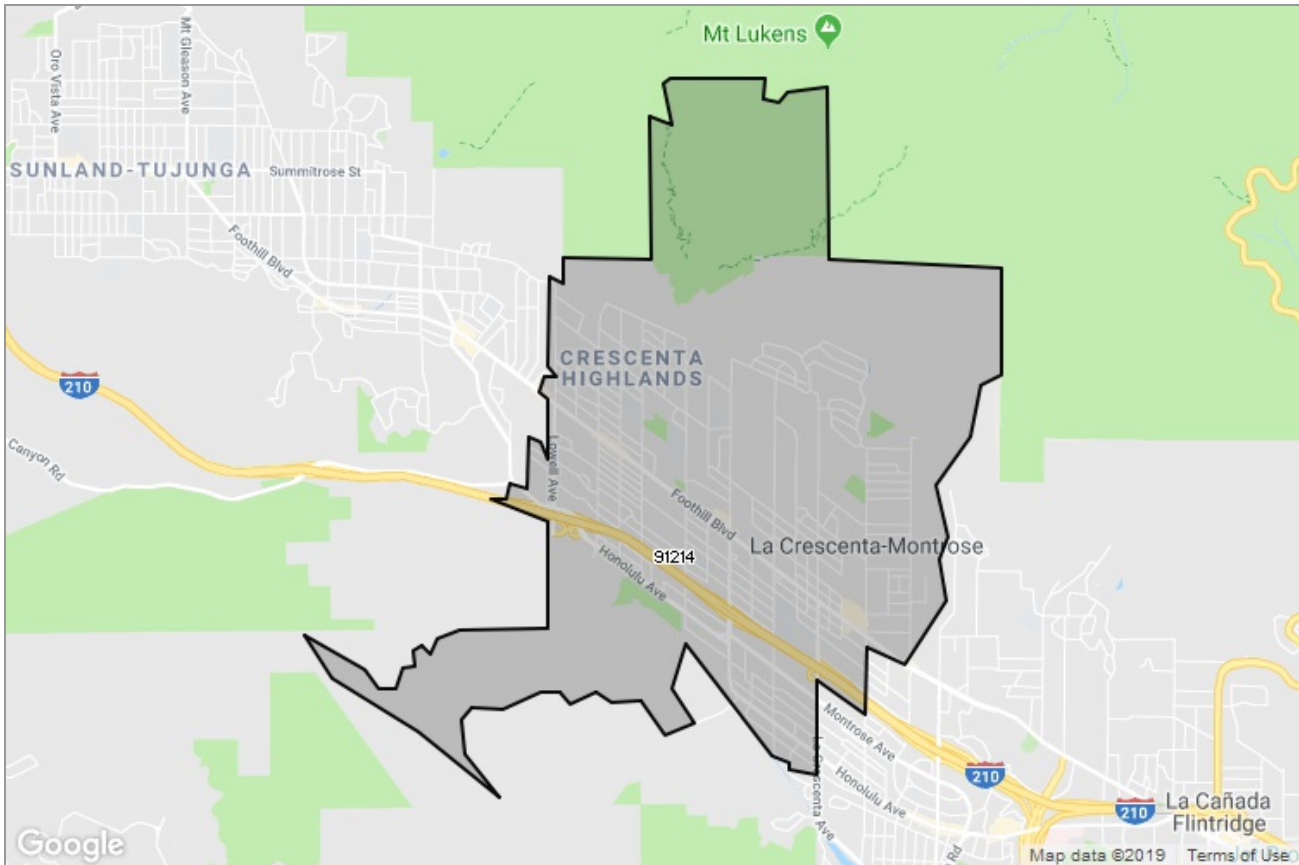




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

La Crescenta



Report Characteristics

Report Name:
La Crescenta

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	+ / -
Listing Activity Charts Metrics						
New Listing Count	53	45	+17.8%	190	183	+3.8%
New Listing Volume	\$50,957,428	\$36,849,795	+38.3%	\$172,349,820	\$157,245,707	+9.6%
Active Listing Count	66	54	+22.2%	N/A	N/A	
Active Listing Volume	\$64,478,888	\$47,288,295	+36.4%	N/A	N/A	
Average Listing Price	\$976,953	\$875,709	+11.6%	\$905,298	\$927,733	-2.4%
Median Listing Price	\$897,000	\$835,500	+7.4%	\$869,022	\$835,051	+4.1%
Months of Inventory	2.5	1.7	+45.7%	2	1.9	+3%
Absorption Rate	39.39%	57.41%	-18%	50.37%	51.91%	-1.5%
Sales Activity Charts Metrics						
Pending Sales Count	27	29	-6.9%	N/A	N/A	
Pending Sales Volume	\$25,019,999	\$28,745,530	-13%	N/A	N/A	
Closed Sales Count	41	31	+32.3%	112	135	-17%
Closed Sales Volume	\$37,230,338	\$27,283,167	+36.5%	\$96,248,188	\$116,185,267	-17.2%
Average Sales Price	\$908,057	\$880,102	+3.2%	\$859,359	\$860,632	-0.1%
Median Sales Price	\$860,000	\$890,000	-3.4%	\$828,989	\$865,533	-4.2%
Distressed Charts Metrics						
Distressed Listing Count	1	-	-	N/A	N/A	

