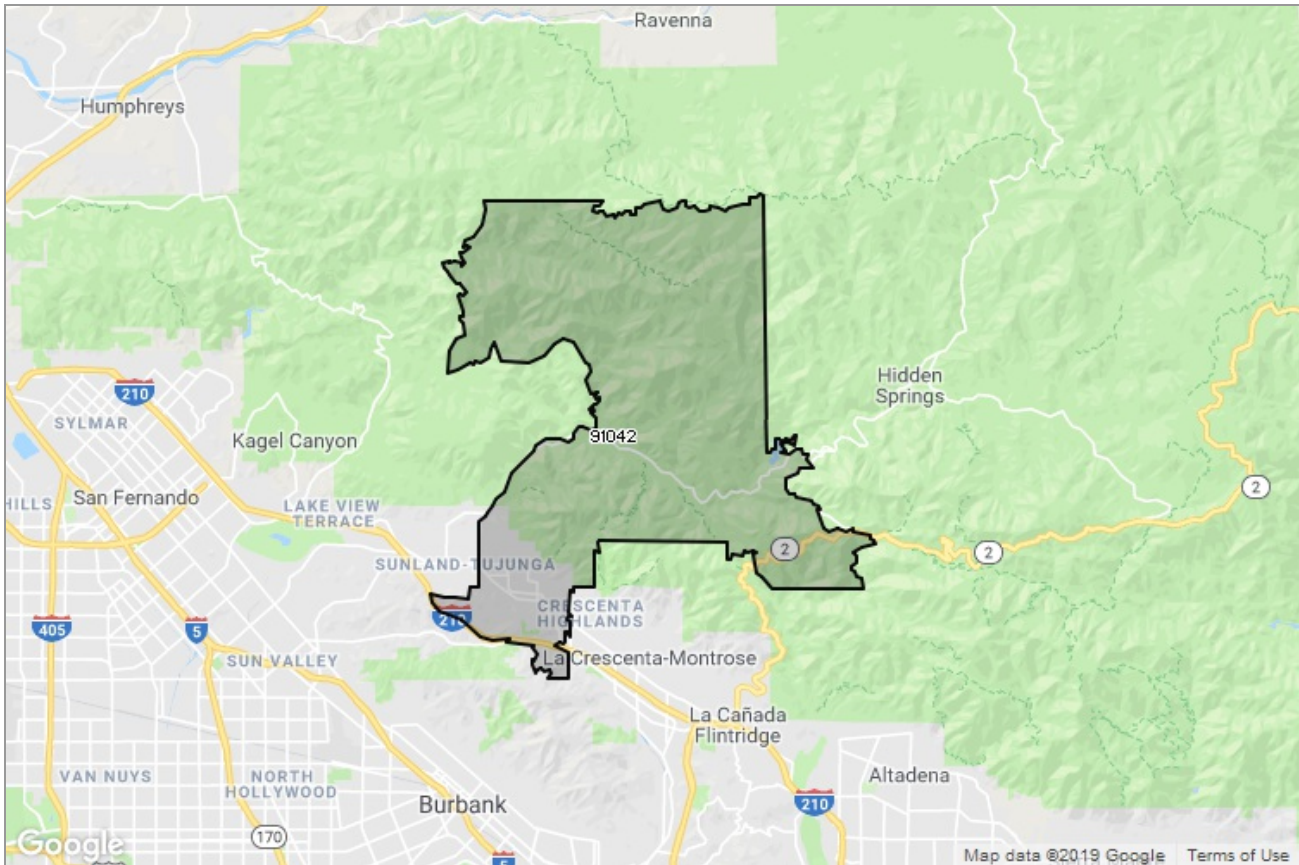




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Tujunga



Report Characteristics

Report Name:
Tujunga

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	32	40	-20%	115	103	+11.7%
New Listing Volume	\$23,806,633	\$29,103,016	-18.2%	\$81,390,397	\$69,228,035	+17.6%
Active Listing Count	47	52	-9.6%	N/A	N/A	
Active Listing Volume	\$37,243,734	\$37,993,293	-2%	N/A	N/A	
Average Listing Price	\$792,420	\$730,640	+8.5%	\$767,106	\$682,981	+12.3%
Median Listing Price	\$700,000	\$677,500	+3.3%	\$695,413	\$644,703	+7.9%
Months of Inventory	2.2	3.7	-39.7%	3.4	2.4	+41.6%
Absorption Rate	44.68%	26.92%	+17.8%	29.58%	41.88%	-12.3%
Sales Activity Charts Metrics						
Pending Sales Count	26	24	+8.3%	N/A	N/A	
Pending Sales Volume	\$17,485,864	\$14,904,860	+17.3%	N/A	N/A	
Closed Sales Count	23	21	+9.5%	71	63	+12.7%
Closed Sales Volume	\$15,072,500	\$14,481,500	+4.1%	\$44,137,274	\$39,848,000	+10.8%
Average Sales Price	\$655,326	\$689,595	-5%	\$621,652	\$632,508	-1.7%
Median Sales Price	\$585,000	\$630,000	-7.1%	\$607,246	\$585,913	+3.6%
Distressed Charts Metrics						
Distressed Listing Count	-	1	-	N/A	N/A	

