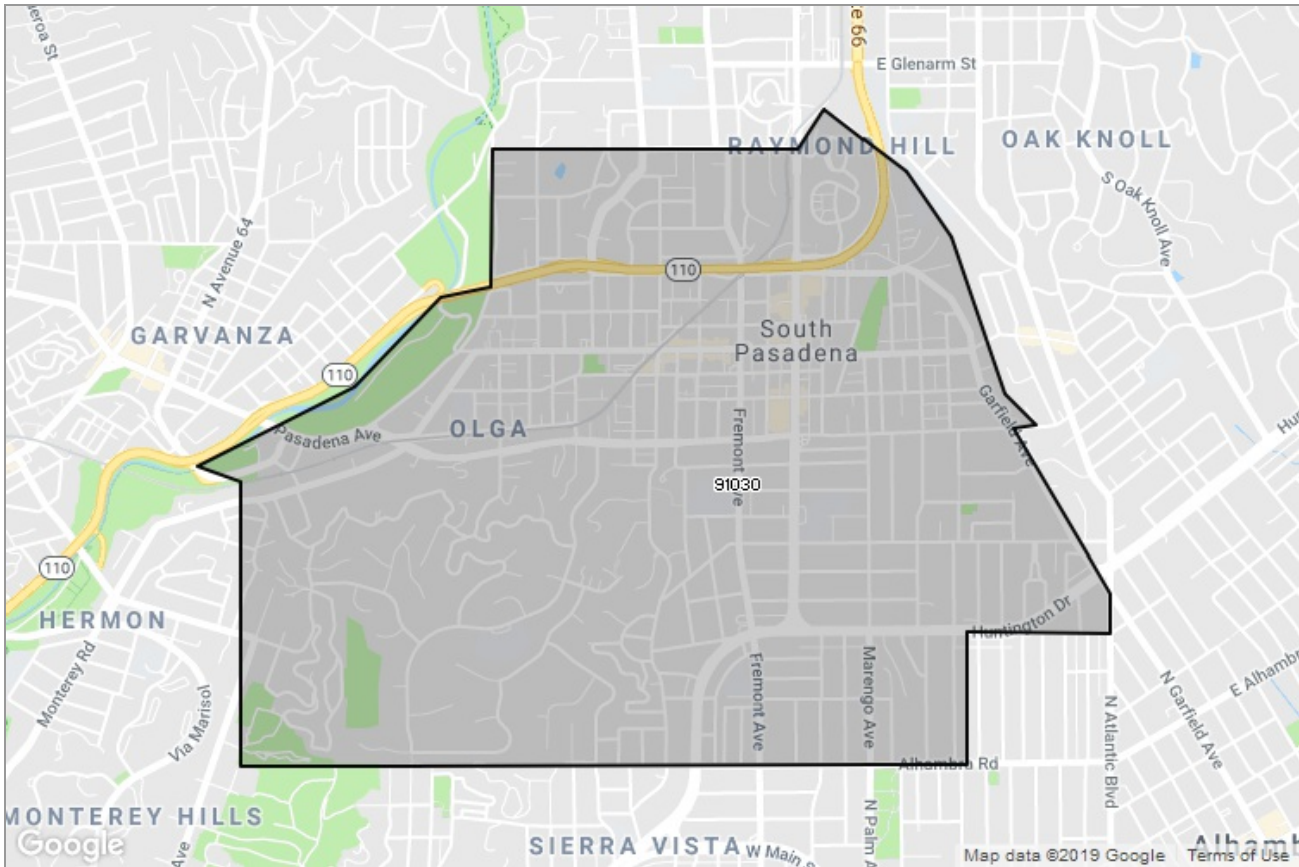




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

South Pasadena



Report Characteristics

Report Name:
South 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	22	18	+22.2%	77	78	-1.3%
New Listing Volume	\$31,218,687	\$23,516,799	+32.8%	\$102,814,393	\$108,101,486	-4.9%
Active Listing Count	24	28	-14.3%	N/A	N/A	
Active Listing Volume	\$37,501,679	\$40,249,799	-6.8%	N/A	N/A	
Average Listing Price	\$1,562,570	\$1,437,493	+8.7%	\$1,417,764	\$1,523,251	-6.9%
Median Listing Price	\$1,333,000	\$994,000	+34.1%	\$1,375,008	\$1,361,884	+1%
Months of Inventory	1.6	2.5	-37.1%	2.2	1.4	+59.8%
Absorption Rate	62.5%	39.29%	+23.2%	46.34%	74.04%	-27.7%
Sales Activity Charts Metrics						
Pending Sales Count	14	11	+27.3%	N/A	N/A	
Pending Sales Volume	\$19,802,776	\$15,150,888	+30.7%	N/A	N/A	
Closed Sales Count	12	16	-25%	58	57	+1.8%
Closed Sales Volume	\$17,951,820	\$21,957,900	-18.2%	\$76,585,195	\$81,150,900	-5.6%
Average Sales Price	\$1,495,985	\$1,372,369	+9%	\$1,320,434	\$1,423,700	-7.3%
Median Sales Price	\$1,537,500	\$1,150,000	+33.7%	\$1,276,569	\$1,287,965	-0.9%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

