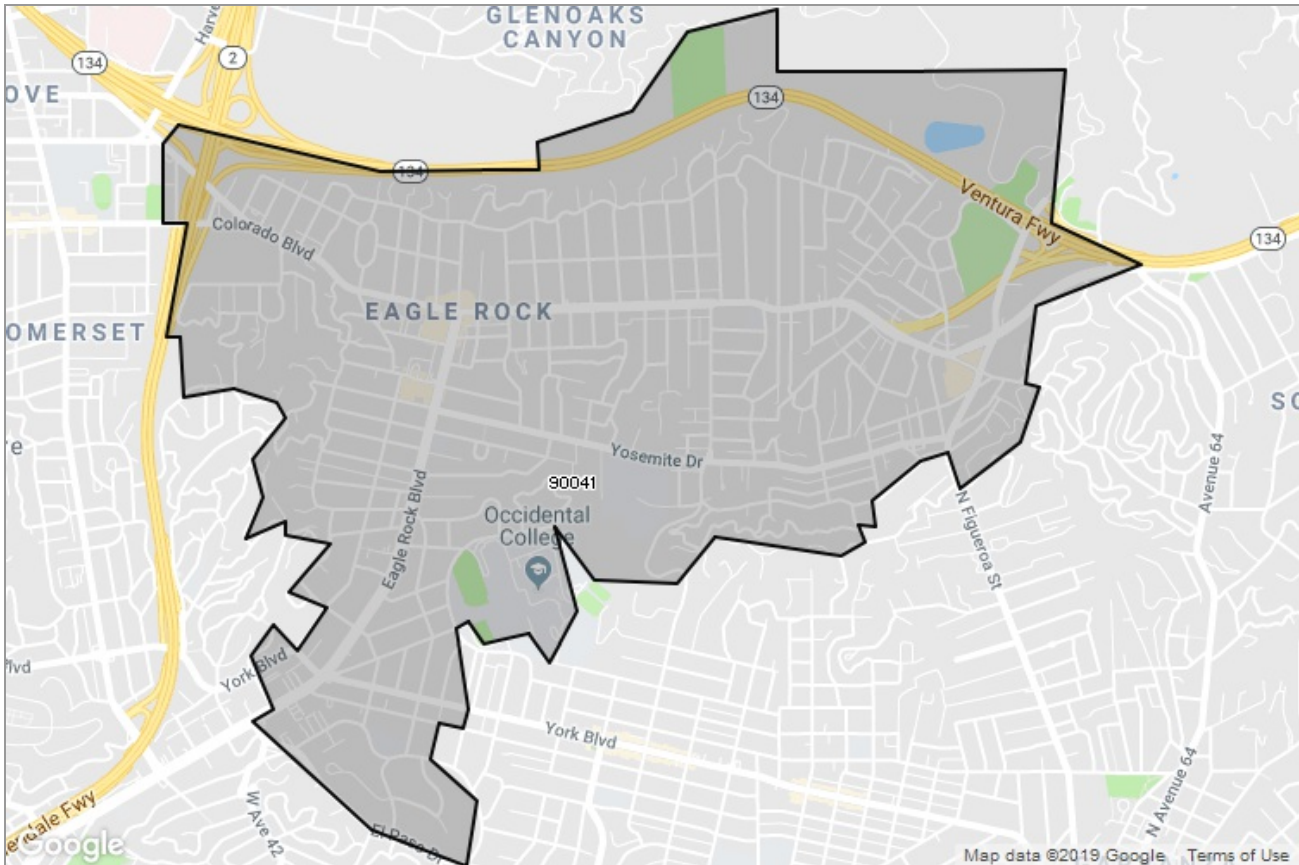




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Eagle Rock



## Report Characteristics

**Report Name:**  
Eagle Rock

**Report Date Range:**  
5/2018 – 5/2019

**Filters Used:**  
MLS, Property Type, Location

**Avg/Med:** Both

**Run Date:** 06/10/2019

**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	May 2019	May 2018	+ / -	YTD 2019	YTD 2018	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	24	22	+9.1%	115	90	+27.8%
New Listing Volume	\$25,894,688	\$23,732,688	+9.1%	\$118,434,642	\$87,295,887	+35.7%
Active Listing Count	33	30	+10%	N/A	N/A	
Active Listing Volume	\$37,220,565	\$32,553,488	+14.3%	N/A	N/A	
Average Listing Price	\$1,127,896	\$1,085,116	+3.9%	\$1,030,114	\$972,582	+5.9%
Median Listing Price	\$1,089,000	\$924,450	+17.8%	\$957,644	\$884,356	+8.3%
Months of Inventory	1.8	1.9	-2.2%	3.1	2	+58.2%
Absorption Rate	54.55%	53.33%	+1.2%	31.89%	50.45%	-18.6%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	25	19	+31.6%	N/A	N/A	
Pending Sales Volume	\$23,838,900	\$17,600,700	+35.4%	N/A	N/A	
Closed Sales Count	14	14	+—	67	59	+13.6%
Closed Sales Volume	\$15,397,750	\$13,979,000	+10.1%	\$67,650,275	\$62,613,500	+8%
Average Sales Price	\$1,099,839	\$998,500	+10.1%	\$1,009,706	\$1,061,246	-4.9%
Median Sales Price	\$1,002,000	\$909,000	+10.2%	\$926,200	\$938,424	-1.3%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	2	—	—	N/A	N/A	