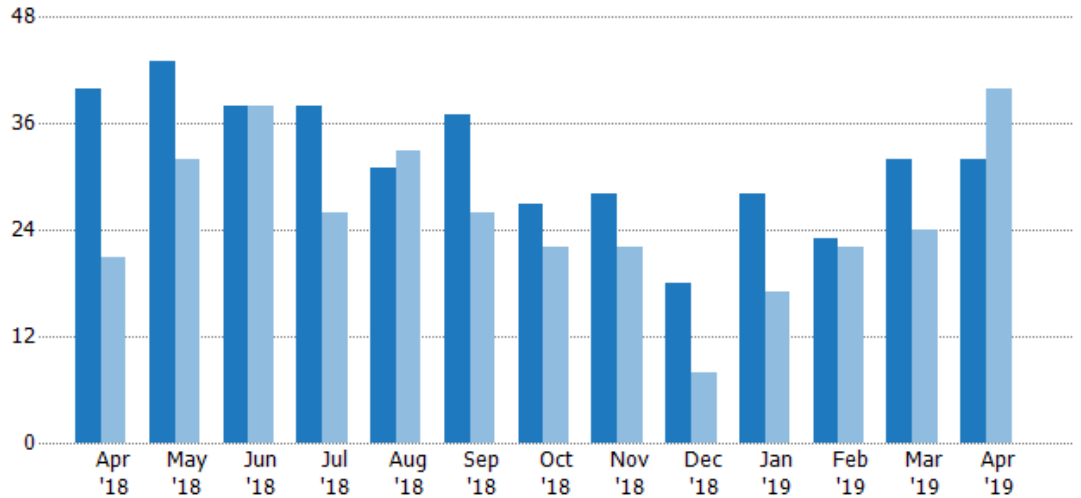
New Listings

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.
Apr '19	32	-20%
Apr '18	40	90.5%
Apr '17	21	38.1%



Current Year	40	43	38	38	31	37	27	28	18	28	23	32	32
Prior Year	21	32	38	26	33	26	22	22	8	17	22	24	40
Percent Change from Prior Year	90%	34%	0%	46%	-6%	42%	23%	27%	125%	65%	5%	33%	-20%

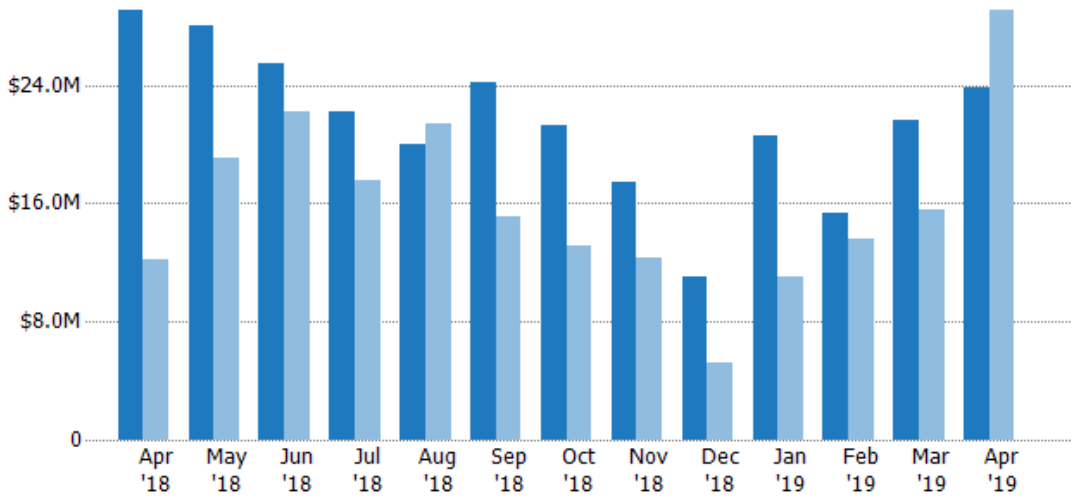
New Listing Volume

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.
Apr '19	\$23.8M	-18.2%
Apr '18	\$29.1M	139.5%
Apr '17	\$12.2M	46.8%



Current Year	\$29.1M	\$28M	\$25.5M	\$22.2M	\$20M	\$24.2M	\$21.3M	\$17.4M	\$11M	\$20.6M	\$15.3M	\$21.7M	\$23.8M
Prior Year	\$12.2M	\$19M	\$22.2M	\$17.5M	\$21.4M	\$15.1M	\$13.1M	\$12.3M	\$5.26M	\$11M	\$13.6M	\$15.5M	\$29.1M
Percent Change from Prior Year	139%	47%	15%	27%	-6%	60%	63%	41%	110%	87%	13%	40%	-18%

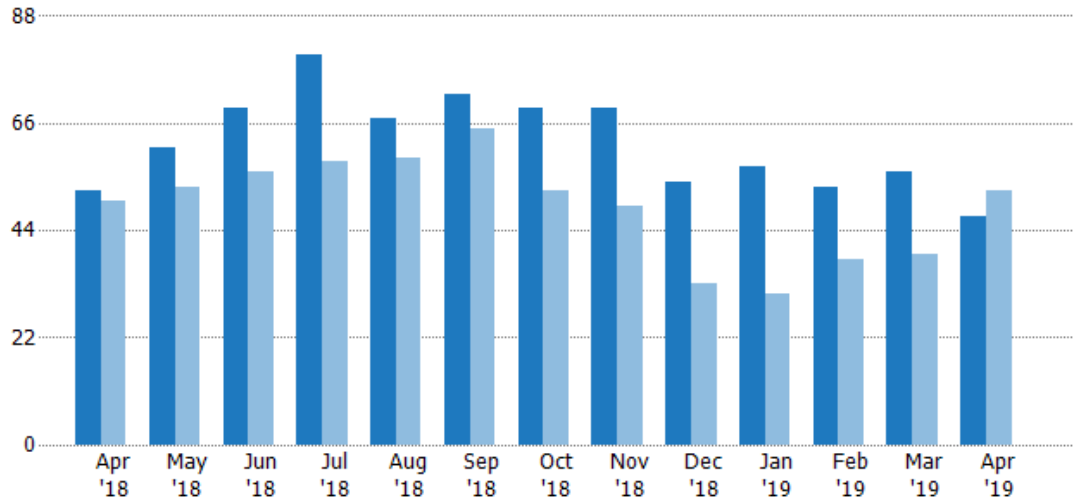
Active Listings

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.
Apr '19	47	-9.6%
Apr '18	52	4%
Apr '17	50	8%