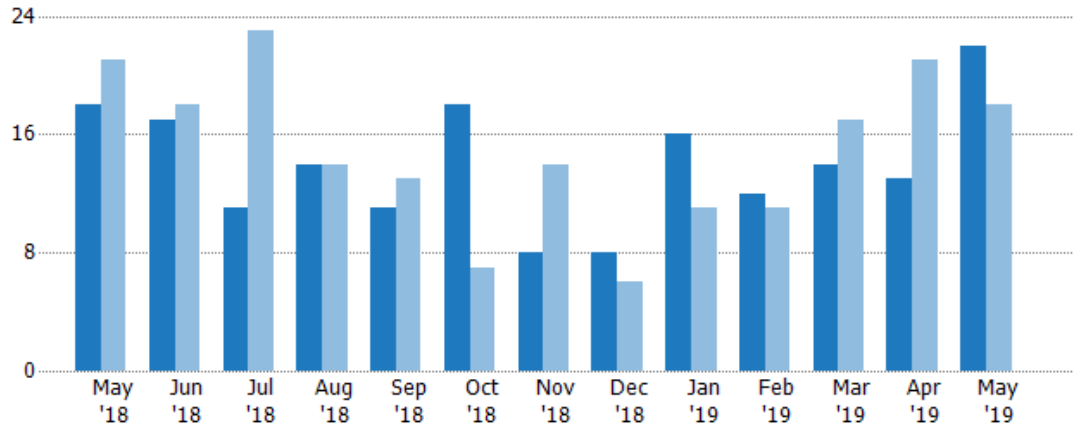
New Listings

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
May '19	22	22.2%
May '18	18	-14.3%
May '17	21	0%



	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	18	17	11	14	11	18	8	8	16	12	14	13	22
Prior Year	21	18	23	14	13	7	14	6	11	11	17	21	18
Percent Change from Prior Year	-14%	-6%	-52%	0%	-15%	157%	-43%	33%	45%	9%	-18%	-38%	22%

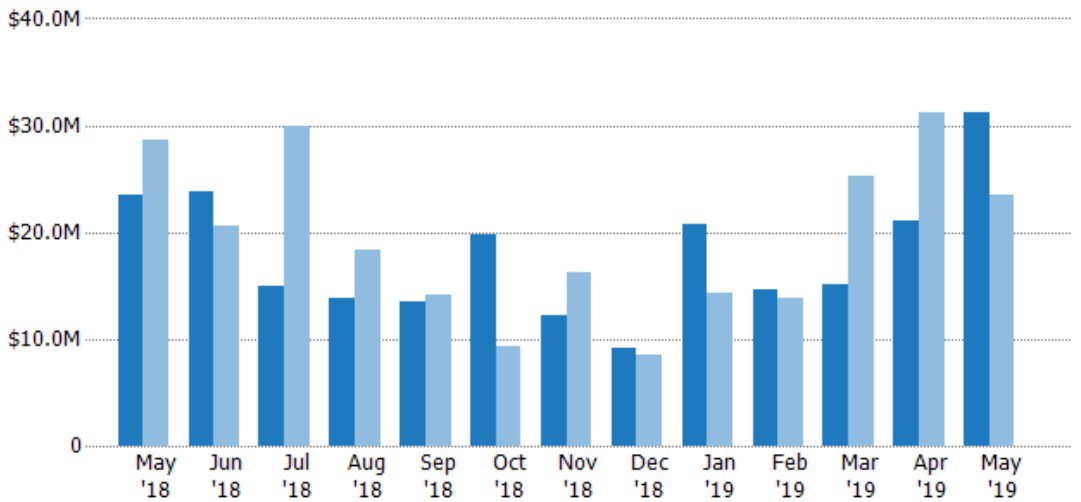
New Listing Volume

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
May '19	\$31.2M	32.8%
May '18	\$23.5M	-18%
May '17	\$28.7M	-19%