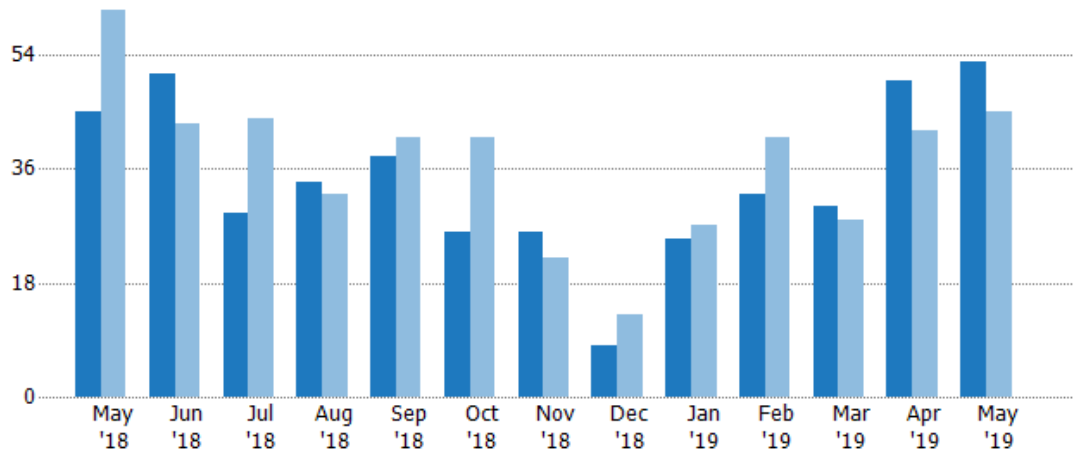
New Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
May '19	53	17.8%
May '18	45	-26.2%
May '17	61	-32.8%



	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	45	51	29	34	38	26	26	8	25	32	30	50	53
Prior Year	61	43	44	32	41	41	22	13	27	41	28	42	45
Percent Change from Prior Year	-26%	19%	-34%	6%	-7%	-37%	18%	-38%	-7%	-22%	7%	19%	18%

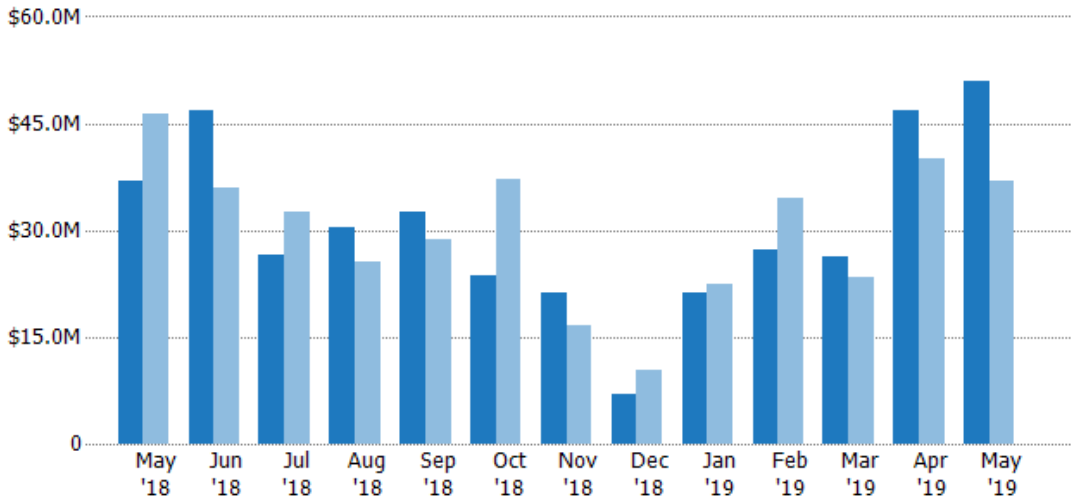
New Listing Volume

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.
May '19	\$51M	38.3%
May '18	\$36.8M	-20.5%
May '17	\$46.4M	-29.9%



	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	\$36.8M	\$46.9M	\$26.6M	\$30.5M	\$32.6M	\$23.6M	\$21.3M	\$6.96M	\$21.1M	\$27.3M	\$26.2M	\$46.8M	\$51M
Prior Year	\$46.4M	\$35.9M	\$32.6M	\$25.6M	\$28.6M	\$37.2M	\$16.7M	\$10.4M	\$22.5M	\$34.5M	\$23.3M	\$40M	\$36.8M
Percent Change from Prior Year	-21%	30%	-18%	19%	14%	-37%	28%	-33%	-6%	-21%	12%	17%	38%

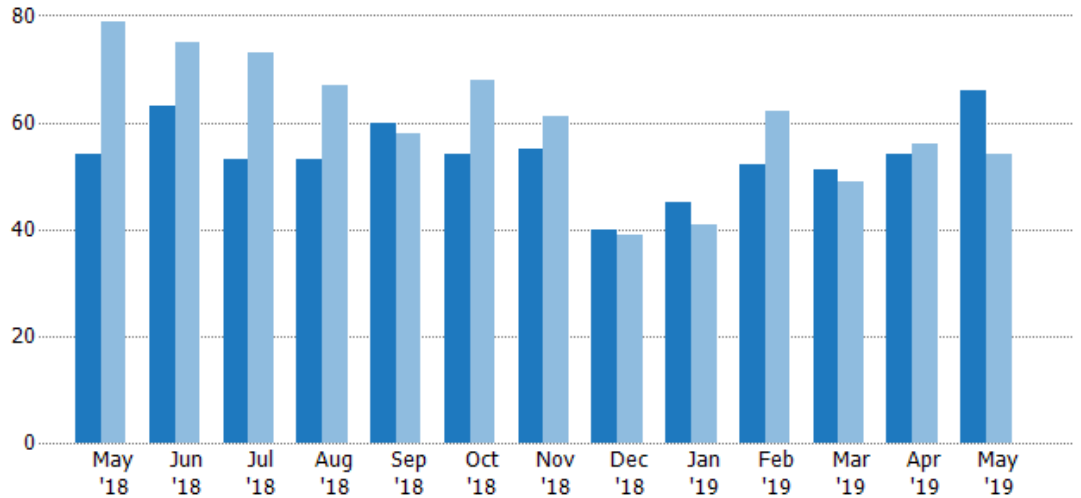
Active Listings

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.
May '19	66	22.2%
May '18	54	-31.6%
May '17	79	-13.9%