Current Year	52	61	69	80	67	72	69	69	54	57	53	56	47
Prior Year	50	53	56	58	59	65	52	49	33	31	38	39	52
Percent Change from Prior Year	4%	15%	23%	38%	14%	11%	33%	41%	64%	84%	39%	44%	-10%

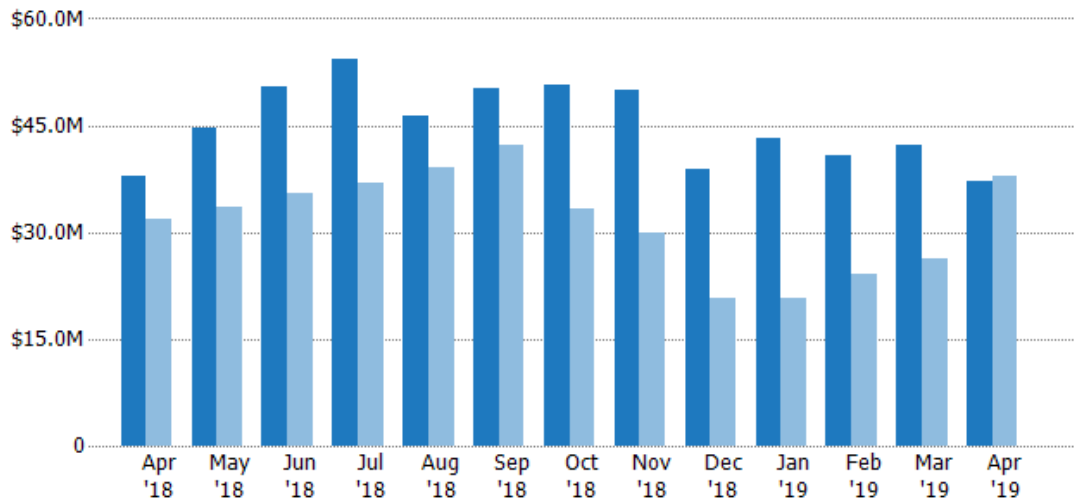
Active Listing Volume

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.
Apr '19	\$37.2M	-2%
Apr '18	\$38M	19%
Apr '17	\$31.9M	4.9%



Current Year	\$38M	\$44.7M	\$50.5M	\$54.2M	\$46.3M	\$50.1M	\$50.6M	\$49.9M	\$38.8M	\$43.1M	\$40.8M	\$42.3M	\$37.2M
Prior Year	\$31.9M	\$33.6M	\$35.4M	\$37M	\$39M	\$42.3M	\$33.4M	\$29.8M	\$20.8M	\$20.8M	\$24.2M	\$26.3M	\$38M
Percent Change from Prior Year	19%	33%	43%	46%	18%	19%	51%	67%	86%	107%	69%	61%	-2%

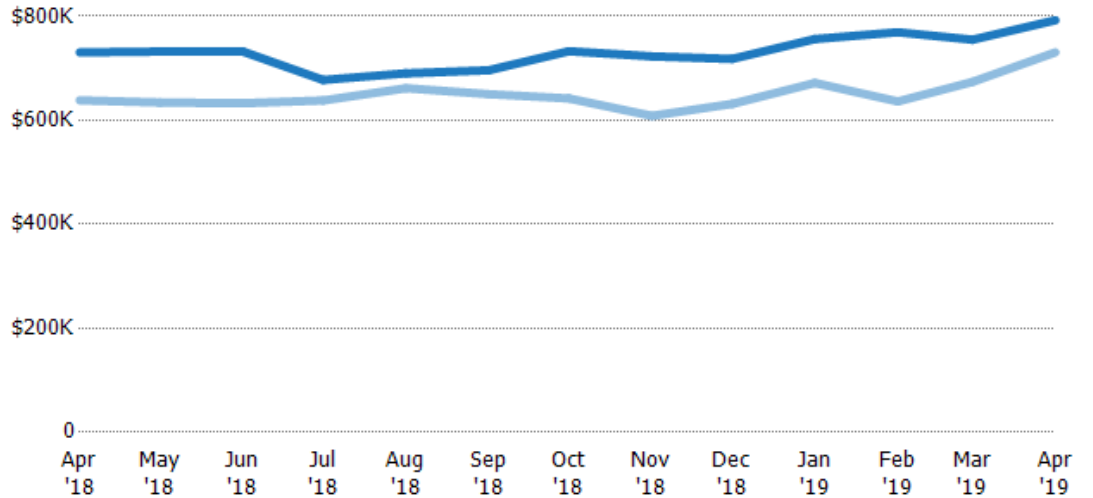
Average Listing Price

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.
Apr '19	\$792K	8.5%
Apr '18	\$731K	14.4%
Apr '17	\$638K	-2.9%



Current Year	\$731K	\$732K	\$732K	\$678K	\$690K	\$696K	\$733K	\$723K	\$718K	\$756K	\$769K	\$755K	\$792K
Prior Year	\$638K	\$634K	\$633K	\$638K	\$662K	\$650K	\$642K	\$609K	\$631K	\$672K	\$636K	\$674K	\$731K
Percent Change from Prior Year	14%	15%	16%	6%	4%	7%	14%	19%	14%	13%	21%	12%	8%