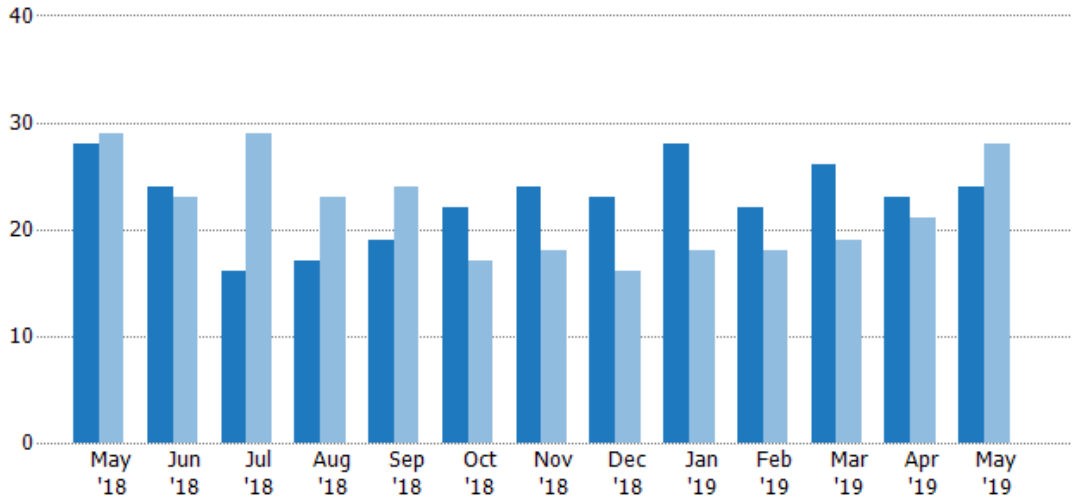
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$23.5M	\$23.7M	\$14.9M	\$13.9M	\$13.5M	\$19.8M	\$12.3M	\$9.15M	\$20.8M	\$14.6M	\$15.1M	\$21.1M	\$31.2M
Prior Year	\$28.7M	\$20.6M	\$30M	\$18.4M	\$14.1M	\$9.35M	\$16.3M	\$8.43M	\$14.4M	\$13.9M	\$25.2M	\$31.2M	\$23.5M
Percent Change from Prior Year	-18%	15%	-50%	-25%	-4%	112%	-25%	9%	45%	5%	-40%	-32%	33%

Active Listings

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



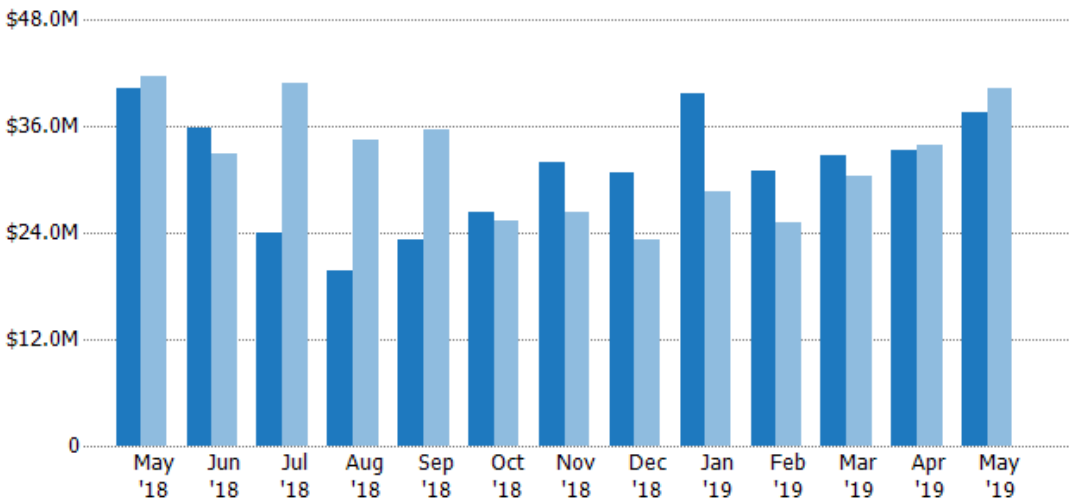
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	28	24	16	17	19	22	24	23	28	22	26	23	24
Prior Year	29	23	29	23	24	17	18	16	18	18	19	21	28
Percent Change from Prior Year	-3%	4%	-45%	-26%	-21%	29%	33%	44%	56%	22%	37%	10%	-14%

