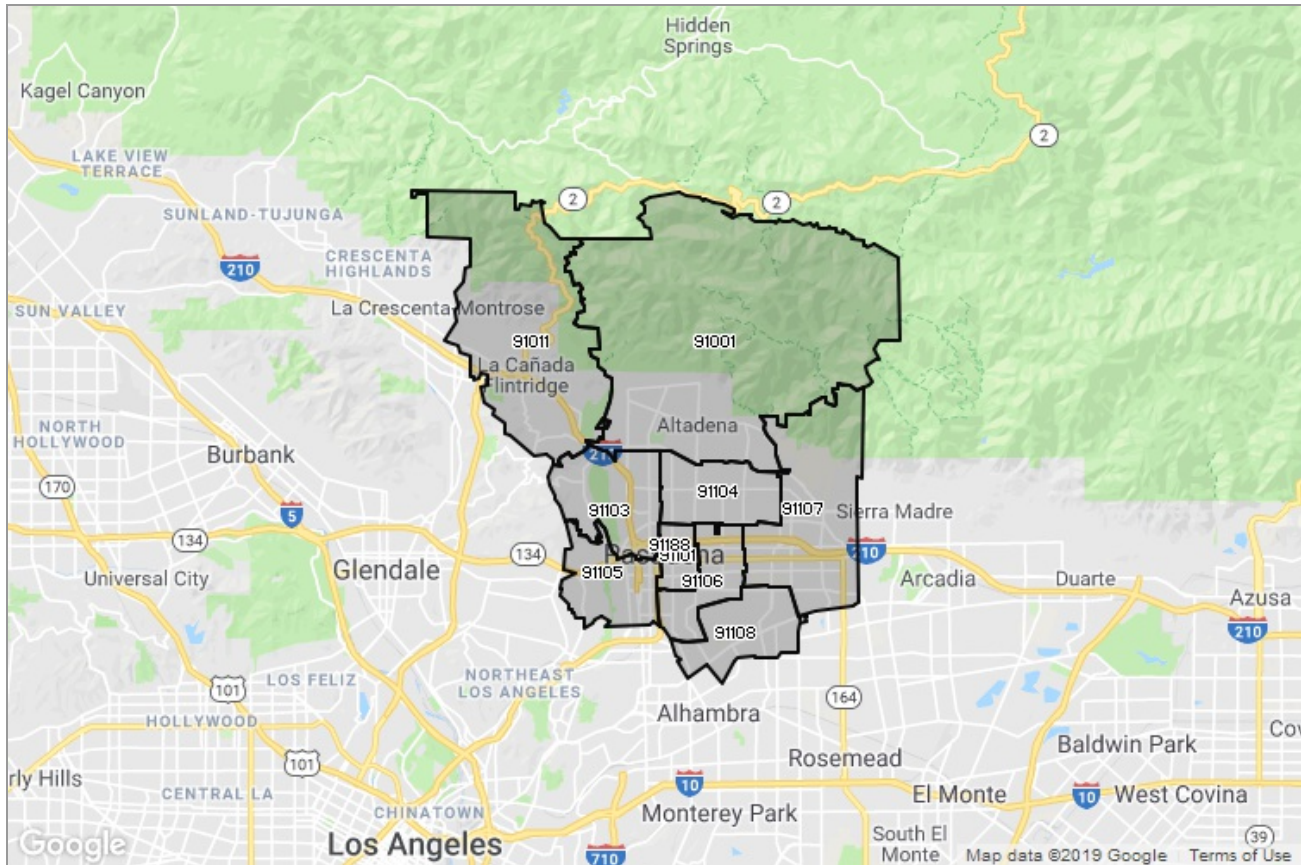




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Pasadena



Report Characteristics

Report Name:
Pasadena

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.

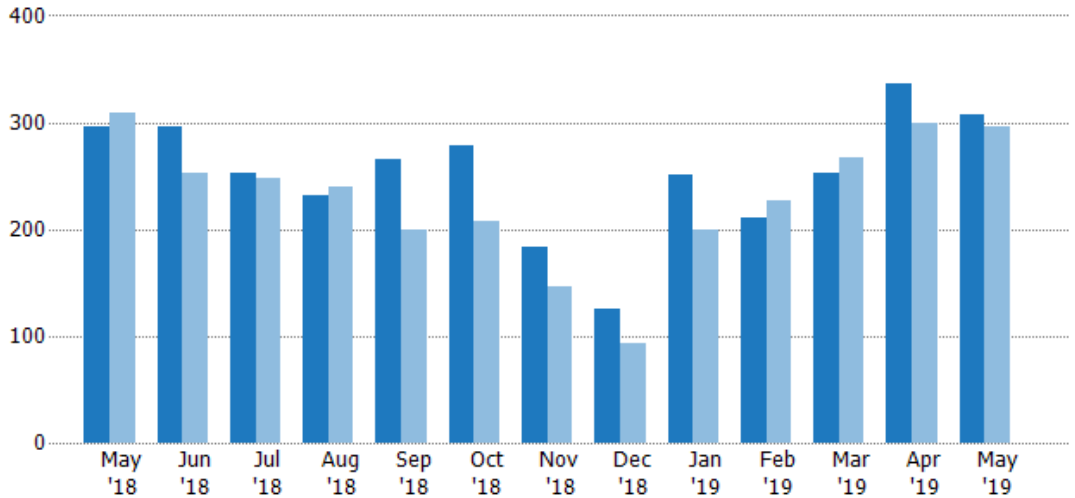
Key Metrics	May 2019	May 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	308	296	+4.1%	1,358	1,289	+5.4%
New Listing Volume	\$476,002,711	\$416,725,576	+14.2%	\$2,063,471,976	\$1,837,023,570	+12.3%
Active Listing Count	594	499	+19%	N/A	N/A	
Active Listing Volume	\$1,064,794,197	\$987,247,798	+7.9%	N/A	N/A	
Average Listing Price	\$1,792,583	\$1,978,453	-9.4%	\$1,741,808	\$1,953,511	-10.8%
Median Listing Price	\$1,277,500	\$1,299,000	-1.7%	\$1,169,309	\$1,264,234	-7.5%
Months of Inventory	3.2	2.6	+22.9%	3.5	2.2	+58.1%
Absorption Rate	30.98%	38.08%	-7.1%	28.19%	44.58%	-16.4%
Sales Activity Charts Metrics						
Pending Sales Count	202	192	+5.2%	N/A	N/A	
Pending Sales Volume	\$300,325,352	\$229,677,816	+30.8%	N/A	N/A	
Closed Sales Count	192	205	-6.3%	738	781	-5.5%
Closed Sales Volume	\$265,901,119	\$262,407,787	+1.3%	\$931,867,721	\$954,287,023	-2.3%
Average Sales Price	\$1,384,902	\$1,280,038	+8.2%	\$1,262,693	\$1,221,878	+3.3%
Median Sales Price	\$1,020,000	\$911,000	+12%	\$959,894	\$891,269	+7.7%
Distressed Charts Metrics						
Distressed Listing Count	10	12	-16.7%	N/A	N/A	

New Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
May '19	308	4.1%
May '18	296	-4.2%
May '17	309	-4.5%

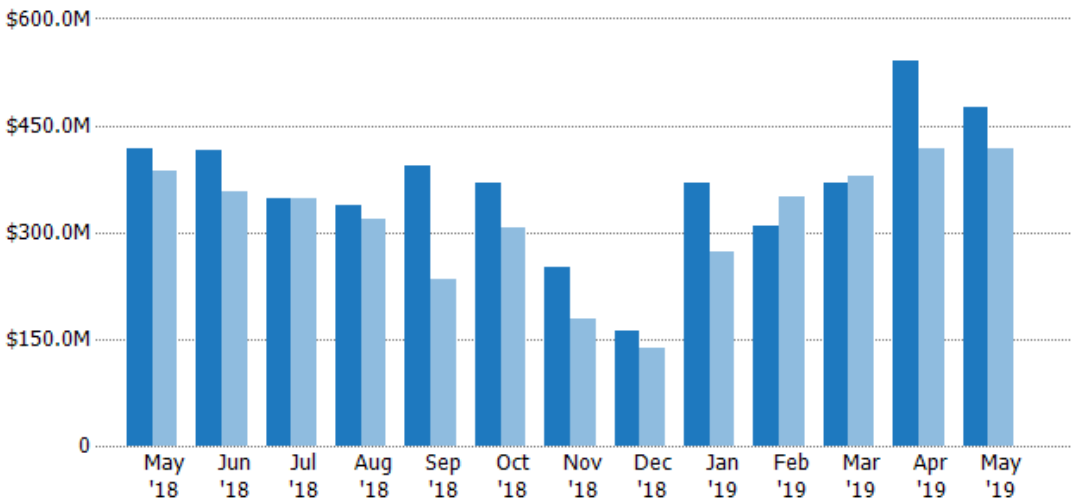
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	296	296	253	231	266	278	184	125	251	210	252	337	308
Prior Year	309	253	248	240	199	207	147	93	200	227	267	299	296
Percent Change from Prior Year	-4%	17%	2%	-4%	34%	34%	25%	34%	26%	-7%	-6%	13%	4%

New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Volume	% Chg.
May '19	\$476M	14.2%
May '18	\$417M	8.1%
May '17	\$386M	2.8%

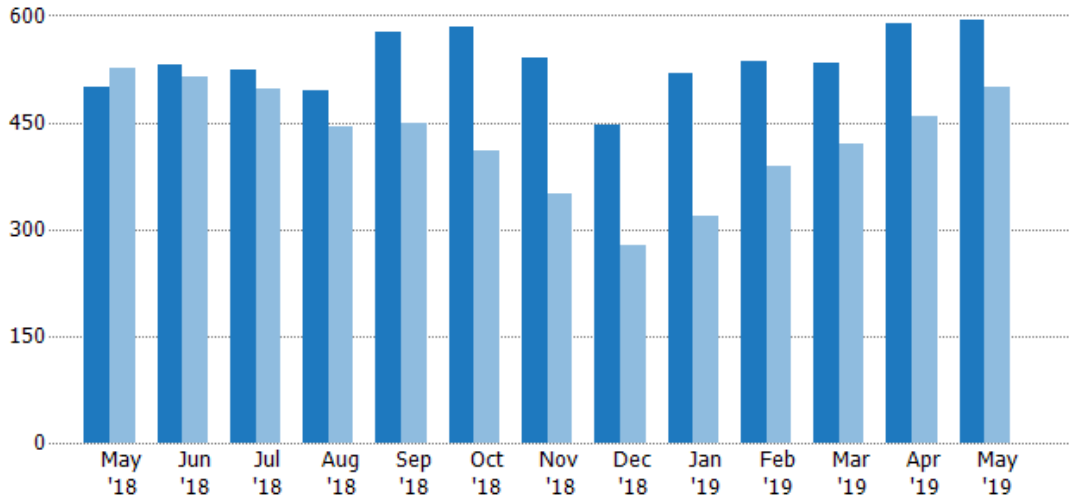
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$417M	\$416M	\$347M	\$337M	\$392M	\$368M	\$252M	\$161M	\$369M	\$308M	\$370M	\$540M	\$476M
Prior Year	\$386M	\$358M	\$347M	\$319M	\$233M	\$305M	\$179M	\$138M	\$272M	\$351M	\$379M	\$418M	\$417M
Percent Change from Prior Year	8%	16%	0%	5%	68%	21%	41%	17%	36%	-12%	-2%	29%	14%