	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	54	63	53	53	60	54	55	40	45	52	51	54	66
Prior Year	79	75	73	67	58	68	61	39	41	62	49	56	54
Percent Change from Prior Year	-32%	-16%	-27%	-21%	3%	-21%	-10%	3%	10%	-16%	4%	-4%	22%

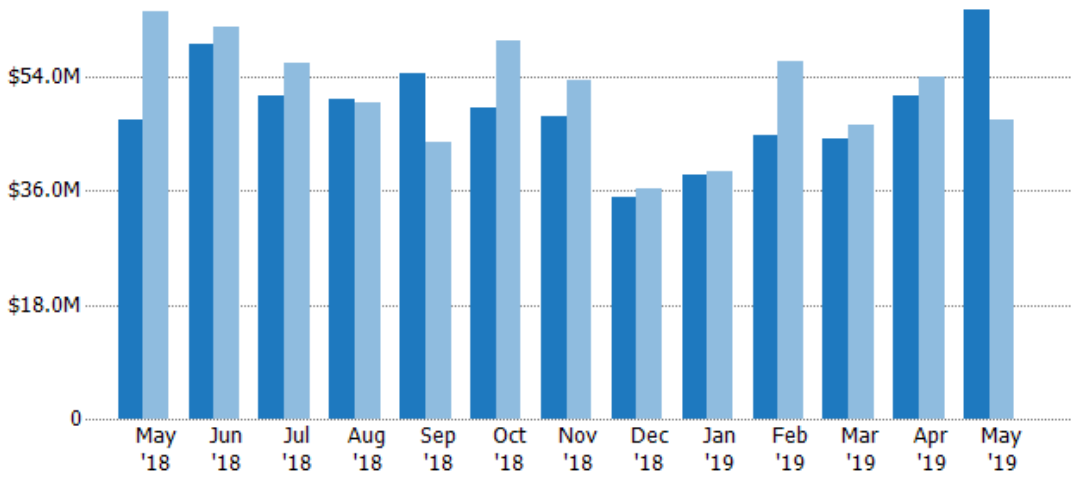
Active Listing Volume

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.
May '19	\$64.5M	36.4%
May '18	\$47.3M	-26.5%
May '17	\$64.4M	-15.3%



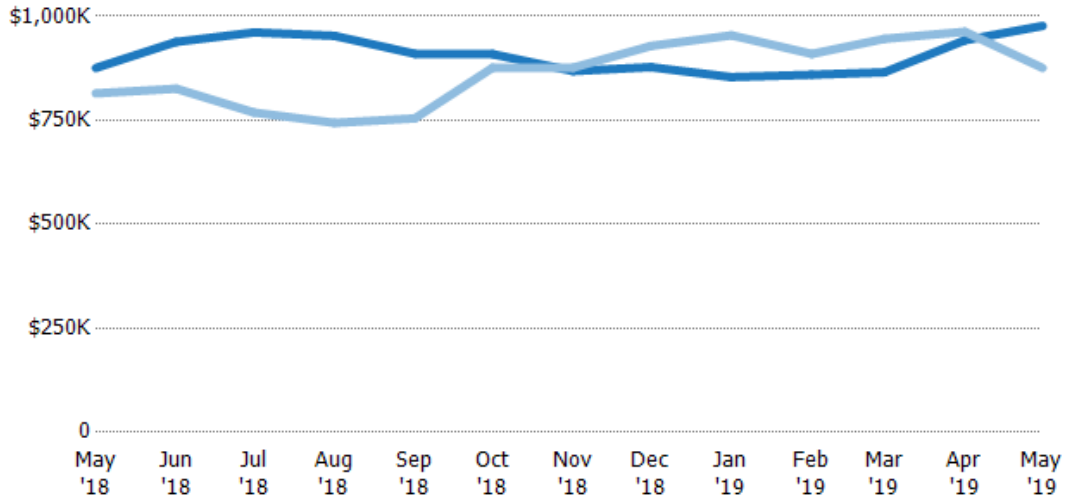
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$47.3M	\$59.1M	\$50.9M	\$50.5M	\$54.6M	\$49.1M	\$47.8M	\$35.1M	\$38.4M	\$44.7M	\$44.1M	\$50.9M	\$64.5M
Prior Year	\$64.4M	\$61.9M	\$56.1M	\$49.8M	\$43.8M	\$59.6M	\$53.5M	\$36.2M	\$39.1M	\$56.4M	\$46.3M	\$53.9M	\$47.3M
Percent Change from Prior Year	-27%	-5%	-9%	1%	25%	-18%	-11%	-3%	-2%	-21%	-5%	-6%	36%