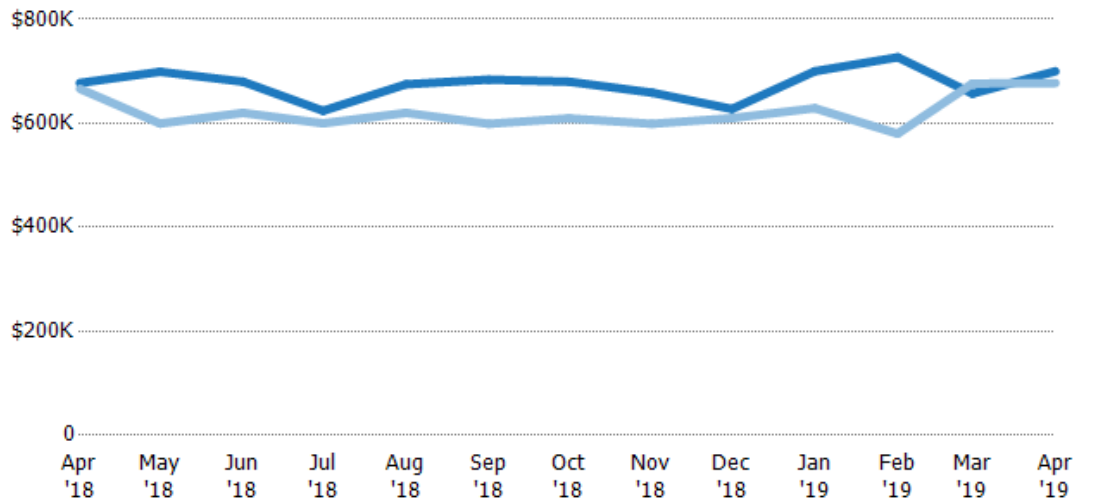
Median Listing Price

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.
Apr '19	\$700K	3.3%
Apr '18	\$678K	1.7%
Apr '17	\$666K	-17.5%



Current Year	\$678K	\$699K	\$680K	\$624K	\$675K	\$684K	\$680K	\$659K	\$627K	\$700K	\$727K	\$657K	\$700K
Prior Year	\$666K	\$600K	\$620K	\$600K	\$620K	\$599K	\$610K	\$599K	\$610K	\$629K	\$580K	\$677K	\$678K
Percent Change from Prior Year	2%	17%	10%	4%	9%	14%	12%	10%	3%	11%	25%	-3%	3%

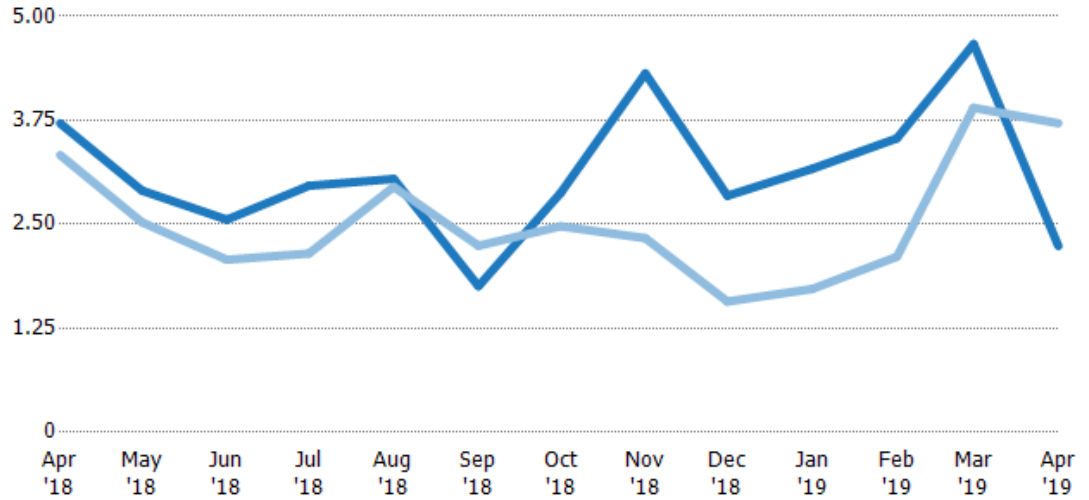
Months of Inventory

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.
Apr '19	2.24	-39.7%
Apr '18	3.71	11.4%
Apr '17	3.33	-14.7%



Current Year	3.71	2.9	2.56	2.96	3.05	1.76	2.88	4.31	2.84	3.17	3.53	4.67	2.24
Prior Year	3.33	2.52	2.07	2.15	2.95	2.24	2.48	2.33	1.57	1.72	2.11	3.9	3.71
Percent Change from Prior Year	11%	15%	23%	38%	3%	-22%	16%	85%	81%	84%	67%	20%	-40%

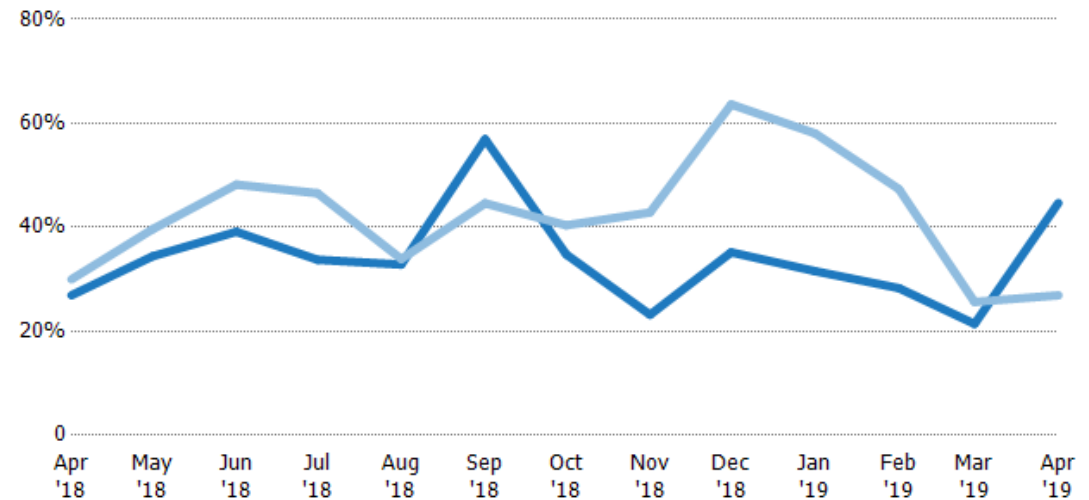
Absorption Rate

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.
Apr '19	45%	-17.8%
Apr '18	27%	3.1%
Apr '17	30%	17.3%