Active Listings

The number of active residential listings at the end of each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



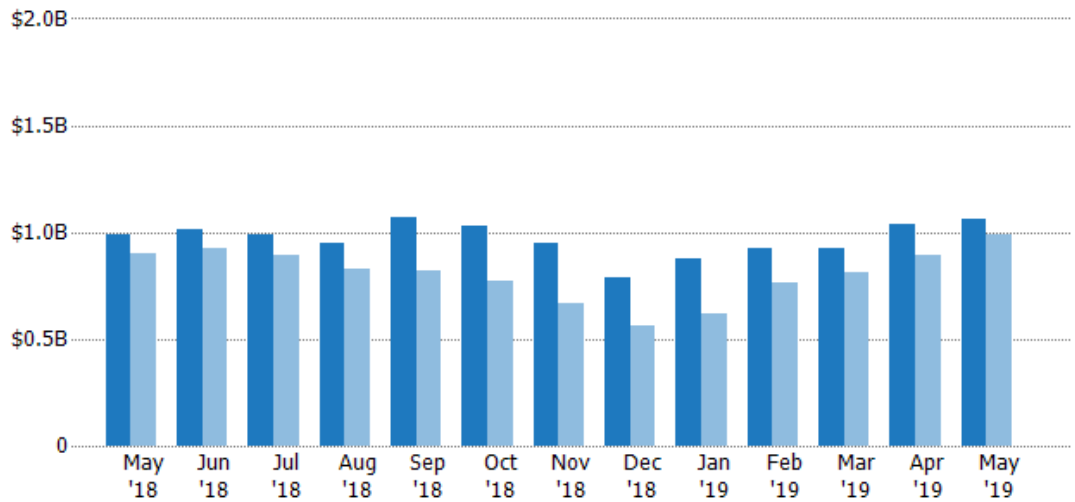
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	499	531	524	494	577	584	541	447	520	535	533	588	594
Prior Year	527	515	496	443	449	409	349	277	318	388	421	458	499
Percent Change from Prior Year	-5%	3%	6%	12%	29%	43%	55%	61%	64%	38%	27%	28%	19%

Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

ZIP: 28 Selected
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	\$987M	\$1.01B	\$986M	\$946M	\$1.07B	\$1.03B	\$952M	\$789M	\$872M	\$926M	\$926M	\$1.04B	\$1.06B
Prior Year	\$898M	\$923M	\$890M	\$830M	\$817M	\$771M	\$668M	\$560M	\$622M	\$763M	\$810M	\$889M	\$987M
Percent Change from Prior Year	10%	10%	11%	14%	30%	34%	43%	41%	40%	21%	14%	17%	8%

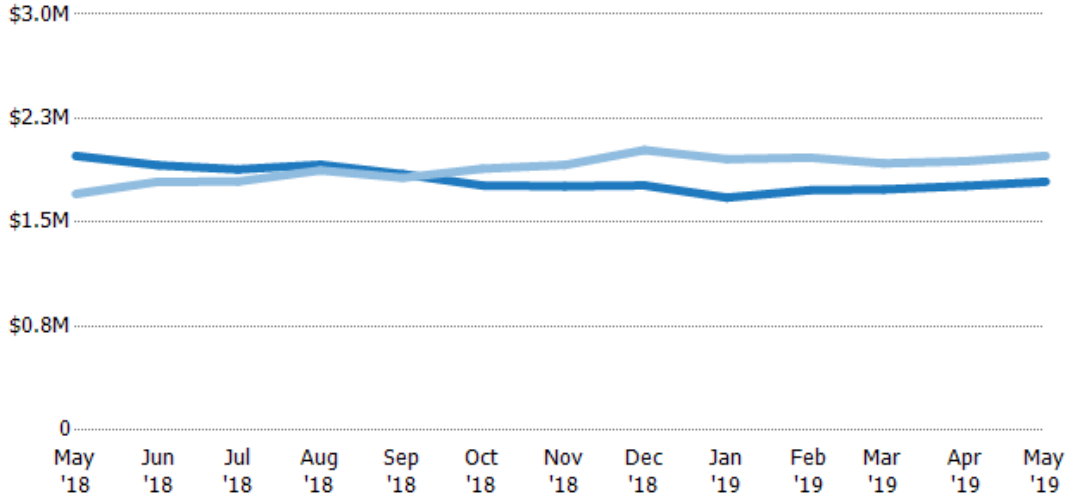
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
May '19	\$1.79M	-9.4%
May '18	\$1.98M	16.1%
May '17	\$1.7M	-10.4%



Current Year	\$1.98M	\$1.91M	\$1.88M	\$1.92M	\$1.85M	\$1.77M	\$1.76M	\$1.77M	\$1.68M	\$1.73M	\$1.74M	\$1.76M	\$1.79M
Prior Year	\$1.7M	\$1.79M	\$1.79M	\$1.87M	\$1.82M	\$1.89M	\$1.91M	\$2.02M	\$1.96M	\$1.97M	\$1.92M	\$1.94M	\$1.98M
Percent Change from Prior Year	16%	7%	5%	2%	1%	-6%	-8%	-13%	-14%	-12%	-10%	-9%	-9%