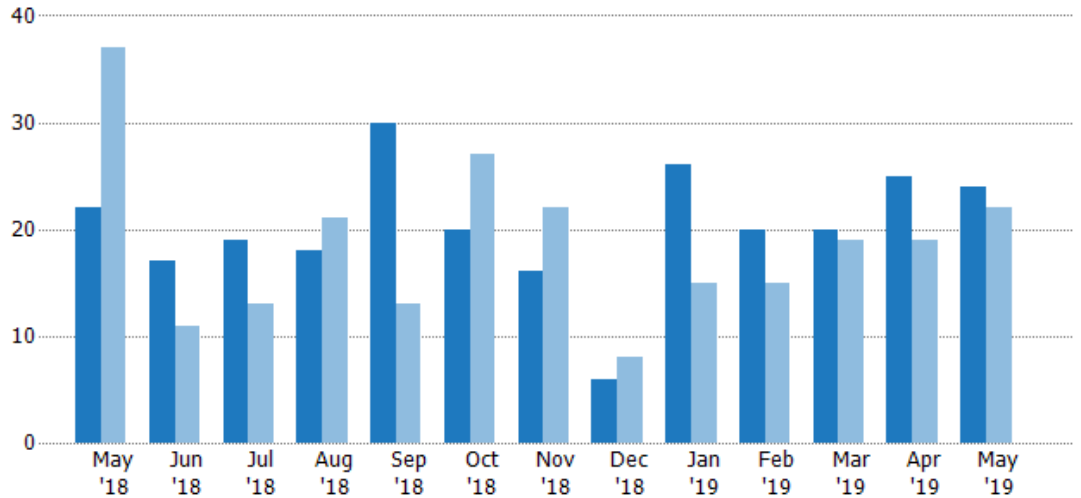
## New Listings

The number of new residential listings that were added each month.

### Filters Used

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

Month/ Year	Count	% Chg.
May '19	24	9.1%
May '18	22	-40.5%
May '17	37	-48.6%



Current Year	22	17	19	18	30	20	16	6	26	20	20	25	24
Prior Year	37	11	13	21	13	27	22	8	15	15	19	19	22
Percent Change from Prior Year	-41%	55%	46%	-14%	131%	-26%	-27%	-25%	73%	33%	5%	32%	9%

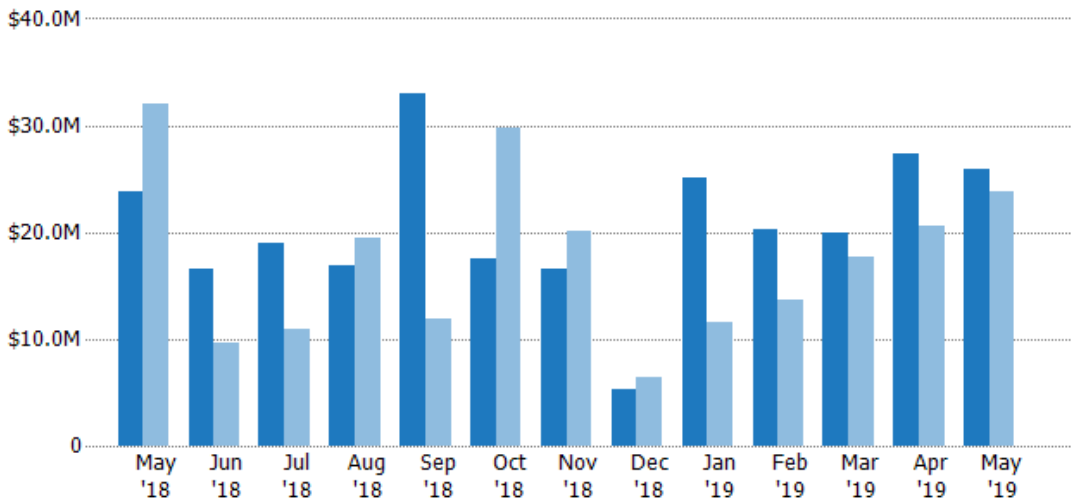
## New Listing Volume

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.
May '19	\$25.9M	9.1%
May '18	\$23.7M	-25.9%
May '17	\$32M	-48.4%



Current Year	\$23.7M	\$16.5M	\$19M	\$16.9M	\$33.1M	\$17.5M	\$16.5M	\$5.34M	\$25M	\$20.2M	\$19.9M	\$27.4M	\$25.9M
Prior Year	\$32M	\$9.63M	\$11M	\$19.5M	\$11.9M	\$29.8M	\$20.1M	\$6.38M	\$11.6M	\$13.7M	\$17.6M	\$20.6M	\$23.7M
Percent Change from Prior Year	-26%	71%	73%	-13%	177%	-41%	-18%	-16%	115%	47%	13%	33%	9%

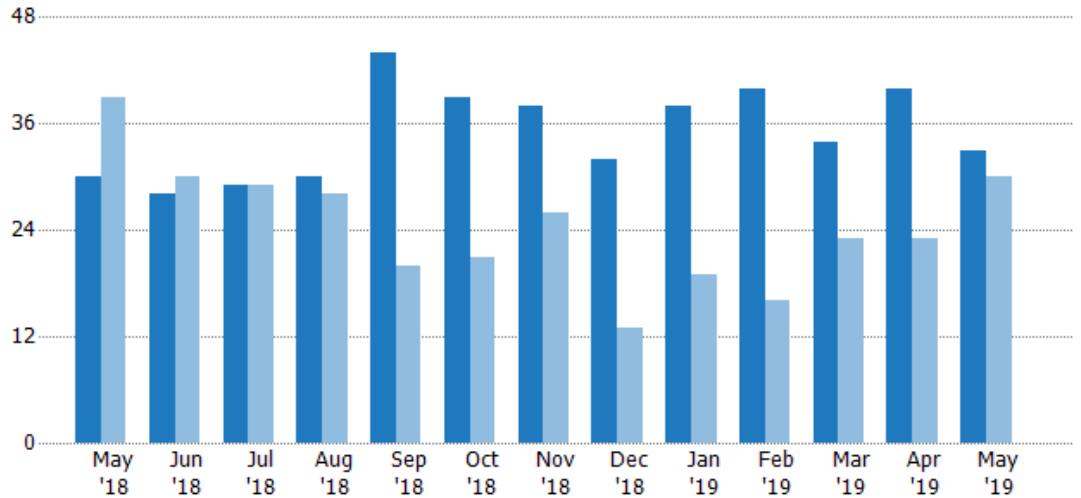
## Active Listings

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.
May '19	33	10%
May '18	30	-23.1%
May '17	39	-25.6%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	30	28	29	30	44	39	38	32	38	40	34	40	33
Prior Year	39	30	29	28	20	21	26	13	19	16	23	23	30
Percent Change from Prior Year	-23%	-7%	0%	7%	120%	86%	46%	146%	100%	150%	48%	74%	10%