Active Listing Volume

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



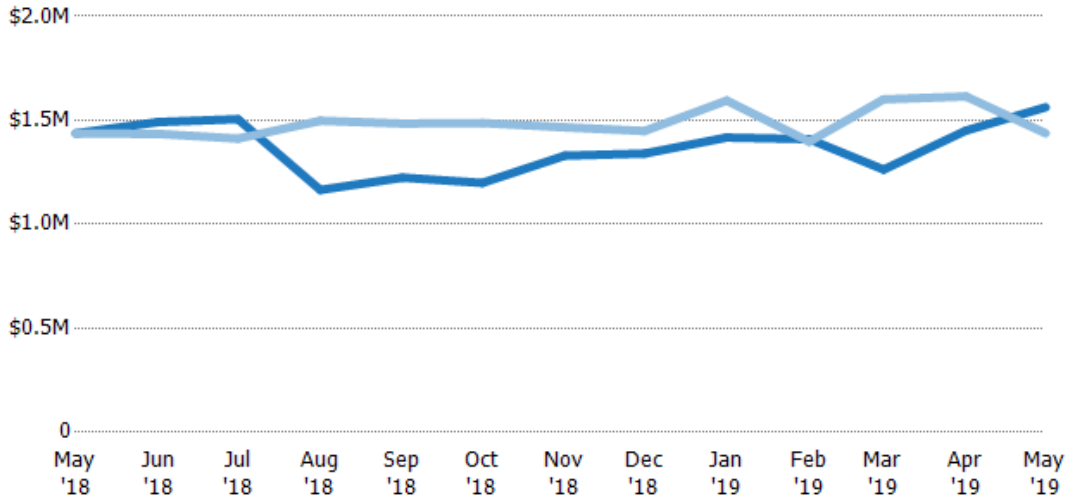
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$40.2M	\$35.8M	\$24.1M	\$19.8M	\$23.3M	\$26.4M	\$31.9M	\$30.8M	\$39.7M	\$31M	\$32.8M	\$33.4M	\$37.5M
Prior Year	\$41.7M	\$33M	\$41M	\$34.4M	\$35.6M	\$25.3M	\$26.4M	\$23.2M	\$28.7M	\$25.1M	\$30.4M	\$33.9M	\$40.2M
Percent Change from Prior Year	-3%	8%	-41%	-42%	-35%	4%	21%	33%	38%	23%	8%	-2%	-7%

Average Listing Price

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



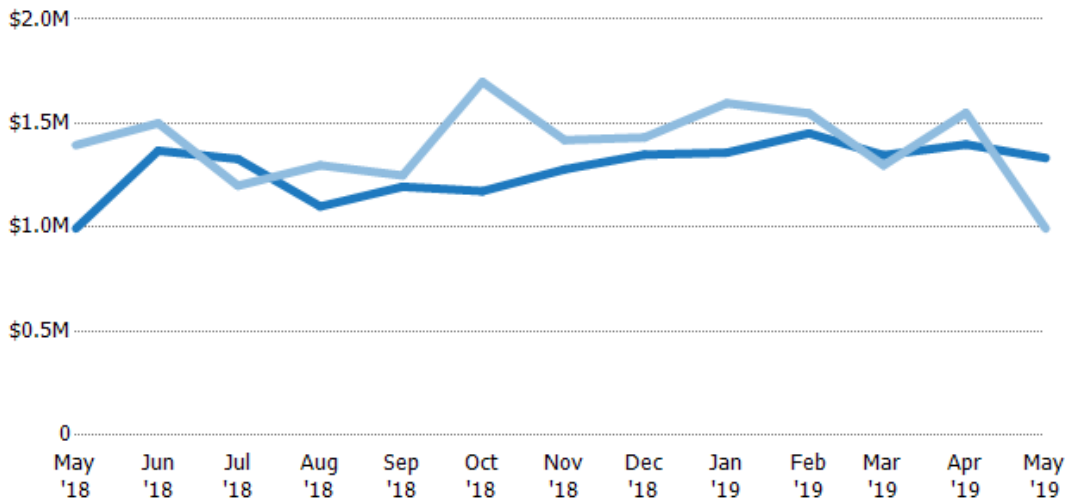
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$1.44M	\$1.49M	\$1.51M	\$1.16M	\$1.22M	\$1.2M	\$1.33M	\$1.34M	\$1.42M	\$1.41M	\$1.26M	\$1.45M	\$1.56M
Prior Year	\$1.44M	\$1.43M	\$1.41M	\$1.5M	\$1.48M	\$1.49M	\$1.47M	\$1.45M	\$1.59M	\$1.4M	\$1.6M	\$1.61M	\$1.44M
Percent Change from Prior Year	0%	4%	7%	-22%	-18%	-19%	-9%	-7%	-11%	1%	-21%	-10%	9%

Median Listing Price

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
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	\$994K	\$1.37M	\$1.33M	\$1.1M	\$1.2M	\$1.17M	\$1.28M	\$1.35M	\$1.36M	\$1.45M	\$1.35M	\$1.4M	\$1.33M
Prior Year	\$1.4M	\$1.5M	\$1.2M	\$1.3M	\$1.25M	\$1.7M	\$1.42M	\$1.43M	\$1.6M	\$1.55M	\$1.3M	\$1.55M	\$994K
Percent Change from Prior Year	-29%	-9%	11%	-15%	-4%	-31%	-10%	-6%	-15%	-6%	4%	-10%	34%