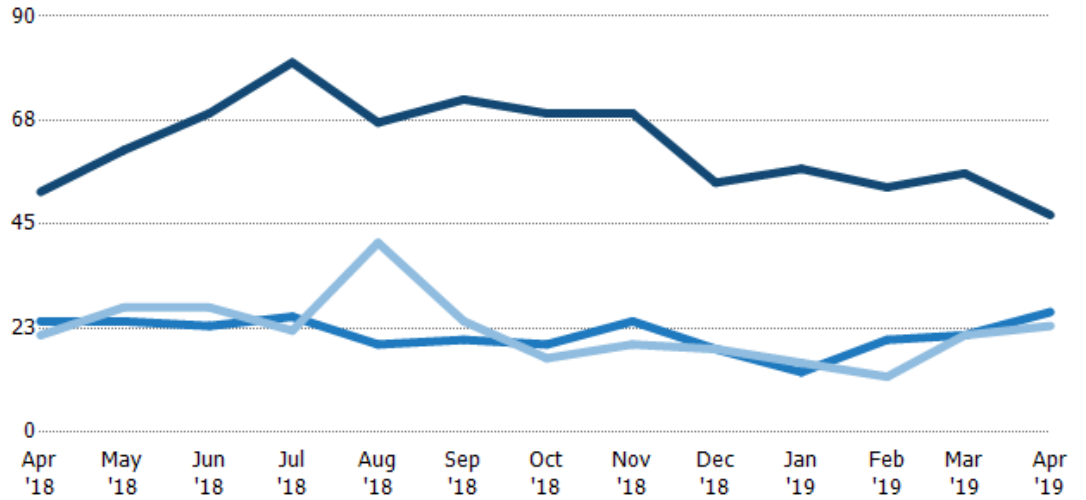
Current Year	27%	34%	39%	34%	33%	57%	35%	23%	35%	32%	28%	21%	45%
Prior Year	30%	40%	48%	47%	34%	45%	40%	43%	64%	58%	47%	26%	27%
Change from Prior Year	3%	5%	9%	13%	1%	-12%	6%	20%	28%	26%	19%	4%	-18%

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



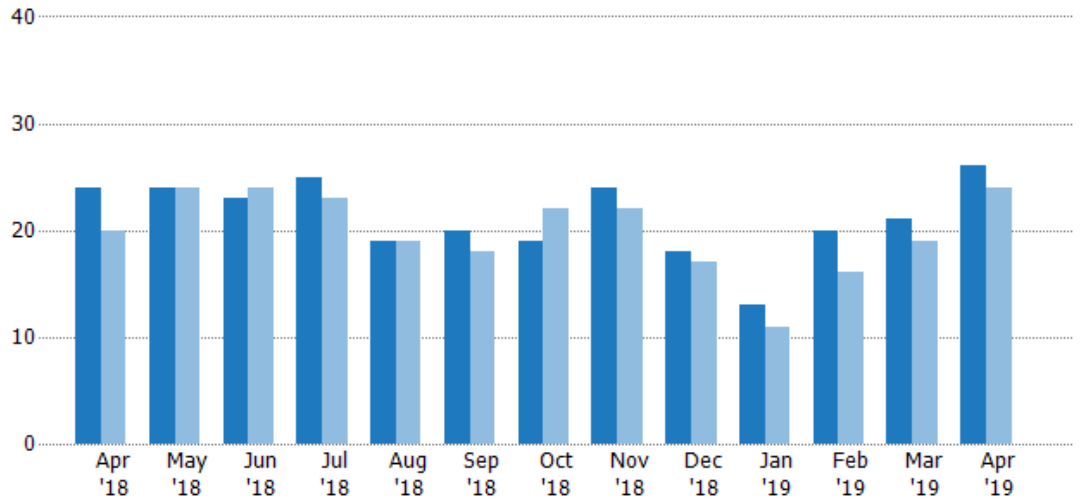
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Active	52	61	69	80	67	72	69	69	54	57	53	56	47
Pending	24	24	23	25	19	20	19	24	18	13	20	21	26
Sold	21	27	27	22	41	24	16	19	18	15	12	21	23

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.
Apr '19	26	8.3%
Apr '18	24	20%
Apr '17	20	75%

	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	24	24	23	25	19	20	19	24	18	13	20	21	26
Prior Year	20	24	24	23	19	18	22	22	17	11	16	19	24
Percent Change from Prior Year	20%	0%	-4%	9%	0%	11%	-14%	9%	6%	18%	25%	11%	8%