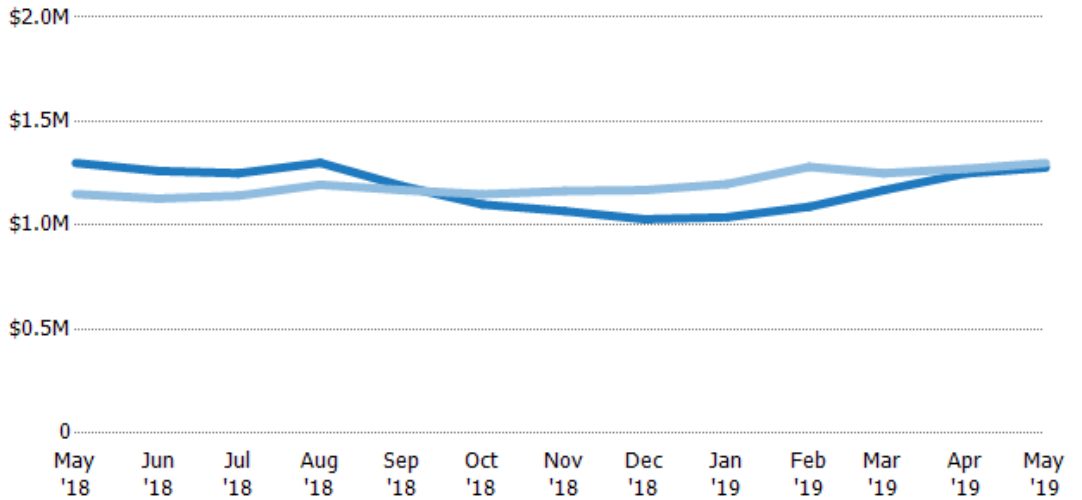
Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
May '19	\$1.28M	-1.7%
May '18	\$1.3M	13%
May '17	\$1.15M	-11.8%



Current Year	\$1.3M	\$1.26M	\$1.25M	\$1.3M	\$1.19M	\$1.1M	\$1.07M	\$1.03M	\$1.04M	\$1.09M	\$1.17M	\$1.25M	\$1.28M
Prior Year	\$1.15M	\$1.13M	\$1.14M	\$1.2M	\$1.17M	\$1.15M	\$1.17M	\$1.17M	\$1.2M	\$1.28M	\$1.25M	\$1.27M	\$1.3M
Percent Change from Prior Year	13%	12%	9%	9%	2%	-4%	-8%	-12%	-13%	-15%	-7%	-2%	-2%

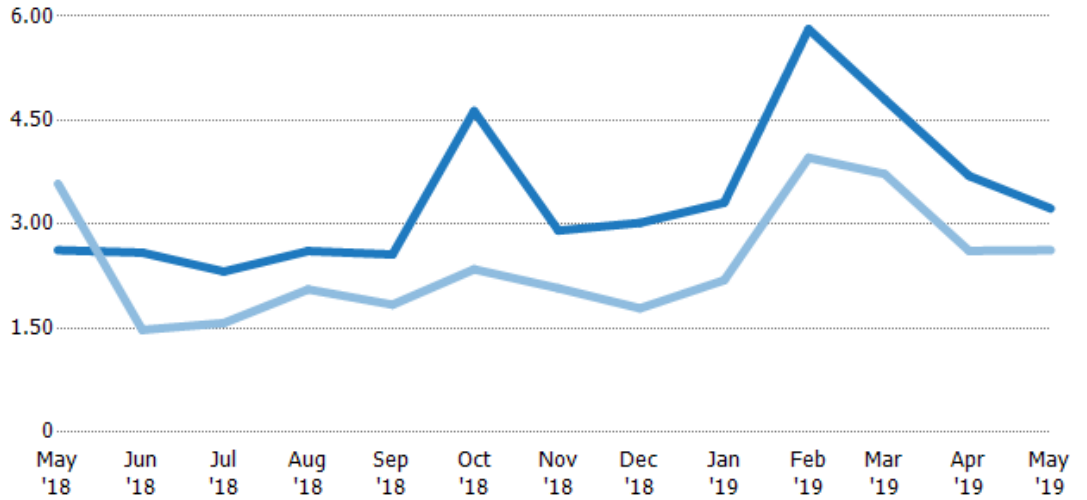
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
May '19	3.23	22.9%
May '18	2.63	-26.7%
May '17	3.59	-20.5%



Current Year	2.63	2.59	2.32	2.61	2.56	4.63	2.91	3.02	3.31	5.82	4.8	3.7	3.23
Prior Year	3.59	1.48	1.57	2.06	1.84	2.35	2.08	1.79	2.19	3.96	3.73	2.62	2.63
Percent Change from Prior Year	-27%	76%	47%	27%	39%	97%	40%	69%	51%	47%	29%	41%	23%

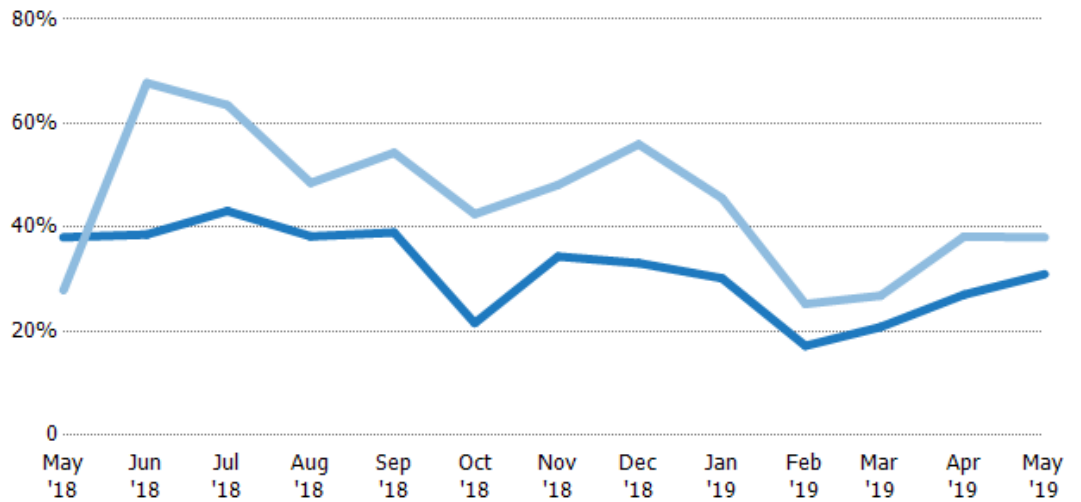
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
May '19	31%	7.1%
May '18	38%	-10.2%
May '17	28%	25.7%