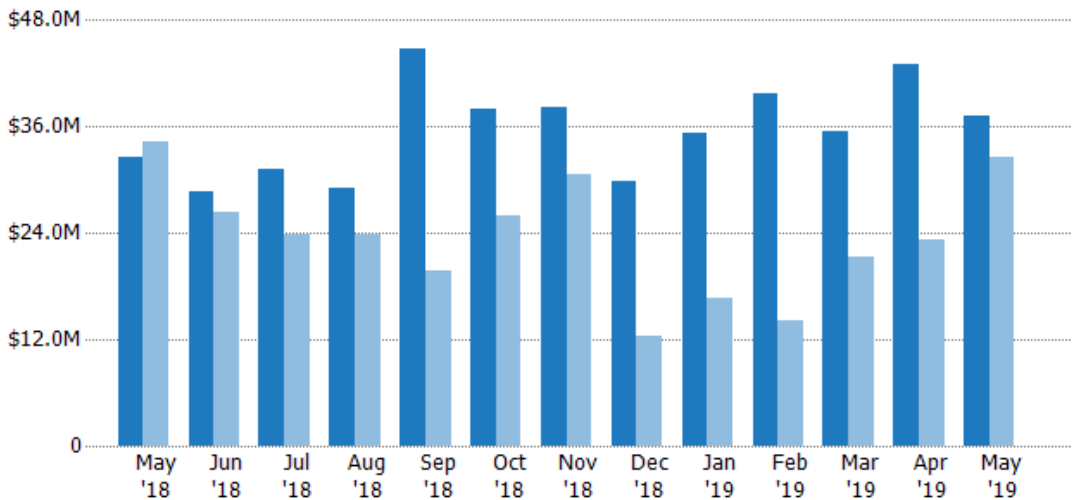
## Active Listing Volume

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.
May '19	\$37.2M	14.3%
May '18	\$32.6M	-5.3%
May '17	\$34.4M	-21.3%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$32.6M	\$28.7M	\$31.2M	\$29.1M	\$44.8M	\$38M	\$38.2M	\$29.7M	\$35.2M	\$39.7M	\$35.4M	\$43M	\$37.2M
Prior Year	\$34.4M	\$26.2M	\$23.8M	\$23.9M	\$19.7M	\$25.9M	\$30.7M	\$12.5M	\$16.6M	\$14.2M	\$21.3M	\$23.3M	\$32.6M
Percent Change from Prior Year	-5%	9%	31%	22%	127%	47%	25%	139%	112%	179%	66%	85%	14%

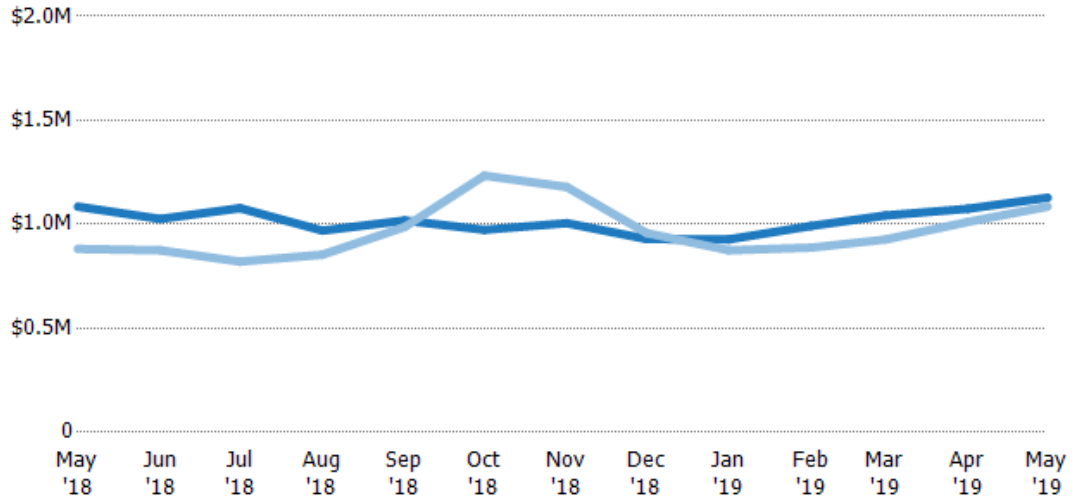
## Average Listing Price

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.
May '19	\$1.13M	3.9%
May '18	\$1.09M	23.1%
May '17	\$881K	5.9%



Current Year	\$1.09M	\$1.03M	\$1.08M	\$970K	\$1.02M	\$973K	\$1.01M	\$929K	\$927K	\$992K	\$1.04M	\$1.07M	\$1.13M
Prior Year	\$881K	\$875K	\$821K	\$854K	\$987K	\$1.23M	\$1.18M	\$958K	\$875K	\$888K	\$927K	\$1.01M	\$1.09M
Percent Change from Prior Year	23%	17%	31%	14%	3%	-21%	-15%	-3%	6%	12%	12%	6%	4%