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



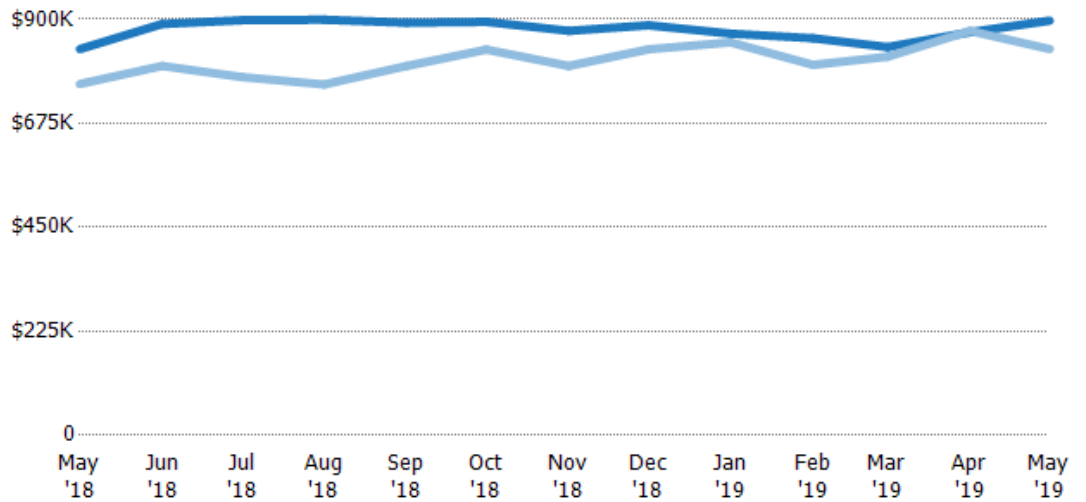
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
May '18	\$876K	\$815K	7%
Jun '18	\$938K	\$826K	14%
Jul '18	\$961K	\$769K	25%
Aug '18	\$953K	\$744K	28%
Sep '18	\$910K	\$755K	21%
Oct '18	\$909K	\$876K	4%
Nov '18	\$868K	\$876K	-1%
Dec '18	\$878K	\$929K	-5%
Jan '19	\$854K	\$954K	-11%
Feb '19	\$860K	\$909K	-5%
Mar '19	\$865K	\$946K	-8%
Apr '19	\$942K	\$963K	-2%
May '19	\$977K	\$876K	12%

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	Prior Year	Percent Change from Prior Year
May '18	\$836K	\$760K	10%
Jun '18	\$890K	\$799K	11%
Jul '18	\$898K	\$775K	16%
Aug '18	\$899K	\$759K	18%
Sep '18	\$893K	\$799K	12%
Oct '18	\$895K	\$835K	7%
Nov '18	\$875K	\$799K	10%
Dec '18	\$887K	\$835K	6%
Jan '19	\$869K	\$850K	2%
Feb '19	\$859K	\$801K	7%
Mar '19	\$840K	\$819K	3%
Apr '19	\$872K	\$875K	0%
May '19	\$897K	\$836K	7%

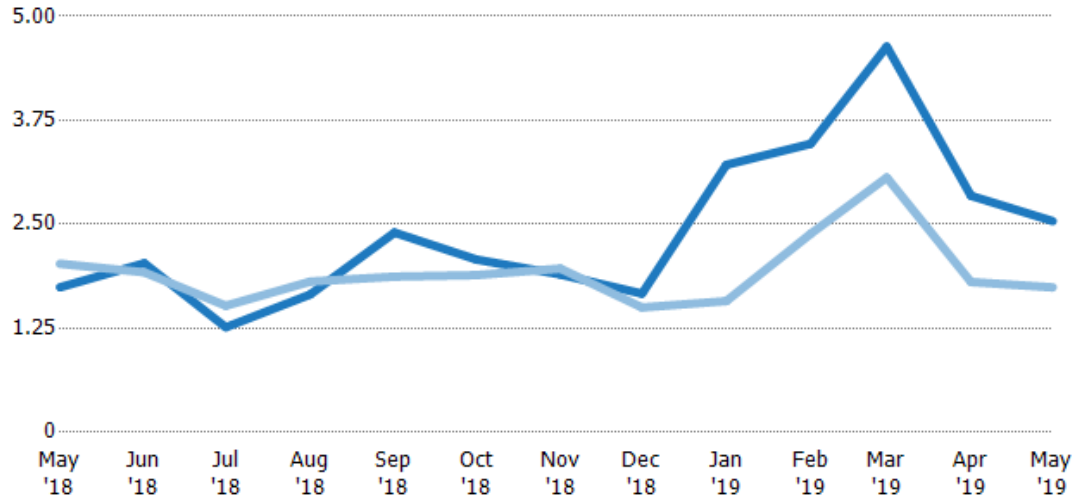
Months of Inventory

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.
May '19	2.54	45.7%
May '18	1.74	-14%
May '17	2.03	46%



Current Year	1.74	2.03	1.26	1.66	2.4	2.08	1.9	1.67	3.21	3.47	4.64	2.84	2.54
Prior Year	2.03	1.92	1.52	1.81	1.87	1.89	1.97	1.5	1.58	2.38	3.06	1.81	1.74
Percent Change from Prior Year	-14%	6%	-17%	-9%	28%	10%	-4%	11%	104%	45%	51%	57%	46%

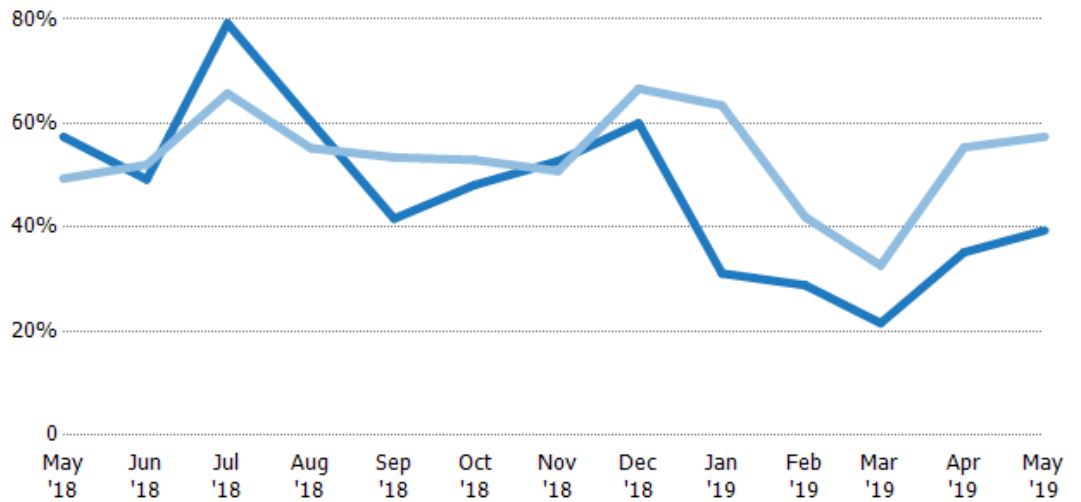
Absorption Rate

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.
May '19	39%	18%
May '18	57%	-8%
May '17	49%	-31.5%