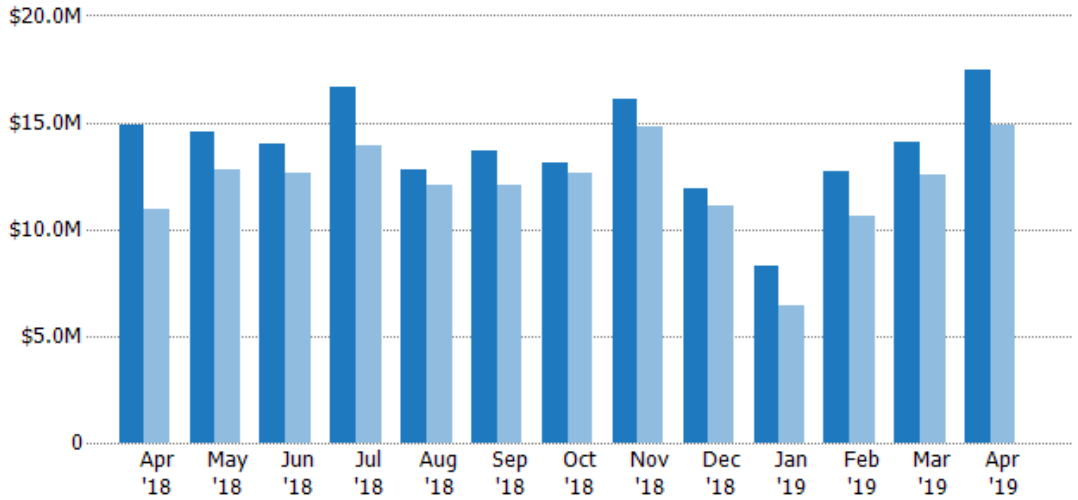
Pending Sales Volume

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.
Apr '19	\$17.5M	17.3%
Apr '18	\$14.9M	35.9%
Apr '17	\$11M	67.1%



Current Year	\$14.9M	\$14.6M	\$14M	\$16.6M	\$12.8M	\$13.7M	\$13.1M	\$16.1M	\$11.9M	\$8.24M	\$12.7M	\$14.1M	\$17.5M
Prior Year	\$11M	\$12.8M	\$12.6M	\$13.9M	\$12M	\$12M	\$12.6M	\$14.8M	\$11.1M	\$6.43M	\$10.6M	\$12.6M	\$14.9M
Percent Change from Prior Year	36%	14%	11%	20%	6%	14%	4%	9%	7%	28%	20%	12%	17%

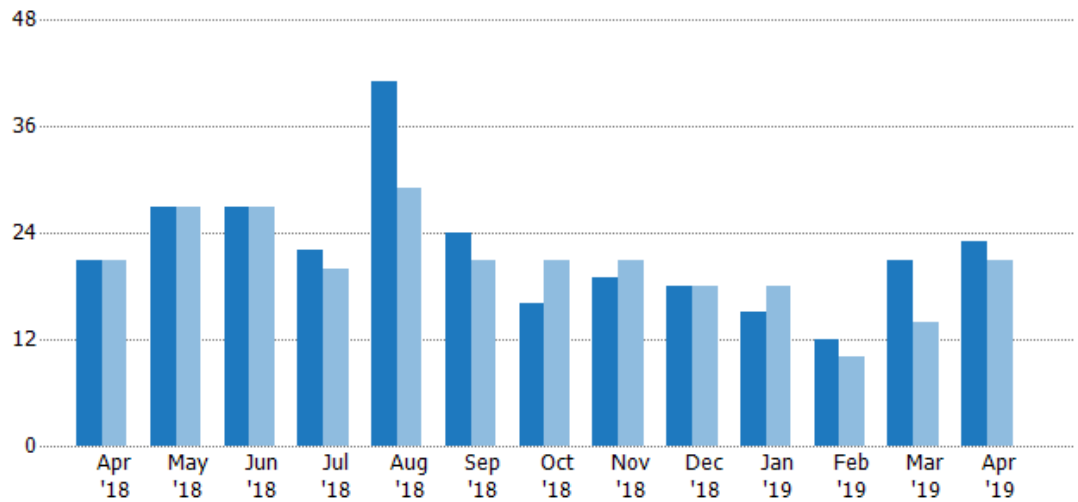
Closed Sales

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.
Apr '19	23	9.5%
Apr '18	21	0%
Apr '17	21	33.3%



Current Year	21	27	27	22	41	24	16	19	18	15	12	21	23
Prior Year	21	27	27	20	29	21	21	21	18	18	10	14	21
Percent Change from Prior Year	0%	0%	0%	10%	41%	14%	-24%	-10%	0%	-17%	20%	50%	10%

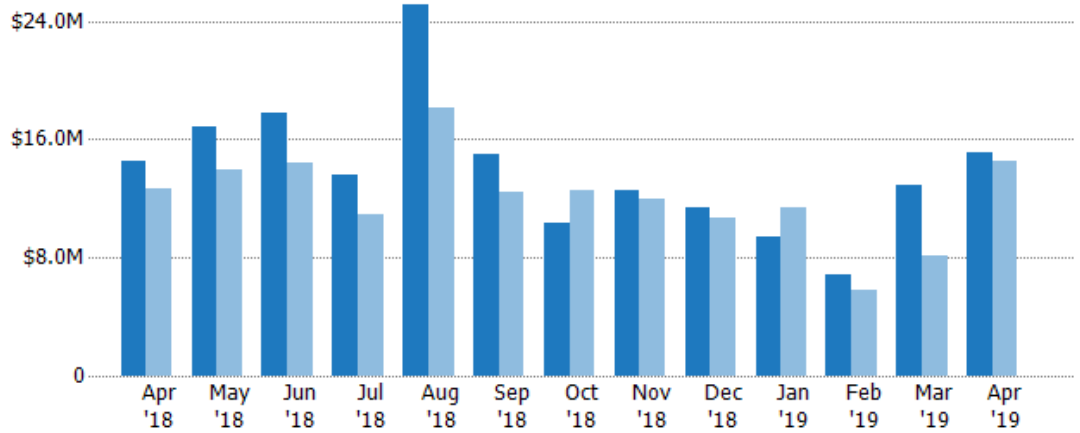
Closed Sales Volume

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.
Apr '19	\$15.1M	4.1%
Apr '18	\$14.5M	13.9%
Apr '17	\$12.7M	18.6%