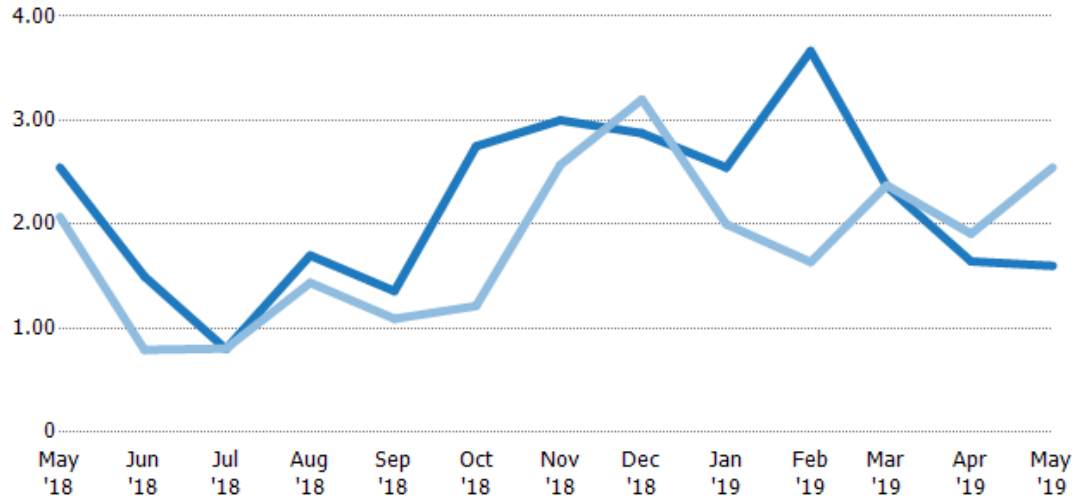
Months of Inventory

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Months	% Chg.
May '19	1.6	-37.1%
May '18	2.55	22.9%
May '17	2.07	-14.8%



Current Year	2.55	1.5	0.8	1.7	1.36	2.75	3	2.88	2.55	3.67	2.36	1.64	1.6
Prior Year	2.07	0.79	0.81	1.44	1.09	1.21	2.57	3.2	2	1.64	2.38	1.91	2.55
Percent Change from Prior Year	23%	89%	-1%	18%	24%	126%	17%	-10%	27%	124%	0%	-14%	-37%

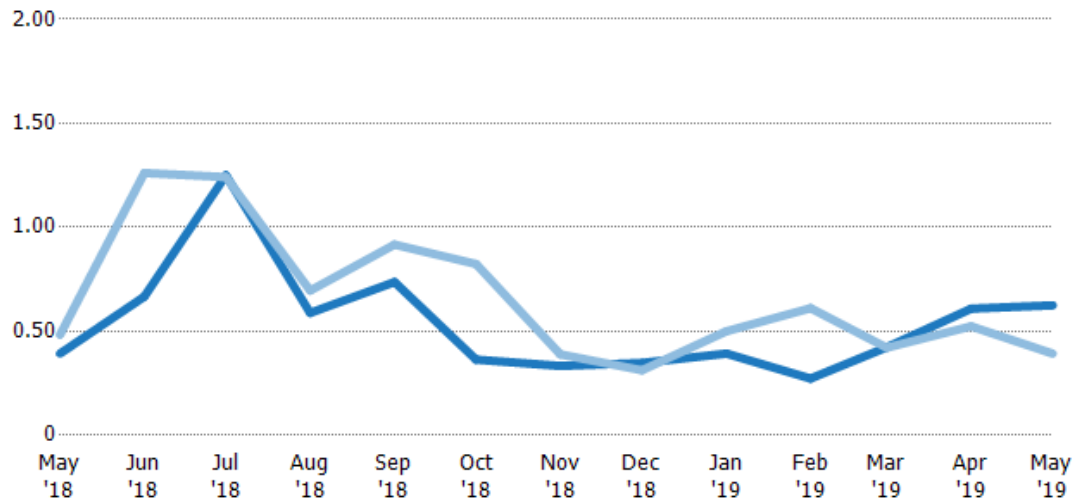
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Rate	Chg.
May '19	63%	-23.2%
May '18	39%	9%
May '17	48%	17.4%