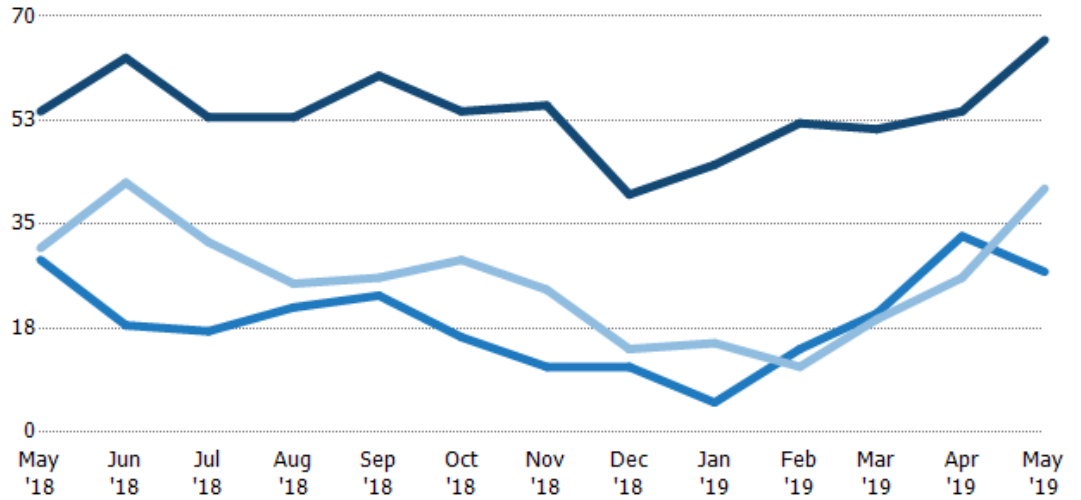
Current Year	57%	49%	79%	60%	42%	48%	53%	60%	31%	29%	22%	35%	39%
Prior Year	49%	52%	66%	55%	53%	53%	51%	67%	63%	42%	33%	55%	57%
Change from Prior Year	-8%	3%	-13%	-5%	12%	5%	-2%	7%	32%	13%	11%	20%	18%

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



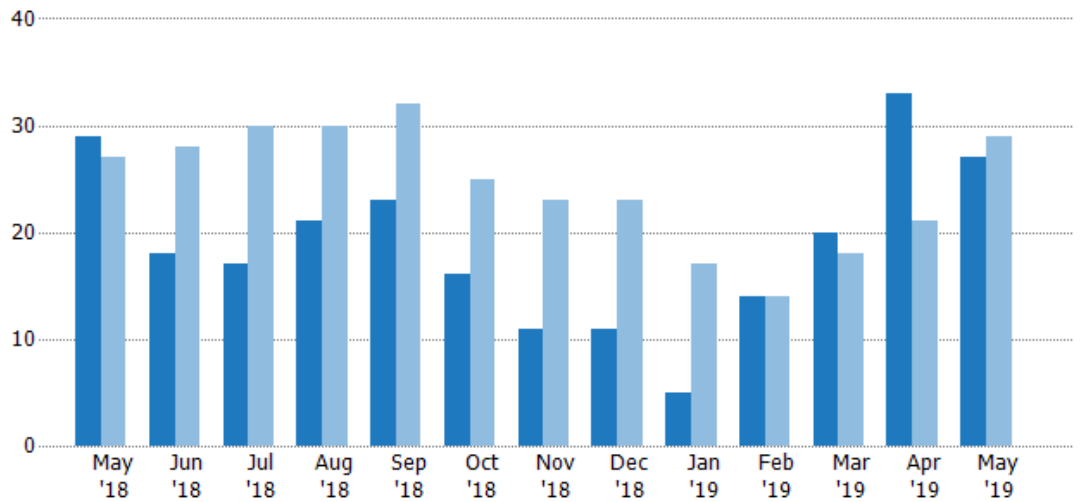
Active	54	63	53	53	60	54	55	40	45	52	51	54	66
Pending	29	18	17	21	23	16	11	11	5	14	20	33	27
Sold	31	42	32	25	26	29	24	14	15	11	19	26	41

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



Month/Year	Count	% Chg.
May '19	27	-6.9%
May '18	29	7.4%
May '17	27	11.1%

Current Year	29	18	17	21	23	16	11	11	5	14	20	33	27
Prior Year	27	28	30	30	32	25	23	23	17	14	18	21	29
Percent Change from Prior Year	7%	-36%	-43%	-30%	-28%	-36%	-52%	-52%	-71%	0%	11%	57%	-7%