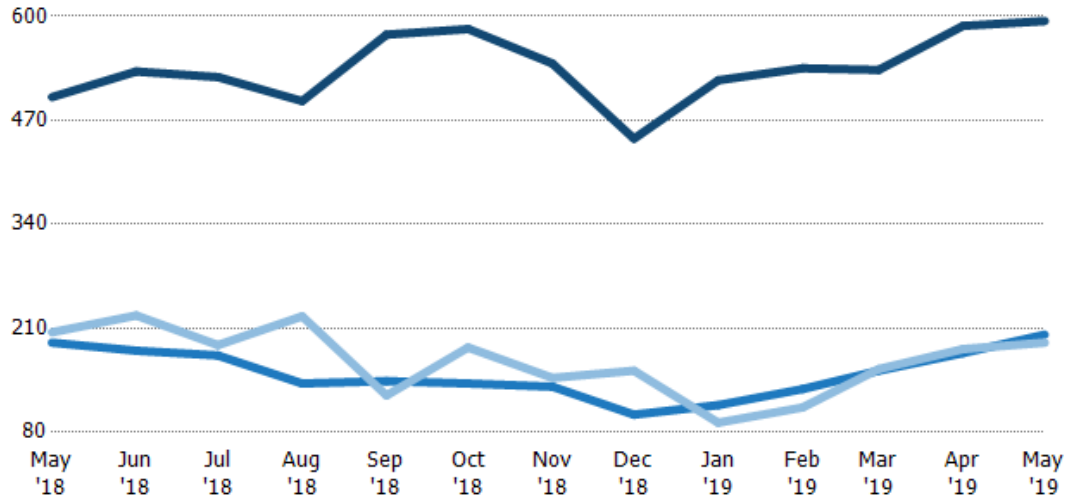
Current Year	38%	39%	43%	38%	39%	22%	34%	33%	30%	17%	21%	27%	31%
Prior Year	28%	68%	64%	49%	54%	43%	48%	56%	46%	25%	27%	38%	38%
Change from Prior Year	-10%	29%	20%	10%	15%	21%	14%	23%	15%	8%	6%	11%	7%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



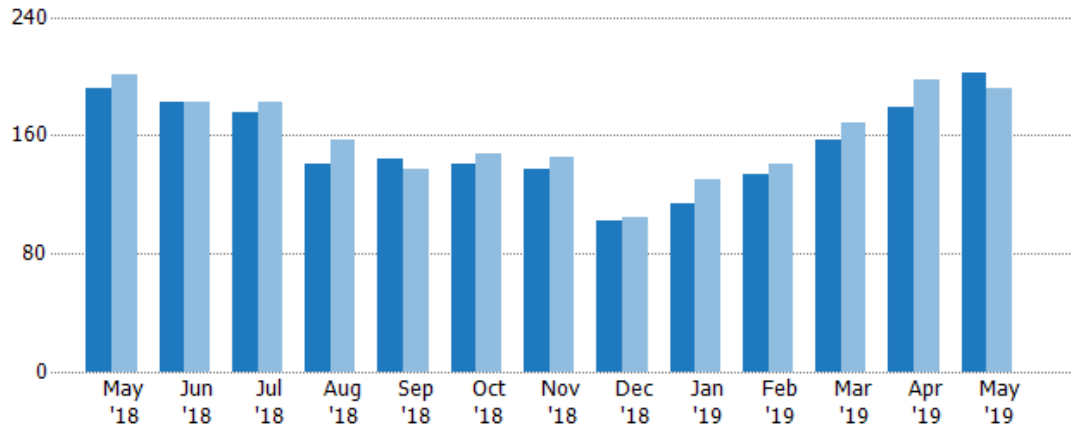
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Active	499	531	524	494	577	584	541	447	520	535	533	588	594
Pending	192	182	176	141	144	141	137	102	114	134	157	179	202
Sold	205	226	189	225	126	186	148	157	92	111	159	184	192

Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
May '19	202	5.2%
May '18	192	-4.5%
May '17	201	5.5%

	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	192	182	176	141	144	141	137	102	114	134	157	179	202
Prior Year	201	182	182	157	137	148	145	104	130	141	168	198	192
Percent Change from Prior Year	-4%	0%	-3%	-10%	5%	-5%	-6%	-2%	-12%	-5%	-7%	-10%	5%

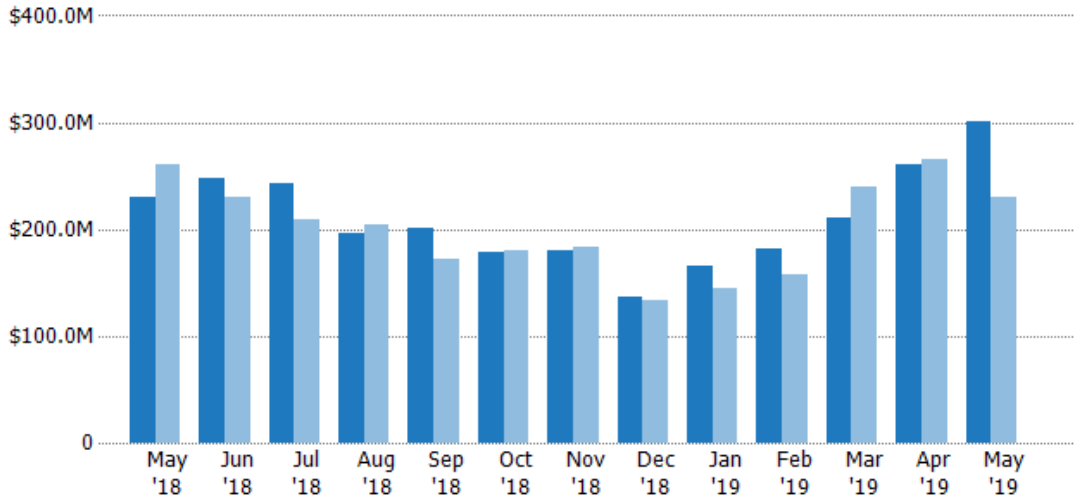
Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
May '19	\$300M	30.8%
May '18	\$230M	-11.9%
May '17	\$261M	-16.1%