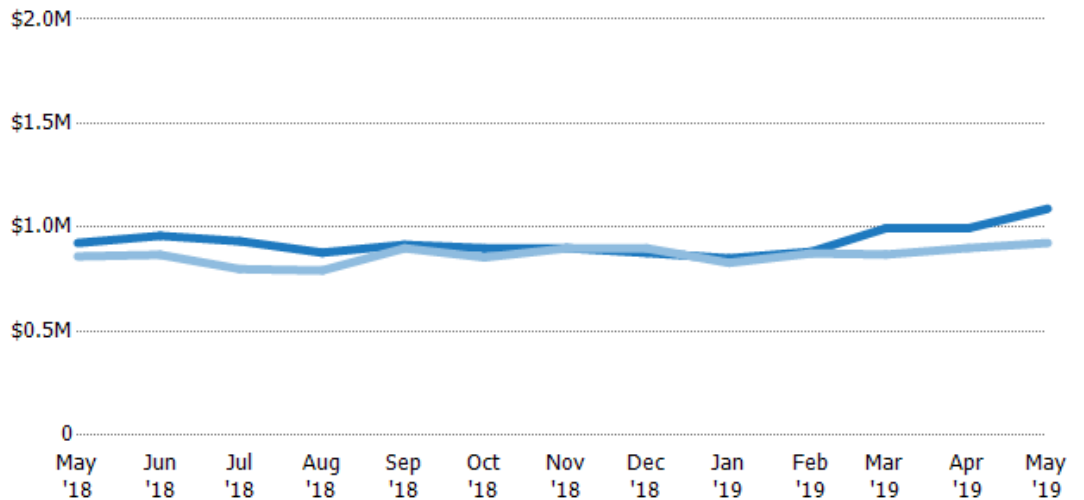
## Median Listing Price

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.
May '19	\$1.09M	17.8%
May '18	\$924K	7.5%
May '17	\$860K	1.7%



Current Year	\$924K	\$959K	\$933K	\$878K	\$916K	\$899K	\$899K	\$877K	\$850K	\$882K	\$995K	\$995K	\$1.09M
Prior Year	\$860K	\$868K	\$799K	\$792K	\$899K	\$855K	\$899K	\$899K	\$829K	\$875K	\$869K	\$900K	\$924K
Percent Change from Prior Year	7%	11%	17%	11%	2%	5%	0%	-2%	3%	1%	14%	11%	18%

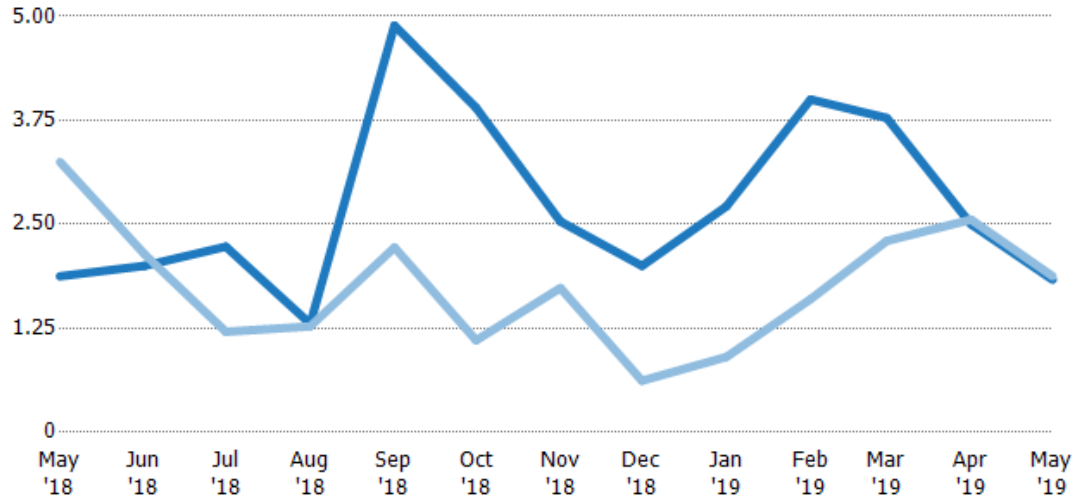
## Months of Inventory

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.
May '19	1.83	-2.2%
May '18	1.88	-42.3%
May '17	3.25	-44.2%



Current Year	1.88	2	2.23	1.3	4.89	3.9	2.53	2	2.71	4	3.78	2.5	1.83
Prior Year	3.25	2.14	1.21	1.27	2.22	1.11	1.73	0.62	0.91	1.6	2.3	2.56	1.88
Percent Change from Prior Year	-42%	-7%	85%	2%	120%	253%	46%	223%	200%	150%	64%	-2%	-2%