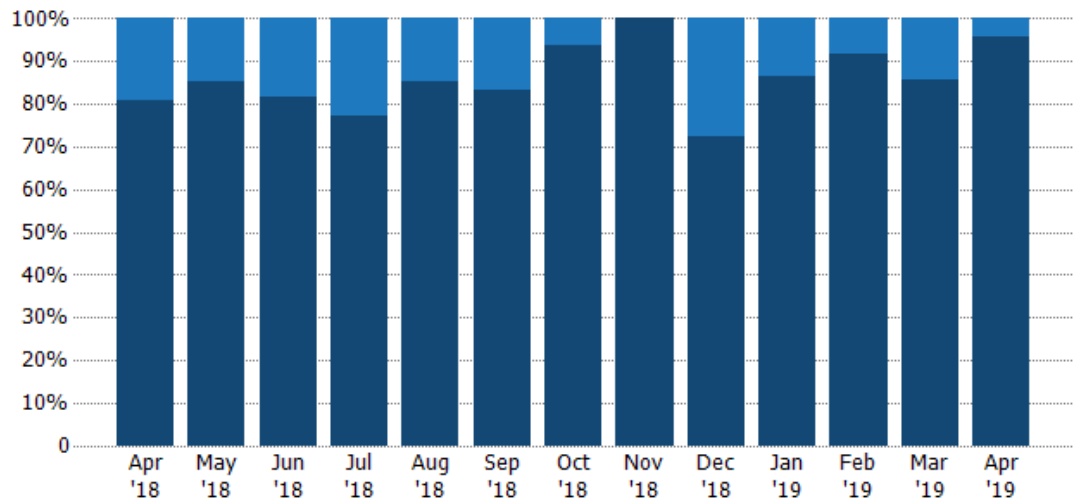
Current Year	\$14.5M	\$16.9M	\$17.8M	\$13.6M	\$25.1M	\$15M	\$10.4M	\$12.5M	\$11.4M	\$9.36M	\$6.81M	\$12.9M	\$15.1M
Prior Year	\$12.7M	\$14M	\$14.5M	\$10.9M	\$18.1M	\$12.5M	\$12.5M	\$12M	\$10.7M	\$11.4M	\$5.86M	\$8.09M	\$14.5M
Percent Change from Prior Year	14%	21%	23%	25%	38%	20%	-17%	5%	6%	-18%	16%	59%	4%

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	19%	15%	19%	23%	15%	17%	6%	-	28%	13%	8%	14%	4%
Single Family Residence	81%	85%	81%	77%	85%	83%	94%	100%	72%	87%	92%	86%	96%

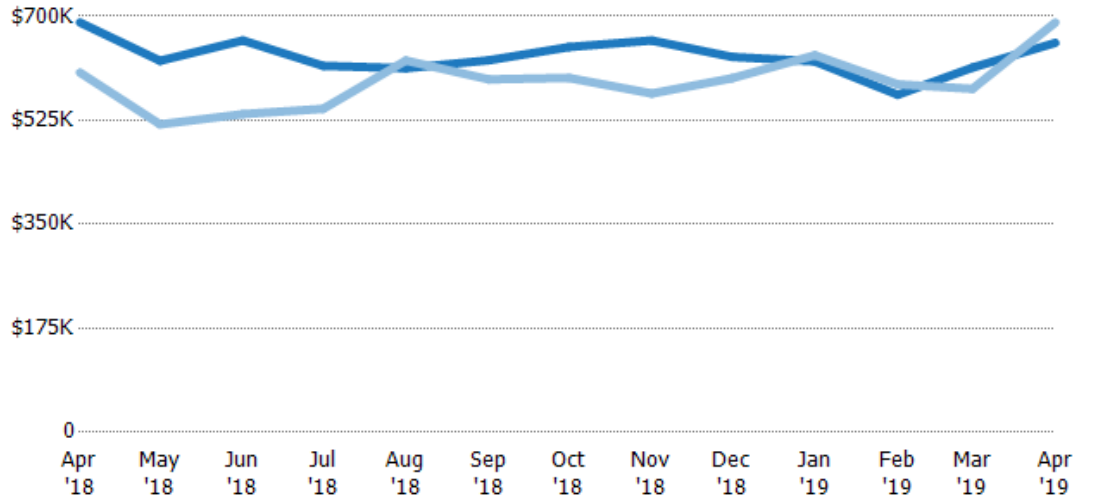
Average Sales Price

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.
Apr '19	\$655K	-5%
Apr '18	\$690K	13.9%
Apr '17	\$605K	-11%



Current Year	\$690K	\$625K	\$659K	\$617K	\$613K	\$626K	\$648K	\$659K	\$632K	\$624K	\$568K	\$614K	\$655K
Prior Year	\$605K	\$518K	\$535K	\$544K	\$626K	\$594K	\$596K	\$570K	\$596K	\$634K	\$586K	\$578K	\$690K
Percent Change from Prior Year	14%	21%	23%	13%	-2%	5%	9%	16%	6%	-2%	-3%	6%	-5%