Current Year	\$230M	\$248M	\$243M	\$195M	\$201M	\$178M	\$179M	\$136M	\$165M	\$181M	\$210M	\$260M	\$300M
Prior Year	\$261M	\$230M	\$209M	\$204M	\$172M	\$180M	\$183M	\$133M	\$145M	\$158M	\$240M	\$265M	\$230M
Percent Change from Prior Year	-12%	8%	16%	-4%	17%	-1%	-2%	2%	14%	15%	-12%	-2%	31%

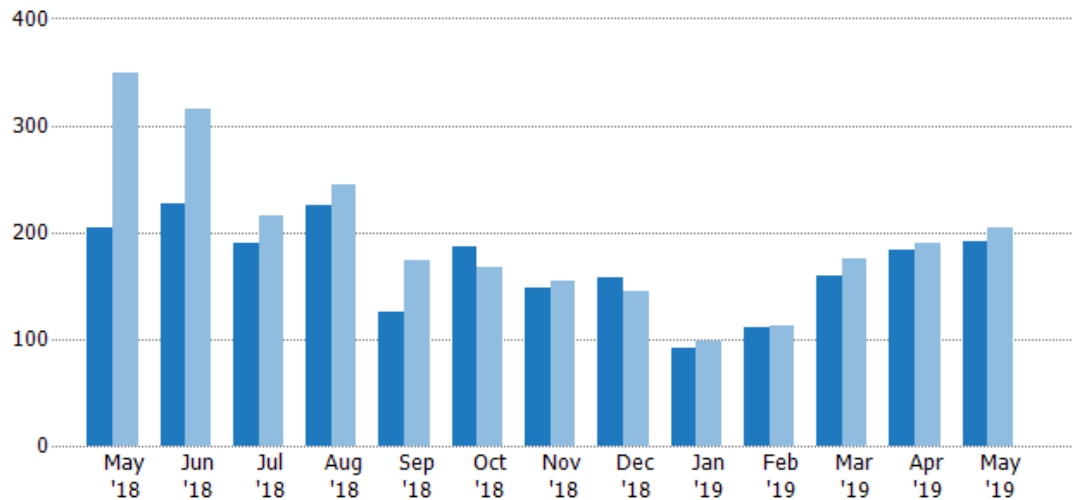
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
May '19	192	-6.3%
May '18	205	-41.3%
May '17	349	-47%



Current Year	205	226	189	225	126	186	148	157	92	111	159	184	192
Prior Year	349	315	215	244	174	168	155	145	98	113	175	190	205
Percent Change from Prior Year	-41%	-28%	-12%	-8%	-28%	11%	-5%	8%	-6%	-2%	-9%	-3%	-6%

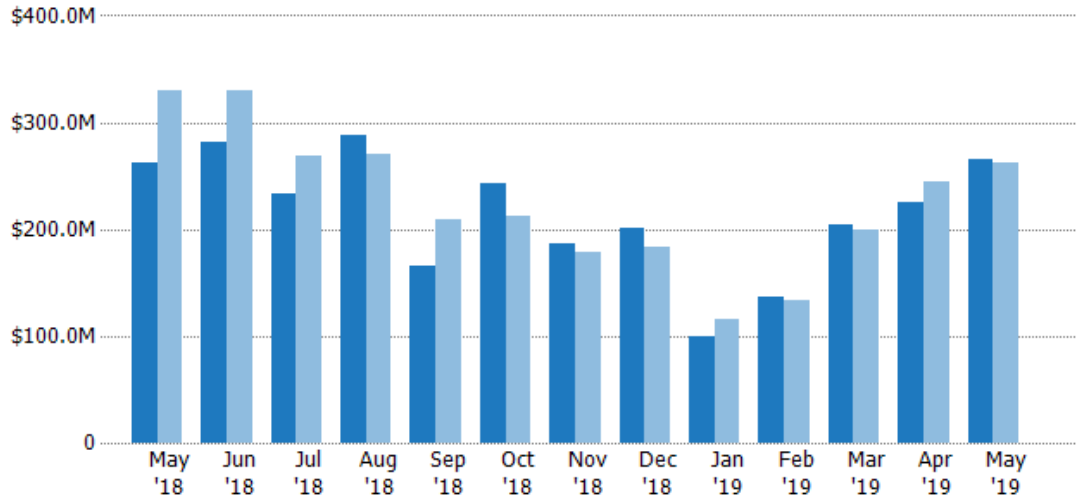
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
May '19	\$266M	1.3%
May '18	\$262M	-20.5%
May '17	\$330M	-34.5%