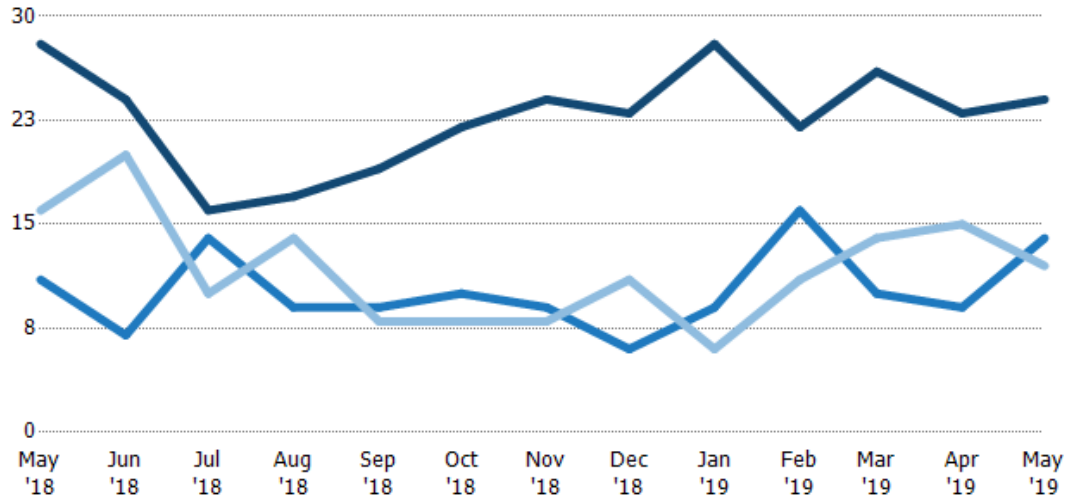
Current Year	39%	67%	125%	59%	74%	36%	33%	35%	39%	27%	42%	61%	63%
Prior Year	48%	126%	124%	70%	92%	82%	39%	31%	50%	61%	42%	52%	39%
Change from Prior Year	9%	59%	-1%	11%	18%	46%	6%	-4%	11%	34%	0%	-8%	-23%

Active/Pending/Sold Units

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
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	28	24	16	17	19	22	24	23	28	22	26	23	24
Pending	11	7	14	9	9	10	9	6	9	16	10	9	14
Sold	16	20	10	14	8	8	8	11	6	11	14	15	12

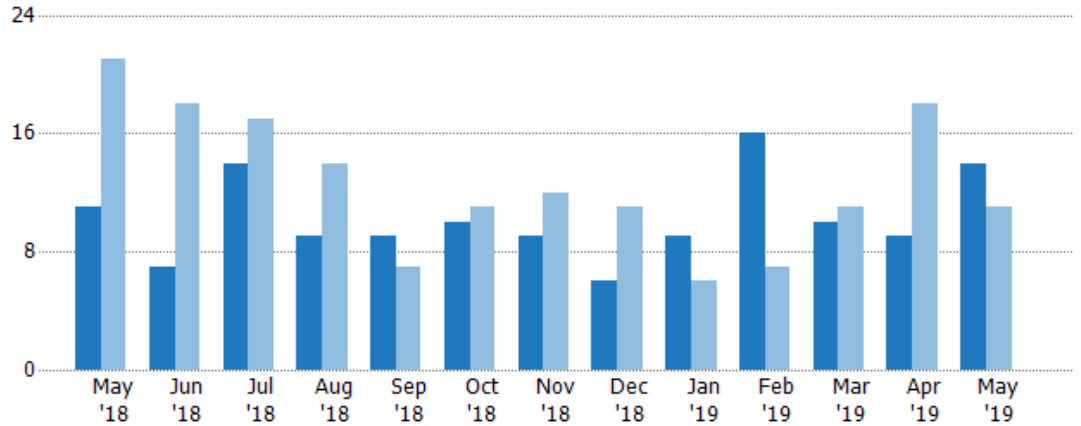
Pending Sales

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Count	% Chg.
May '19	14	27.3%
May '18	11	-47.6%
May '17	21	23.8%



	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	11	7	14	9	9	10	9	6	9	16	10	9	14
Prior Year	21	18	17	14	7	11	12	11	6	7	11	18	11
Percent Change from Prior Year	-48%	-61%	-18%	-36%	29%	-9%	-25%	-45%	50%	129%	-9%	-50%	27%

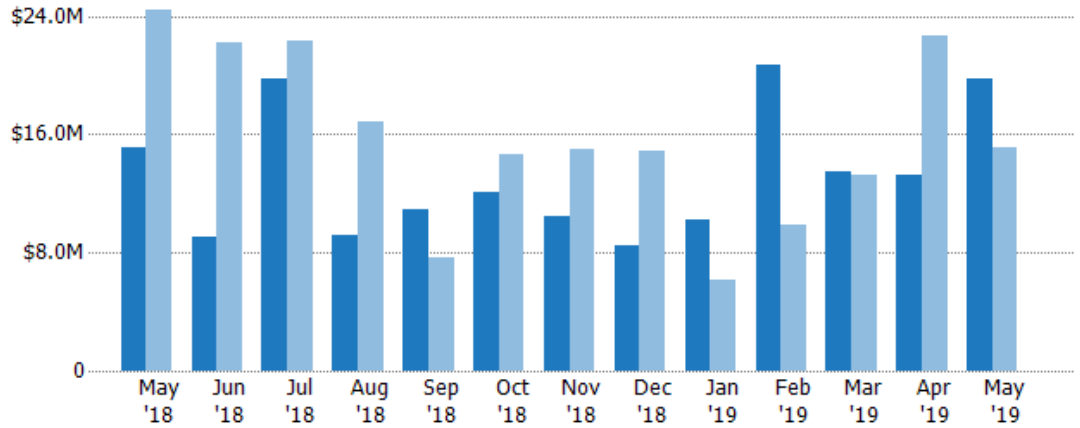
Pending Sales Volume

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
May '19	\$19.8M	30.7%
May '18	\$15.2M	-38%
May '17	\$24.4M	2.3%



