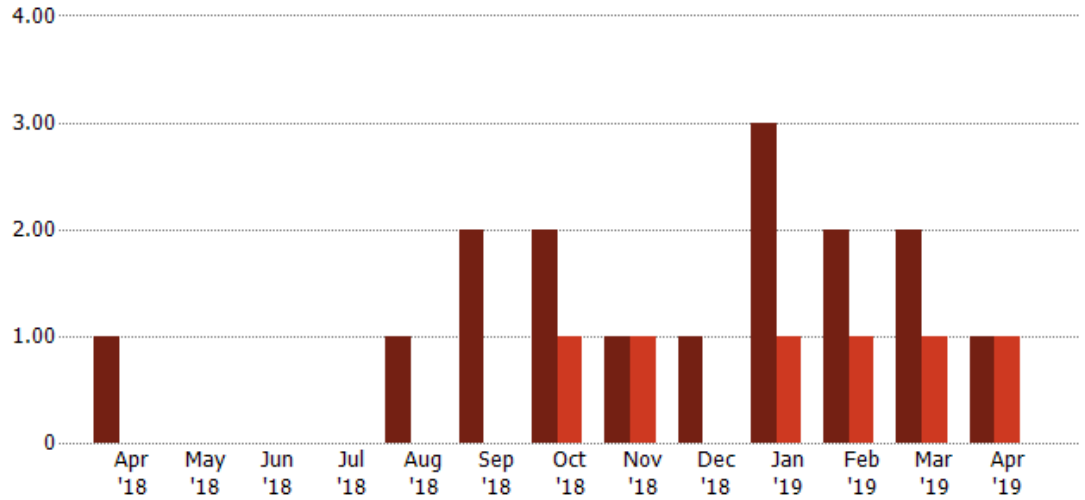
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$954K	\$909K	\$885K	\$969K	\$840K	\$1.09M	\$850K	\$954K	\$906K	\$930K	\$1.1M	\$813K	\$907K
Prior Year	\$821K	\$792K	\$815K	\$853K	\$933K	\$895K	\$679K	\$843K	\$847K	\$1.15M	\$868K	\$840K	\$954K
Percent Change from Prior Year	16%	15%	9%	14%	-10%	22%	25%	13%	7%	-19%	27%	-3%	-5%

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

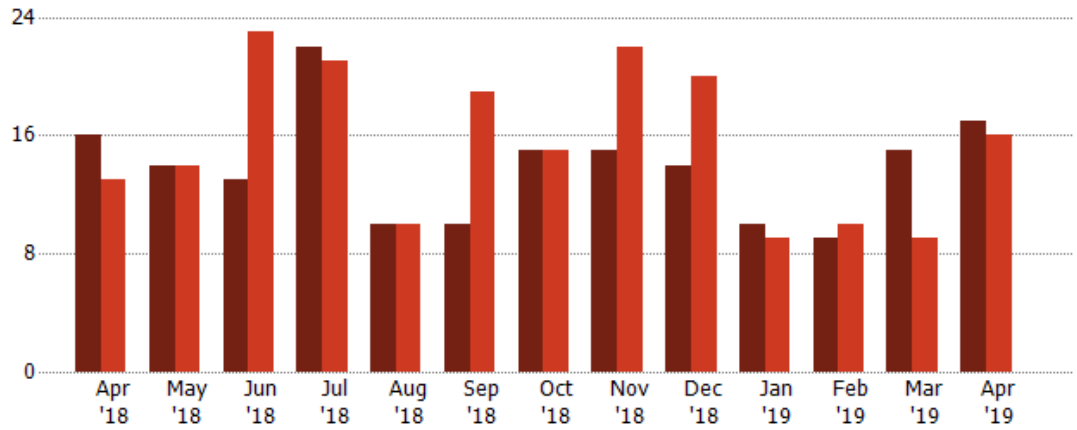
Distressed Sales

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.
Apr '19	17	6.3%
Apr '18	16	23.1%
Apr '17	13	23.1%



Current Year	16	14	13	22	10	10	15	15	14	10	9	15	17
Prior Year	13	14	23	21	10	19	15	22	20	9	10	9	16
Percent Change from Prior Year	23%	0%	-43%	5%	0%	-47%	0%	-32%	-30%	11%	-10%	67%	6%

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: 05/08/2019

Scheduled: No

Report Date Range: From 4/2018 To: 4/2019

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 4/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area