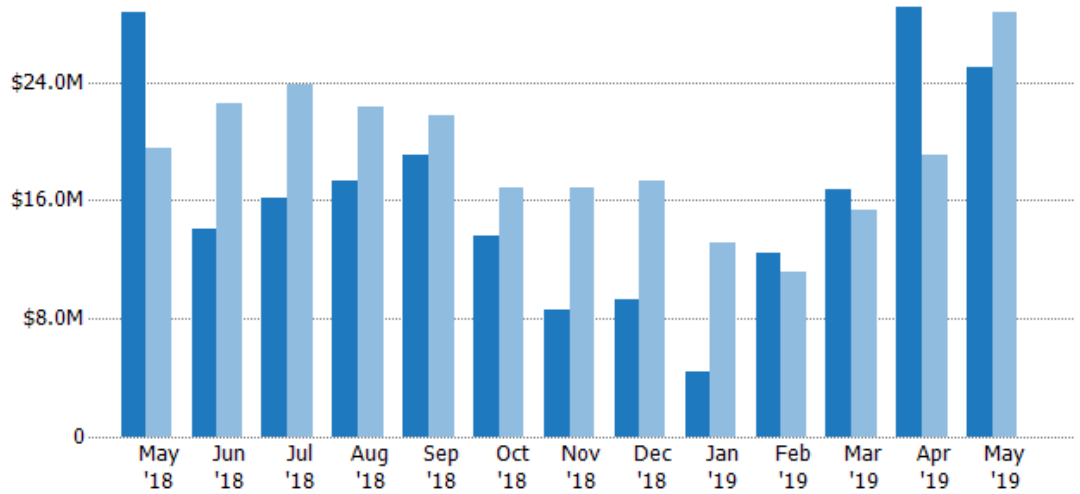
Pending Sales Volume

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.
May '19	\$25M	-13%
May '18	\$28.7M	47.2%
May '17	\$19.5M	15.9%



Current Year	\$28.7M	\$14.1M	\$16.1M	\$17.3M	\$19.1M	\$13.6M	\$8.56M	\$9.27M	\$4.44M	\$12.4M	\$16.7M	\$29M	\$25M
Prior Year	\$19.5M	\$22.6M	\$23.9M	\$22.3M	\$21.8M	\$16.8M	\$16.9M	\$17.3M	\$13.1M	\$11.2M	\$15.3M	\$19M	\$28.7M
Percent Change from Prior Year	47%	-38%	-33%	-22%	-12%	-19%	-49%	-46%	-66%	11%	9%	53%	-13%

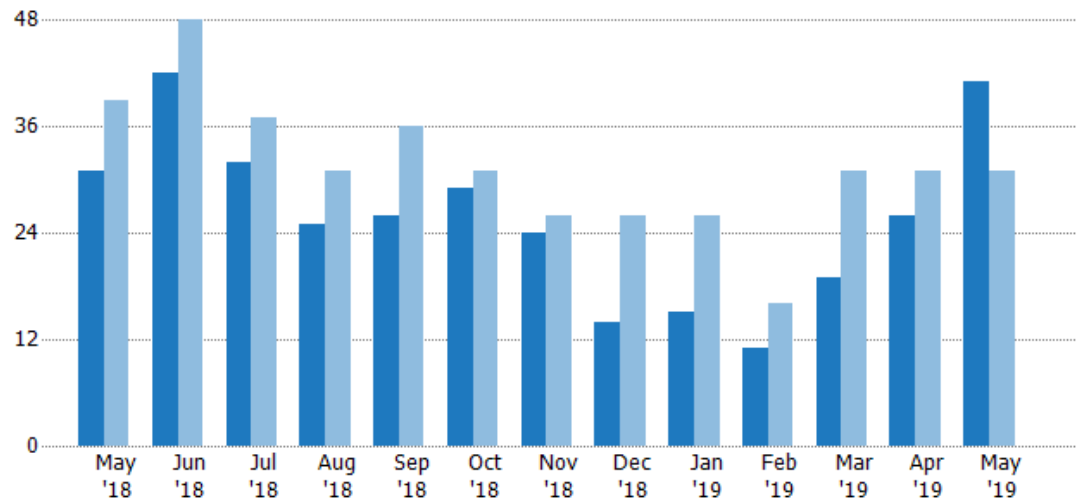
Closed Sales

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.
May '19	41	32.3%
May '18	31	-20.5%
May '17	39	-15.4%



Current Year	31	42	32	25	26	29	24	14	15	11	19	26	41
Prior Year	39	48	37	31	36	31	26	26	26	16	31	31	31
Percent Change from Prior Year	-21%	-13%	-14%	-19%	-28%	-6%	-8%	-46%	-42%	-31%	-39%	-16%	32%

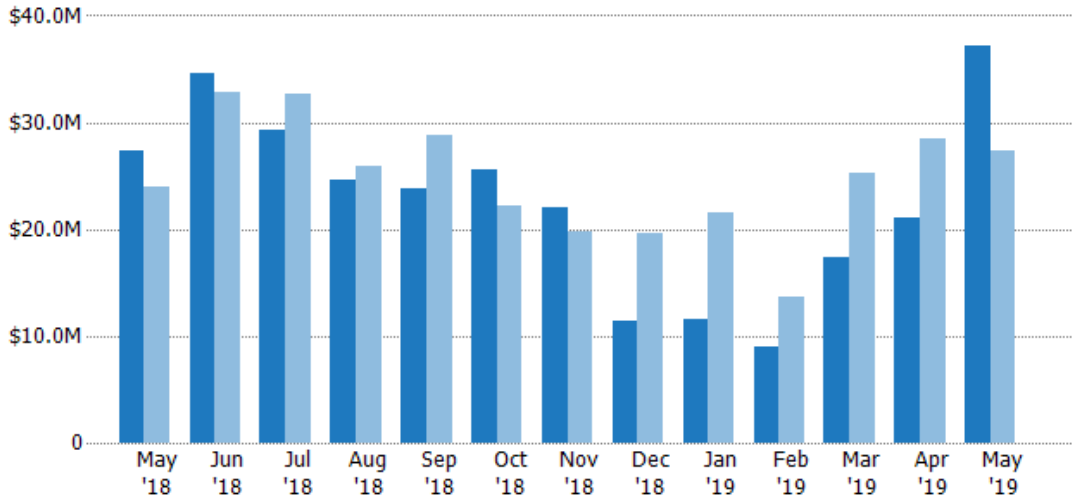
Closed Sales Volume

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.
May '19	\$37.2M	36.5%
May '18	\$27.3M	13.8%
May '17	\$24M	11.8%