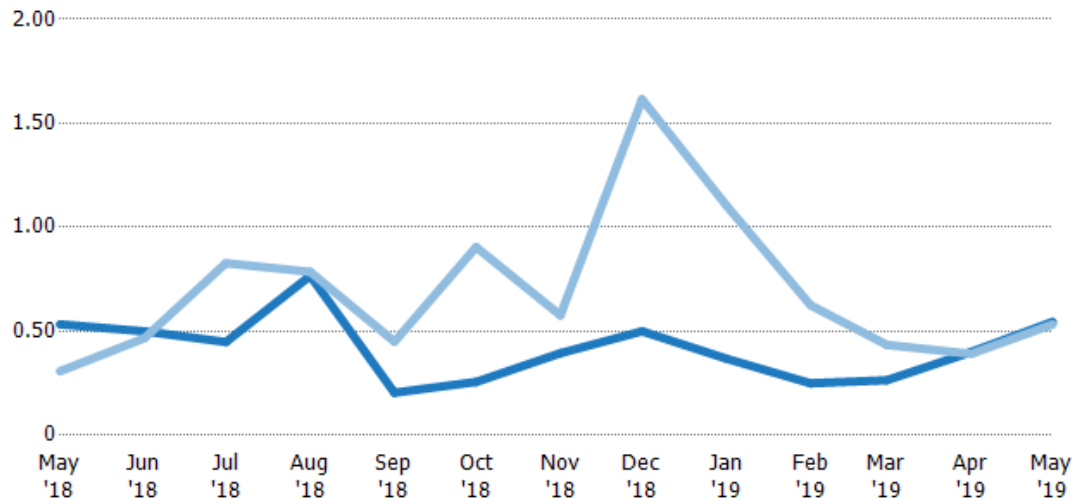
## Absorption Rate

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.
May '19	55%	-1.2%
May '18	53%	-22.6%
May '17	31%	79.4%



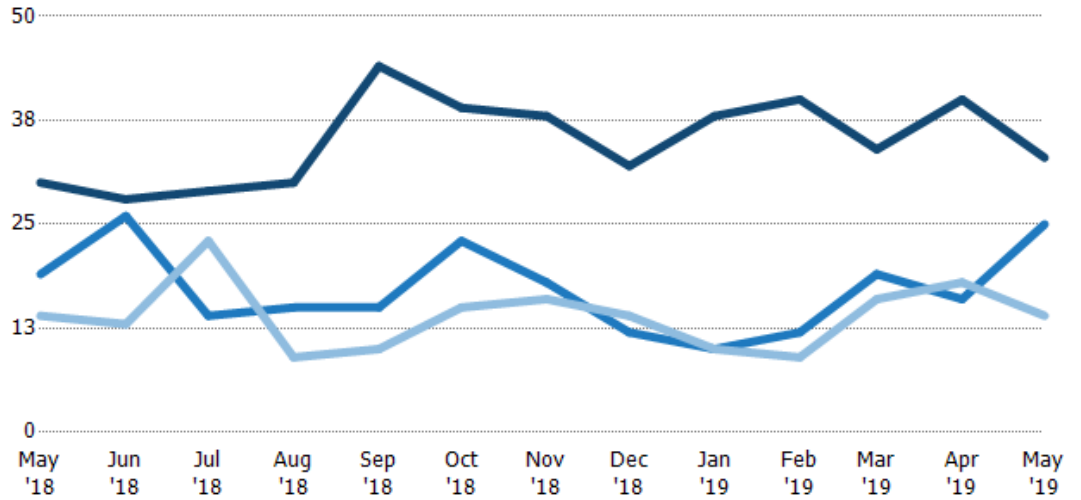
Current Year	53%	50%	45%	77%	20%	26%	39%	50%	37%	25%	26%	40%	55%
Prior Year	31%	47%	83%	79%	45%	90%	58%	162%	111%	63%	43%	39%	53%
Change from Prior Year	-23%	-3%	38%	2%	25%	65%	18%	112%	74%	38%	17%	-1%	-1%

## 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



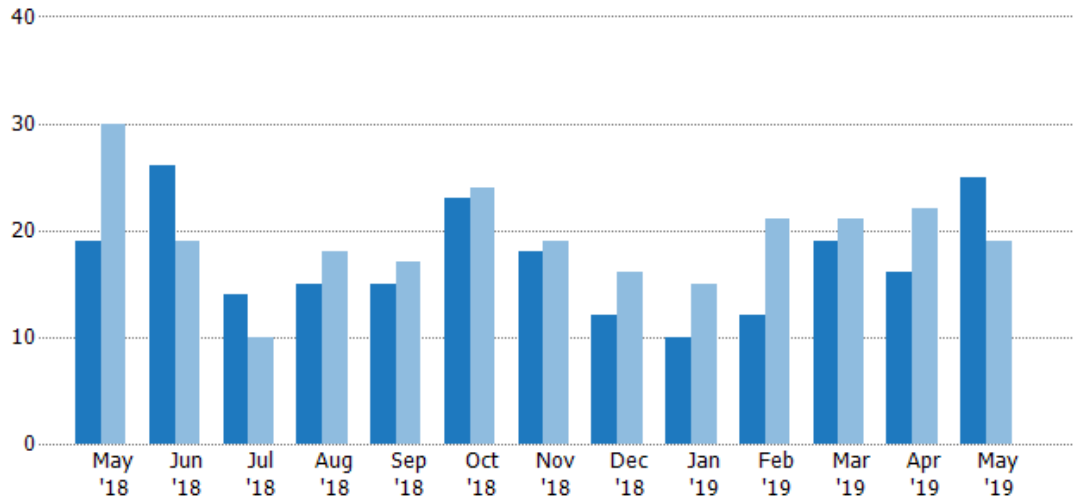
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Active	30	28	29	30	44	39	38	32	38	40	34	40	33
Pending	19	26	14	15	15	23	18	12	10	12	19	16	25
Sold	14	13	23	9	10	15	16	14	10	9	16	18	14

## 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	Count	% Chg.
May '19	25	31.6%
May '18	19	-36.7%
May '17	30	-26.7%

	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	19	26	14	15	15	23	18	12	10	12	19	16	25
Prior Year	30	19	10	18	17	24	19	16	15	21	21	22	19
Percent Change from Prior Year	-37%	37%	40%	-17%	-12%	-4%	-5%	-25%	-33%	-43%	-10%	-27%	32%