Current Year	\$15.2M	\$9.1M	\$19.8M	\$9.2M	\$10.9M	\$12M	\$10.5M	\$8.47M	\$10.2M	\$20.7M	\$13.5M	\$13.3M	\$19.8M
Prior Year	\$24.4M	\$22.2M	\$22.3M	\$16.8M	\$7.63M	\$14.7M	\$15M	\$14.9M	\$6.18M	\$9.85M	\$13.2M	\$22.6M	\$15.2M
Percent Change from Prior Year	-38%	-59%	-11%	-45%	42%	-18%	-30%	-43%	65%	110%	2%	-41%	31%

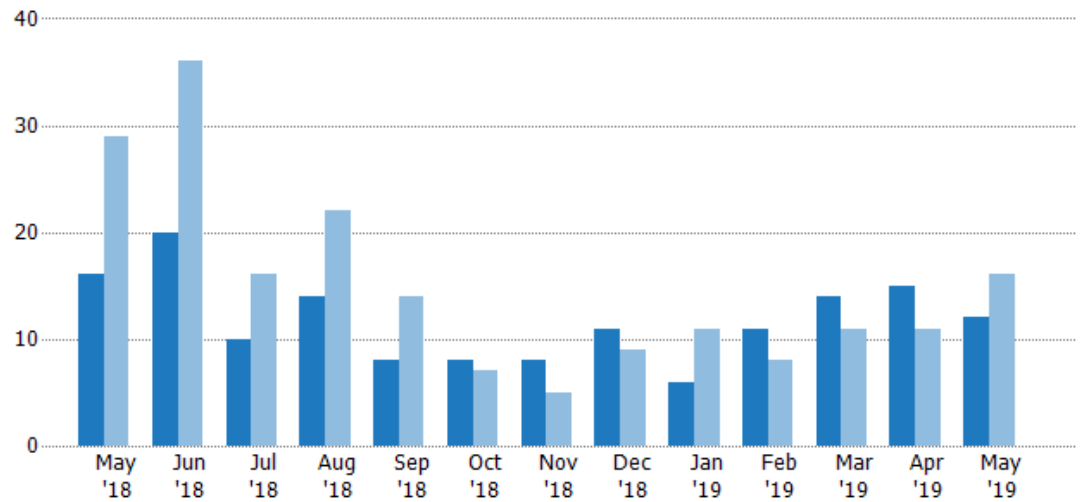
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
May '19	12	-25%
May '18	16	-44.8%
May '17	29	-51.7%



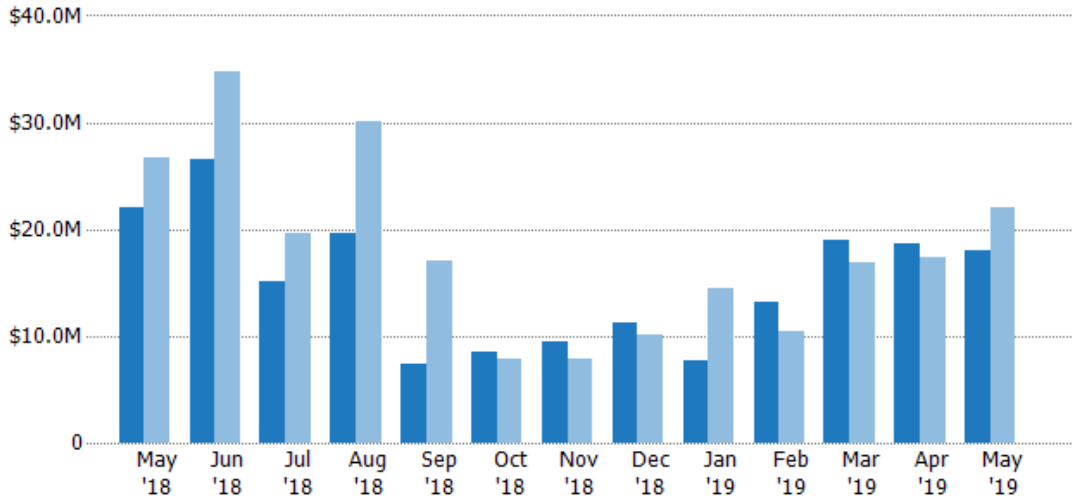
Current Year	16	20	10	14	8	8	8	11	6	11	14	15	12
Prior Year	29	36	16	22	14	7	5	9	11	8	11	11	16
Percent Change from Prior Year	-45%	-44%	-38%	-36%	-43%	14%	60%	22%	-45%	38%	27%	36%	-25%