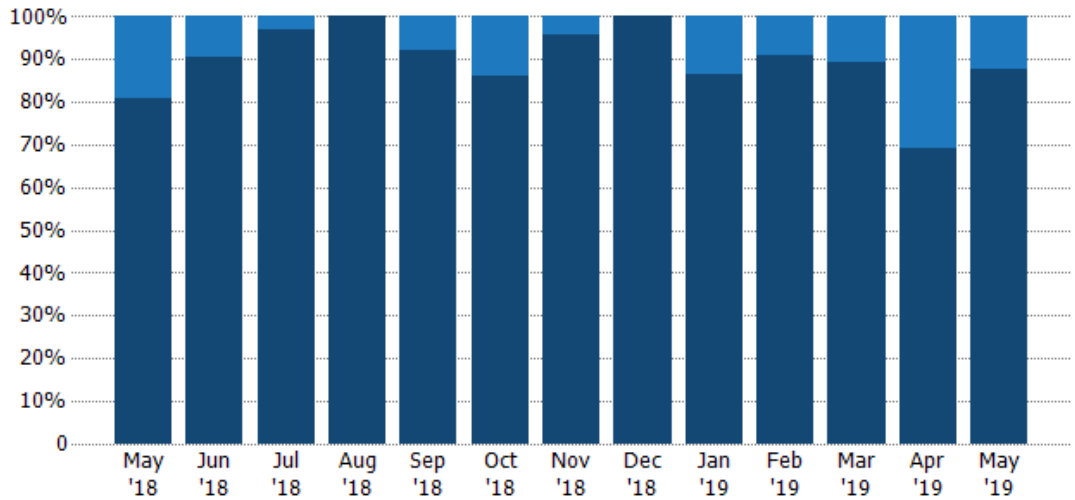
Current Year	\$27.3M	\$34.7M	\$29.3M	\$24.5M	\$23.9M	\$25.6M	\$22M	\$11.5M	\$11.6M	\$9M	\$17.3M	\$21.1M	\$37.2M
Prior Year	\$24M	\$32.8M	\$32.6M	\$26M	\$28.8M	\$22.2M	\$19.9M	\$19.6M	\$21.6M	\$13.6M	\$25.3M	\$28.4M	\$27.3M
Percent Change from Prior Year	14%	6%	-10%	-5%	-17%	15%	11%	-42%	-46%	-34%	-31%	-26%	36%

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



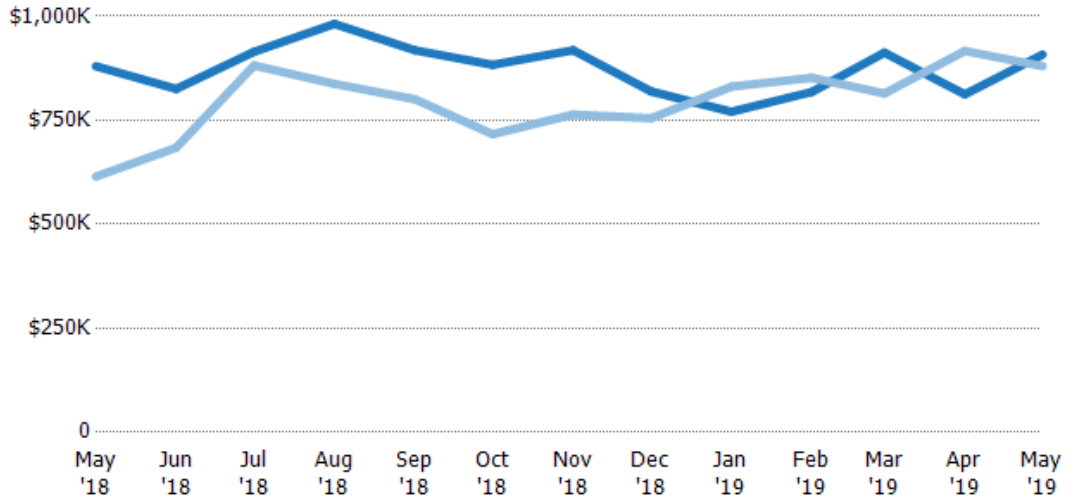
Condo/Townhouse	19%	10%	3%	-	8%	14%	4%	-	13%	9%	11%	31%	12%
Single Family Residence	81%	90%	97%	100%	92%	86%	96%	100%	87%	91%	89%	69%	88%

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.
May '19	\$908K	3.2%
May '18	\$880K	43.2%
May '17	\$615K	32.1%