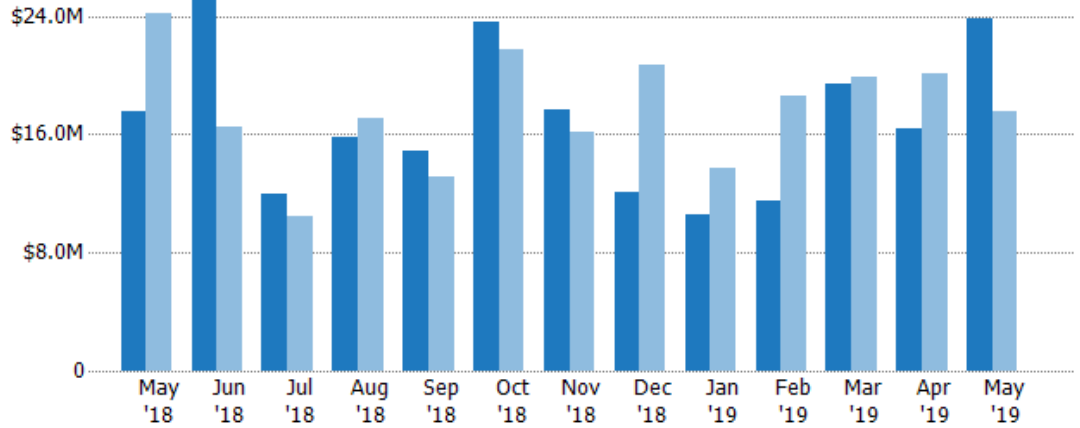
## Pending Sales Volume

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.
May '19	\$23.8M	35.4%
May '18	\$17.6M	-27.3%
May '17	\$24.2M	-25.6%



Current Year	\$17.6M	\$25.6M	\$11.9M	\$15.8M	\$14.9M	\$23.6M	\$17.7M	\$12.1M	\$10.6M	\$11.5M	\$19.4M	\$16.4M	\$23.8M
Prior Year	\$24.2M	\$16.5M	\$10.4M	\$17.1M	\$13.2M	\$21.7M	\$16.2M	\$20.7M	\$13.7M	\$18.6M	\$19.9M	\$20.1M	\$17.6M
Percent Change from Prior Year	-27%	55%	14%	-7%	13%	9%	9%	-41%	-23%	-38%	-2%	-19%	35%

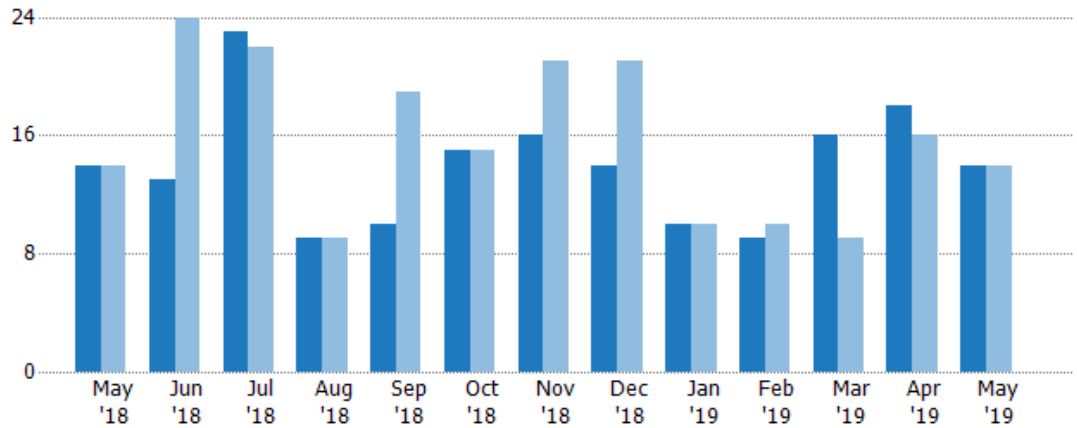
## Closed Sales

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.
May '19	14	0%
May '18	14	0%
May '17	14	107.1%



Current Year	14	13	23	9	10	15	16	14	10	9	16	18	14
Prior Year	14	24	22	9	19	15	21	21	10	10	9	16	14
Percent Change from Prior Year	0%	-46%	5%	0%	-47%	0%	-24%	-33%	0%	-10%	78%	13%	0%



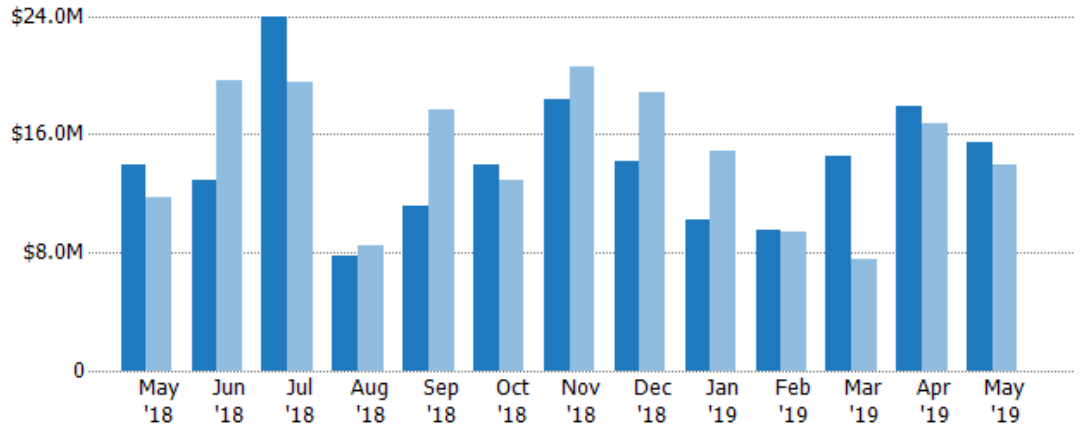
## Closed Sales Volume

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.
May '19	\$15.4M	10.1%
May '18	\$14M	19.7%
May '17	\$11.7M	104.5%