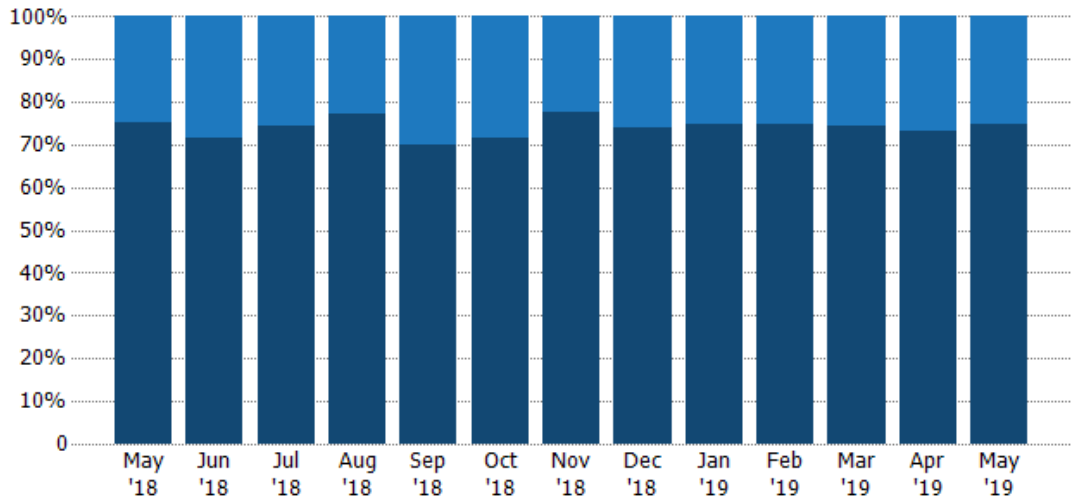
Current Year	\$262M	\$281M	\$233M	\$288M	\$166M	\$243M	\$186M	\$201M	\$100M	\$136M	\$205M	\$225M	\$266M
Prior Year	\$330M	\$330M	\$269M	\$270M	\$210M	\$212M	\$179M	\$183M	\$115M	\$133M	\$200M	\$244M	\$262M
Percent Change from Prior Year	-21%	-15%	-13%	7%	-21%	14%	4%	10%	-13%	3%	3%	-8%	1%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	25%	28%	25%	23%	30%	28%	22%	26%	25%	25%	26%	27%	25%
Single Family Residence	75%	72%	75%	77%	70%	72%	78%	74%	75%	75%	74%	73%	75%

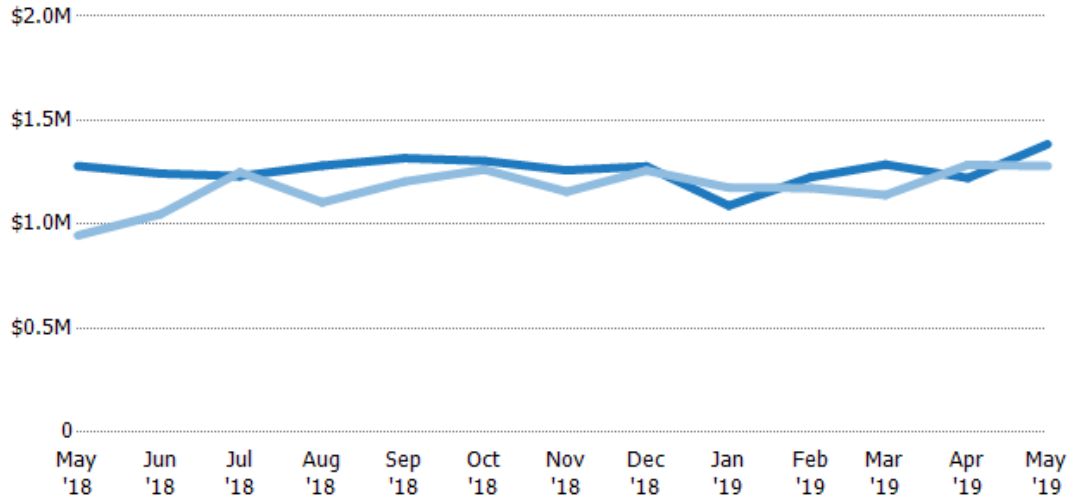
Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
May '19	\$1.38M	8.2%
May '18	\$1.28M	35.3%
May '17	\$946K	23.5%



Current Year	\$1.28M	\$1.24M	\$1.23M	\$1.28M	\$1.32M	\$1.3M	\$1.26M	\$1.28M	\$1.09M	\$1.23M	\$1.29M	\$1.22M	\$1.38M
Prior Year	\$946K	\$1.05M	\$1.25M	\$1.11M	\$1.21M	\$1.26M	\$1.16M	\$1.26M	\$1.18M	\$1.17M	\$1.14M	\$1.29M	\$1.28M
Percent Change from Prior Year	35%	19%	-1%	16%	9%	3%	9%	2%	-7%	4%	13%	-5%	8%

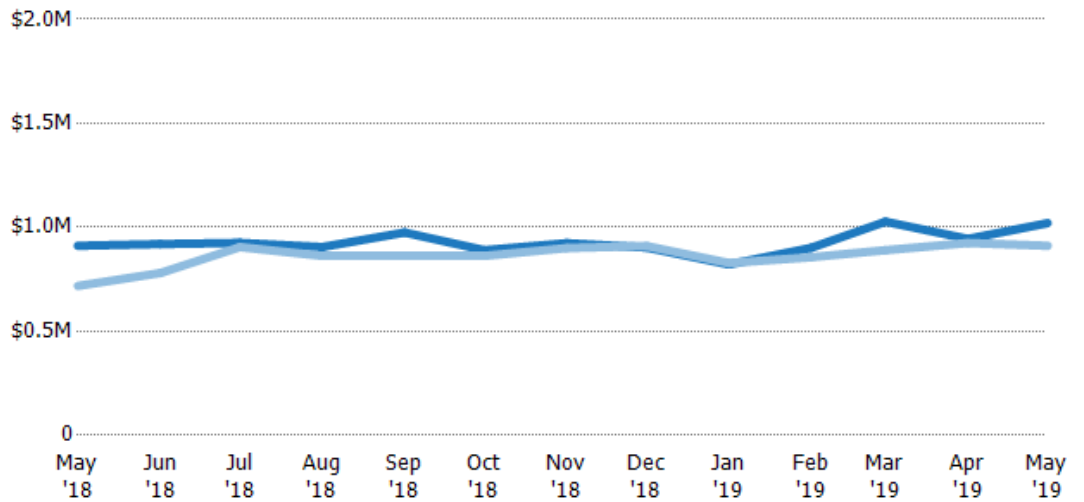
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
May '19	\$1.02M	12%
May '18	\$911K	26.9%
May '17	\$718K	14.9%