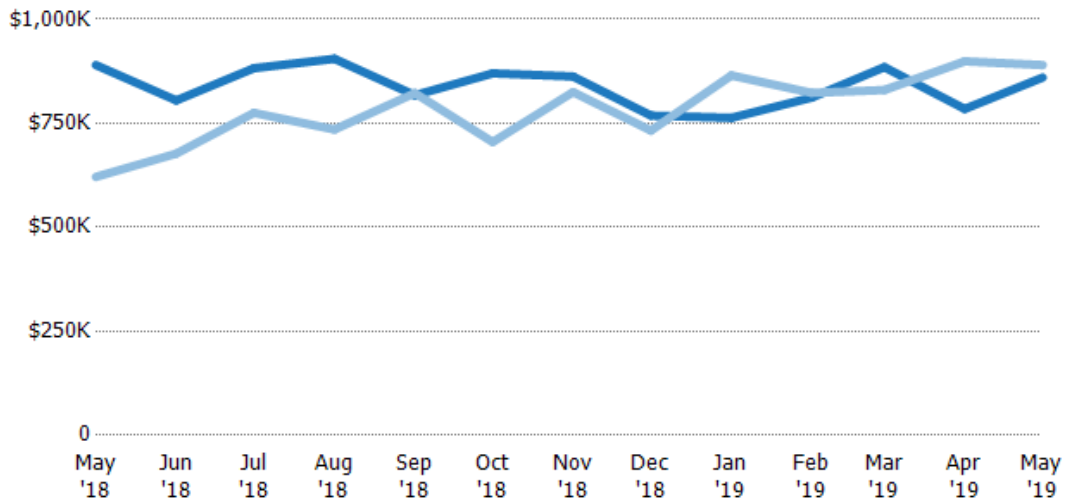
Current Year	\$880K	\$825K	\$915K	\$982K	\$918K	\$883K	\$918K	\$819K	\$771K	\$818K	\$913K	\$812K	\$908K
Prior Year	\$615K	\$684K	\$882K	\$838K	\$801K	\$716K	\$764K	\$755K	\$831K	\$852K	\$815K	\$917K	\$880K
Percent Change from Prior Year	43%	21%	4%	17%	15%	23%	20%	9%	-7%	-4%	12%	-11%	3%

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.
May '19	\$860K	-3.4%
May '18	\$890K	43.3%
May '17	\$621K	24.3%

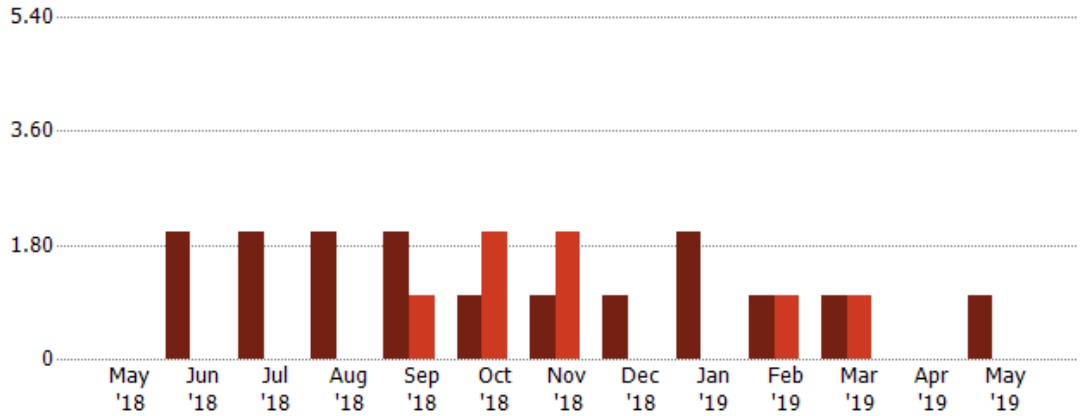
Current Year	\$890K	\$805K	\$882K	\$905K	\$818K	\$870K	\$863K	\$769K	\$763K	\$812K	\$885K	\$785K	\$860K
Prior Year	\$621K	\$677K	\$775K	\$735K	\$823K	\$705K	\$825K	\$733K	\$865K	\$823K	\$830K	\$899K	\$890K
Percent Change from Prior Year	43%	19%	14%	23%	-1%	23%	5%	5%	-12%	-1%	7%	-13%	-3%

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



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

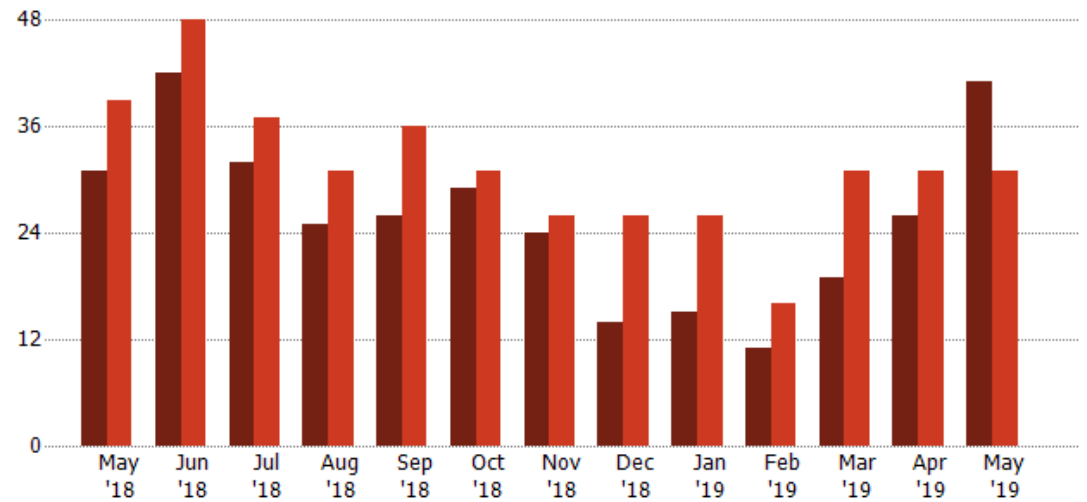
Distressed Sales

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.
May '19	41	32.3%
May '18	31	-20.5%
May '17	39	-15.4%



	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	31	42	32	25	26	29	24	14	15	11	19	26	41
Prior Year	39	48	37	31	36	31	26	26	26	16	31	31	31
Percent Change from Prior Year	-21%	-13%	-14%	-19%	-28%	-6%	-8%	-46%	-42%	-31%	-39%	-16%	32%

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: 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

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: 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 5/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area