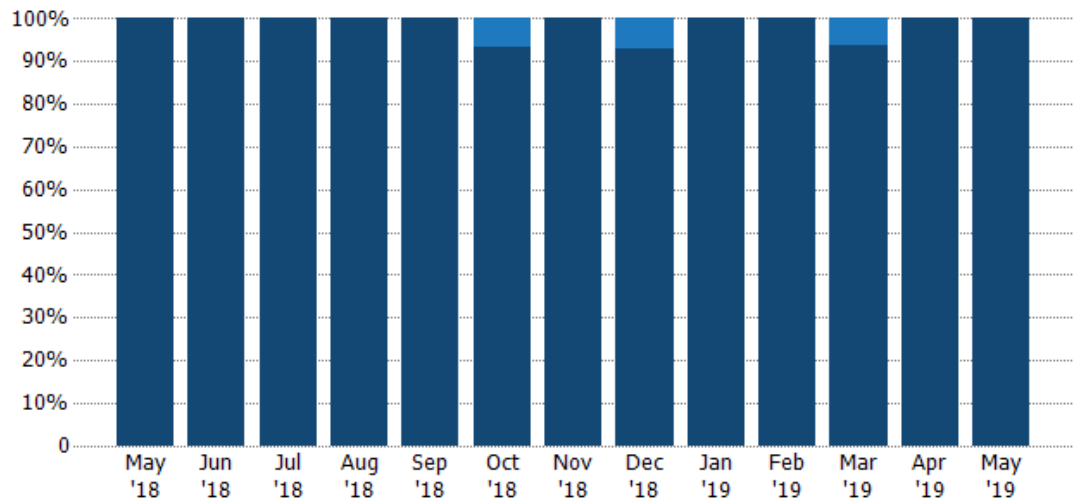
Current Year	\$14M	\$12.9M	\$24M	\$7.73M	\$11.1M	\$13.9M	\$18.3M	\$14.2M	\$10.2M	\$9.51M	\$14.6M	\$18M	\$15.4M
Prior Year	\$11.7M	\$19.7M	\$19.6M	\$8.43M	\$17.7M	\$12.9M	\$20.6M	\$18.8M	\$14.9M	\$9.42M	\$7.54M	\$16.7M	\$14M
Percent Change from Prior Year	20%	-34%	23%	-8%	-37%	8%	-11%	-24%	-32%	1%	93%	7%	10%

## 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%	-	-	6%	-	-
Single Family Residence	100%	100%	100%	100%	100%	93%	100%	93%	100%	100%	94%	100%	100%

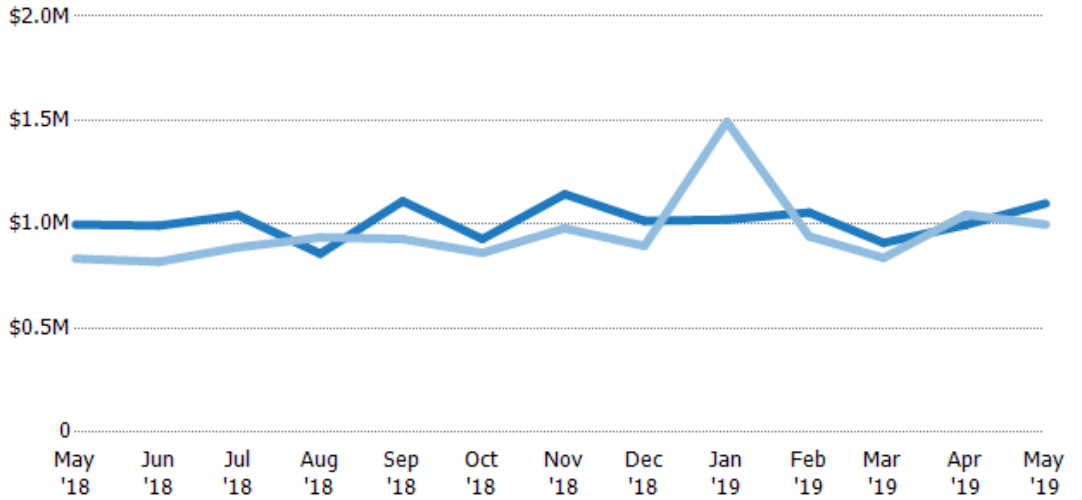
## Average Sales Price

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.
May '19	\$1.1M	10.1%
May '18	\$999K	19.7%
May '17	\$834K	-1.3%



Current Year	\$999K	\$993K	\$1.04M	\$858K	\$1.11M	\$929K	\$1.14M	\$1.02M	\$1.02M	\$1.06M	\$911K	\$997K	\$1.1M
Prior Year	\$834K	\$819K	\$889K	\$937K	\$929K	\$862K	\$980K	\$896K	\$1.49M	\$942K	\$838K	\$1.05M	\$999K
Percent Change from Prior Year	20%	21%	17%	-8%	20%	8%	17%	13%	-32%	12%	9%	-5%	10%