Current Year	\$911K	\$920K	\$925K	\$905K	\$975K	\$890K	\$924K	\$903K	\$821K	\$901K	\$1.03M	\$944K	\$1.02M
Prior Year	\$718K	\$780K	\$905K	\$863K	\$863K	\$863K	\$900K	\$910K	\$829K	\$856K	\$890K	\$925K	\$911K
Percent Change from Prior Year	27%	18%	2%	5%	13%	3%	3%	-1%	-1%	5%	15%	2%	12%

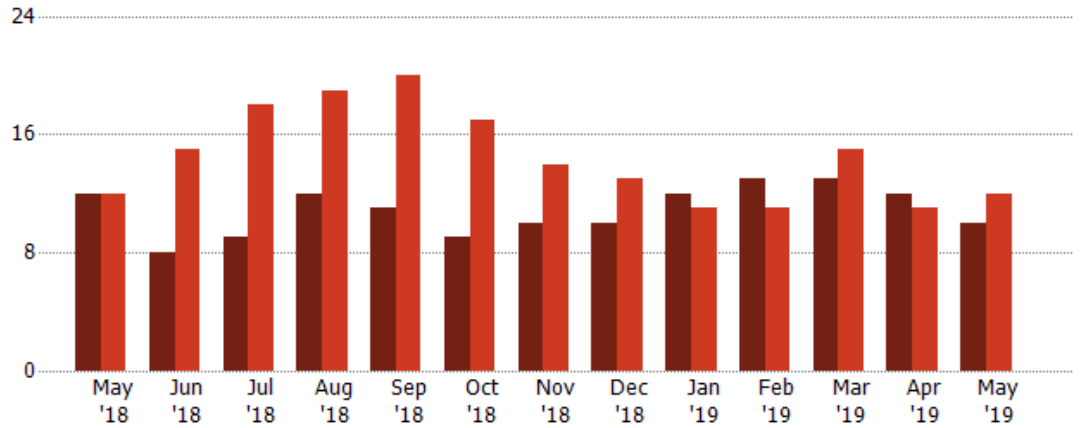
Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
May '19	10	-16.7%
May '18	12	0%
May '17	12	125%



Current Year	12	8	9	12	11	9	10	10	12	13	13	12	10
Prior Year	12	15	18	19	20	17	14	13	11	11	15	11	12
Percent Change from Prior Year	0%	-47%	-50%	-37%	-45%	-47%	-29%	-23%	9%	18%	-13%	9%	-17%

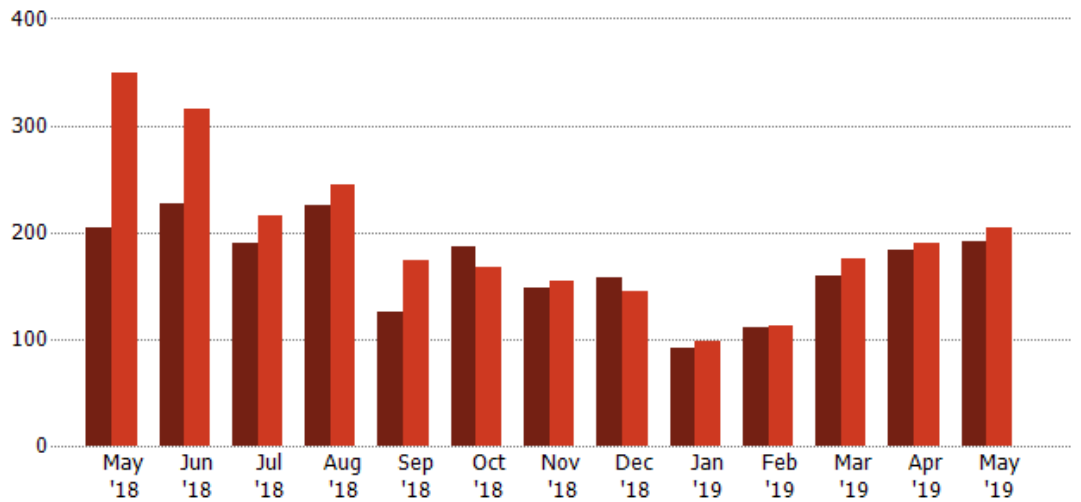
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
May '19	192	-6.3%
May '18	205	-41.3%
May '17	349	-47%



Current Year	205	226	189	225	126	186	148	157	92	111	159	184	192
Prior Year	349	315	215	244	174	168	155	145	98	113	175	190	205
Percent Change from Prior Year	-41%	-28%	-12%	-8%	-28%	11%	-5%	8%	-6%	-2%	-9%	-3%	-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: Pasadena

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:	Altadena, CA 91001	La Canada Flintridge, CA 91011	Pasadena, CA 91101
	Pasadena, CA 91102	Pasadena, CA 91103	Pasadena, CA 91104
	Pasadena, CA 91105	Pasadena, CA 91106	Pasadena, CA 91107
	San Marino, CA 91108	Pasadena, CA 91109	Pasadena, CA 91110
	Pasadena, CA 91114	Pasadena, CA 91115	Pasadena, CA 91116
	Pasadena, CA 91117	Pasadena, CA 91121	Pasadena, CA 91123
	Pasadena, CA 91124	Pasadena, CA 91125	Pasadena, CA 91126
	Pasadena, CA 91129	Pasadena, CA 91182	Pasadena, CA 91184
	Pasadena, CA 91185	Pasadena, CA 91188	Pasadena, CA 91189
	Pasadena, CA 91199		

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