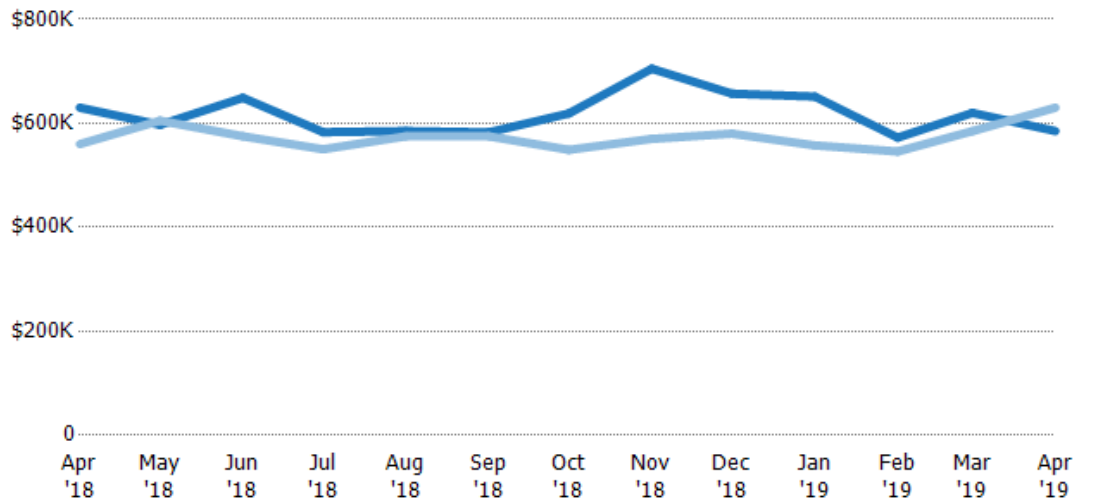
Median Sales Price

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.
Apr '19	\$585K	-7.1%
Apr '18	\$630K	12.5%
Apr '17	\$560K	-2.8%



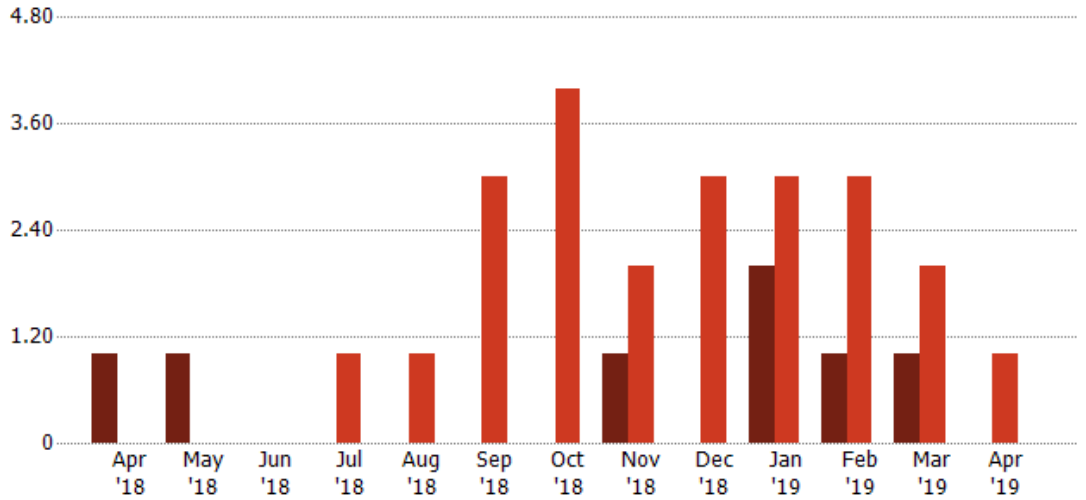
Current Year	\$630K	\$597K	\$649K	\$583K	\$585K	\$583K	\$619K	\$705K	\$657K	\$651K	\$573K	\$620K	\$585K
Prior Year	\$560K	\$605K	\$575K	\$550K	\$575K	\$575K	\$549K	\$570K	\$580K	\$558K	\$546K	\$585K	\$630K
Percent Change from Prior Year	13%	-1%	13%	6%	2%	1%	13%	24%	13%	17%	5%	6%	-7%

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

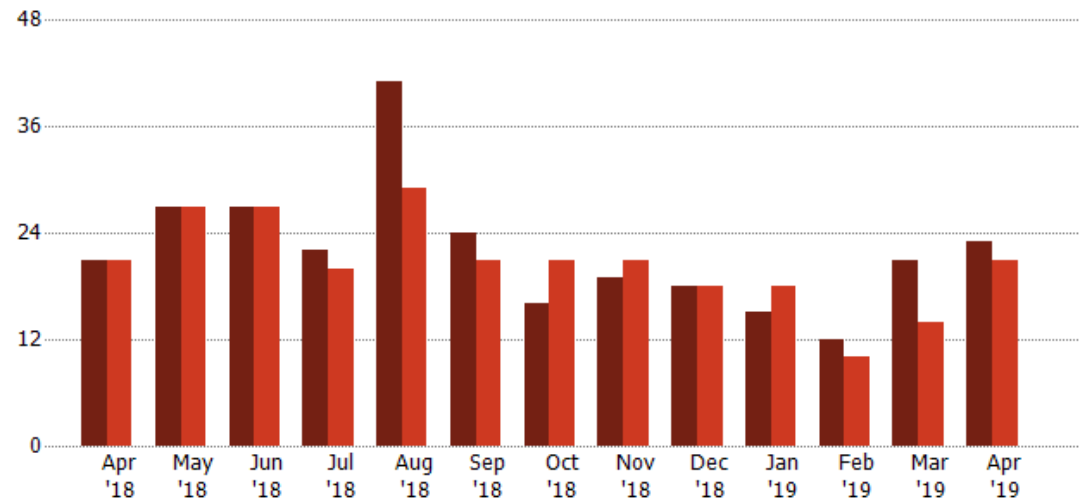
Distressed Sales

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.
Apr '19	23	9.5%
Apr '18	21	0%
Apr '17	21	33.3%



Current Year	21	27	27	22	41	24	16	19	18	15	12	21	23
Prior Year	21	27	27	20	29	21	21	21	18	18	10	14	21
Percent Change from Prior Year	0%	0%	0%	10%	41%	14%	-24%	-10%	0%	-17%	20%	50%	10%

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: 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: 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 4/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area