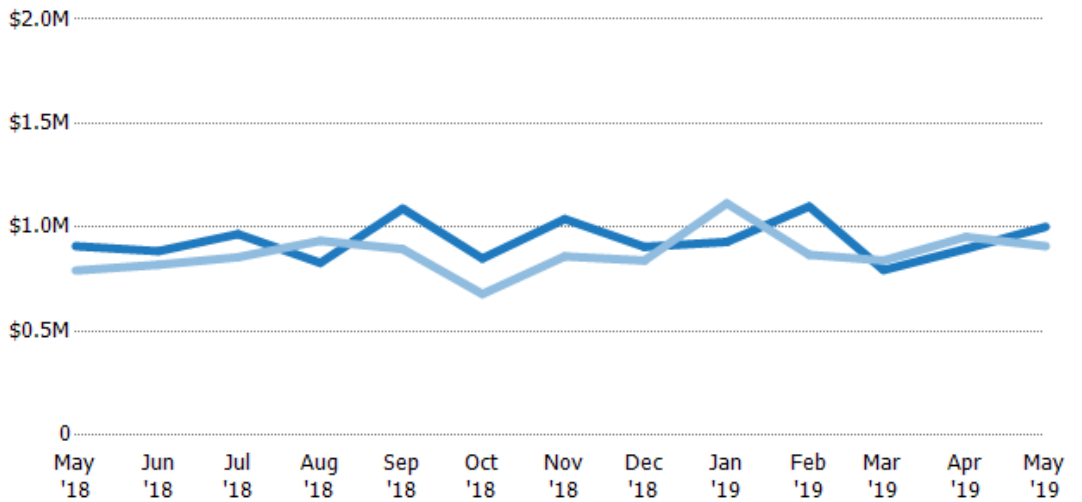
## Median Sales Price

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.
May '19	\$1M	10.2%
May '18	\$909K	14.8%
May '17	\$792K	-4.7%



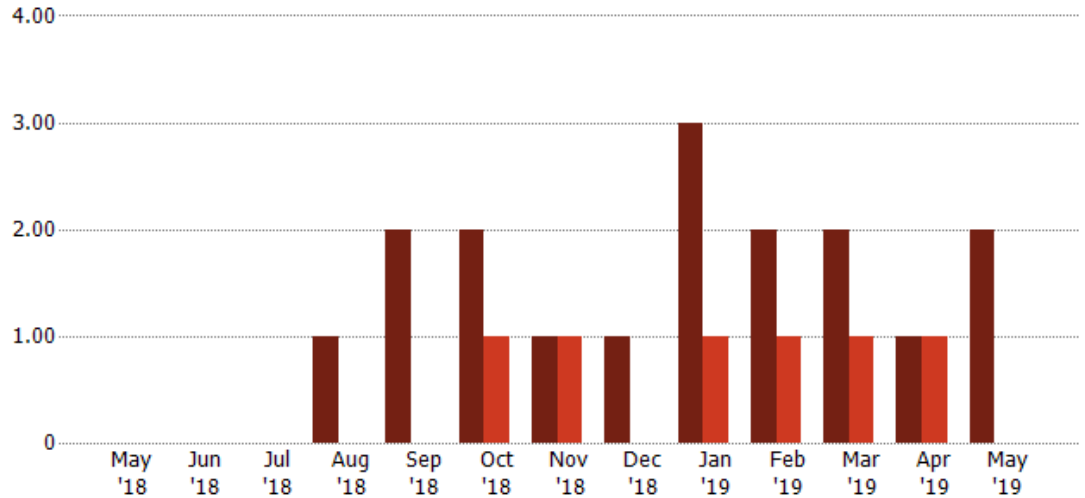
Current Year	\$909K	\$885K	\$967K	\$829K	\$1.09M	\$850K	\$1.04M	\$906K	\$930K	\$1.1M	\$794K	\$896K	\$1M
Prior Year	\$792K	\$820K	\$856K	\$935K	\$895K	\$679K	\$860K	\$840K	\$1.12M	\$868K	\$840K	\$954K	\$909K
Percent Change from Prior Year	15%	8%	13%	-11%	22%	25%	21%	8%	-17%	27%	-5%	-6%	10%

## 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



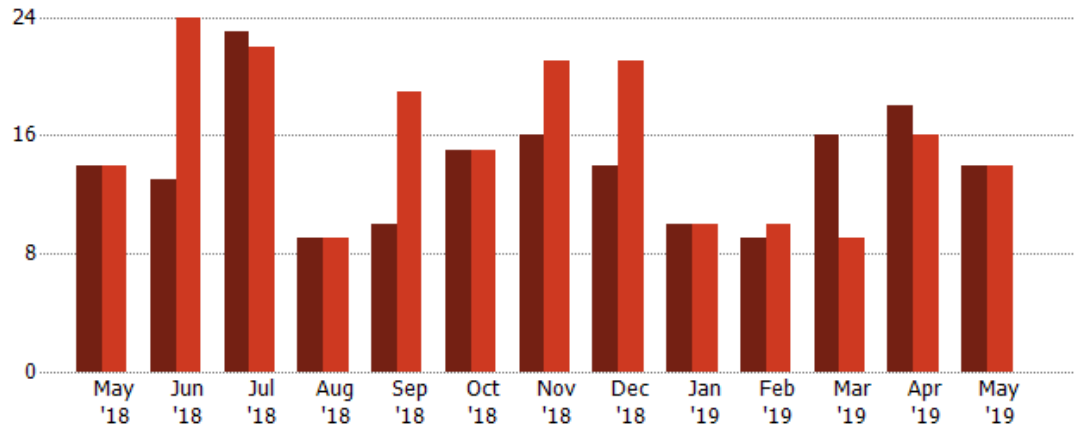
Current Year	-	-	-	1	2	2	1	1	3	2	2	1	2
Prior Year	-	-	-	-	-	1	1	-	1	1	1	1	-
Percent Change from Prior Year	-	-	-	100%	100%	100%	0%	100%	200%	100%	100%	0%	100%

## 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



Current Year	14	13	23	9	10	15	16	14	10	9	16	18	14
Prior Year	14	24	22	9	19	15	21	21	10	10	9	16	14
Percent Change from Prior Year	0%	-46%	5%	0%	-47%	0%	-24%	-33%	0%	-10%	78%	13%	0%

Month/Year	Count	% Chg.
May '19	14	0%
May '18	14	0%
May '17	14	107.1%

## 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:** 06/10/2019

**Scheduled:** No

**Report Date Range:** From 5/2018 To: 5/2019

### 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:** 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 5/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area