Closed Sales Volume

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



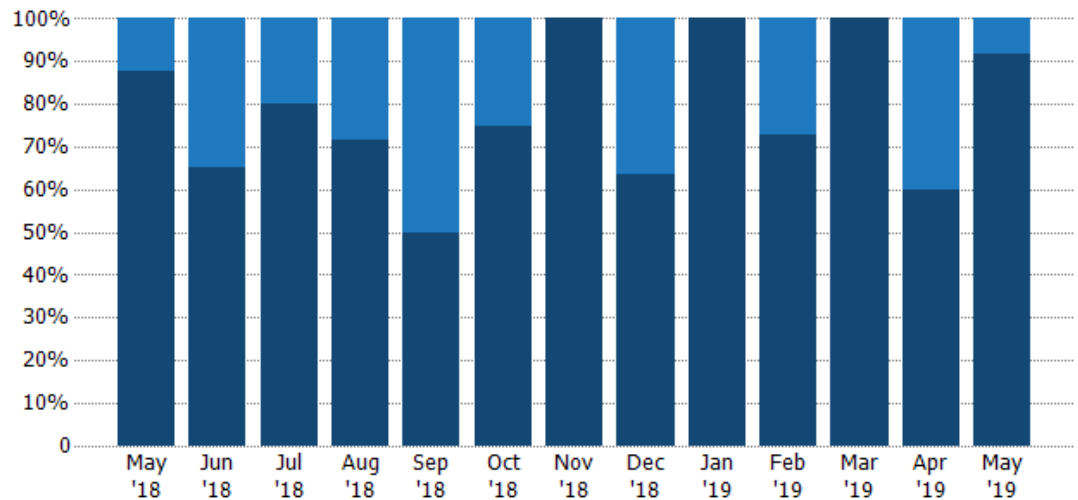
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
May '19	\$18M	\$22M	-18.2%
May '18	\$22M	\$26.7M	-17.9%
May '17	\$26.7M	-	-38%

Closed Sales by Property Type

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Single Family Residence	Condo/Townhouse
May '19	92%	8%
May '18	88%	13%
May '17	26.7%	-

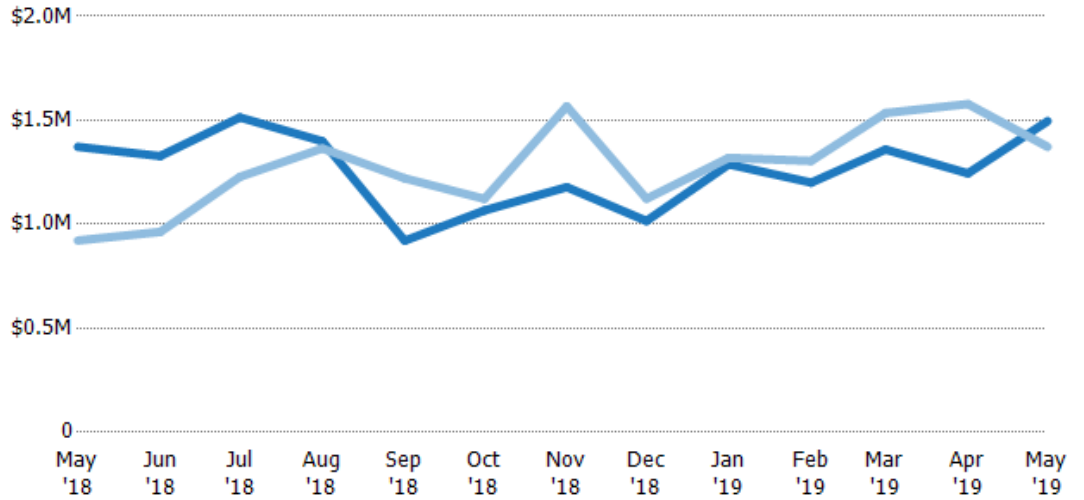
Average Sales Price

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
May '19	\$1.5M	9%
May '18	\$1.37M	48.9%
May '17	\$922K	28.4%



Current Year	\$1.37M	\$1.33M	\$1.51M	\$1.4M	\$921K	\$1.07M	\$1.18M	\$1.02M	\$1.29M	\$1.2M	\$1.36M	\$1.24M	\$1.5M
Prior Year	\$922K	\$963K	\$1.23M	\$1.36M	\$1.22M	\$1.12M	\$1.57M	\$1.12M	\$1.32M	\$1.3M	\$1.53M	\$1.58M	\$1.37M
Percent Change from Prior Year	49%	38%	23%	3%	-25%	-5%	-25%	-10%	-2%	-8%	-11%	-21%	9%

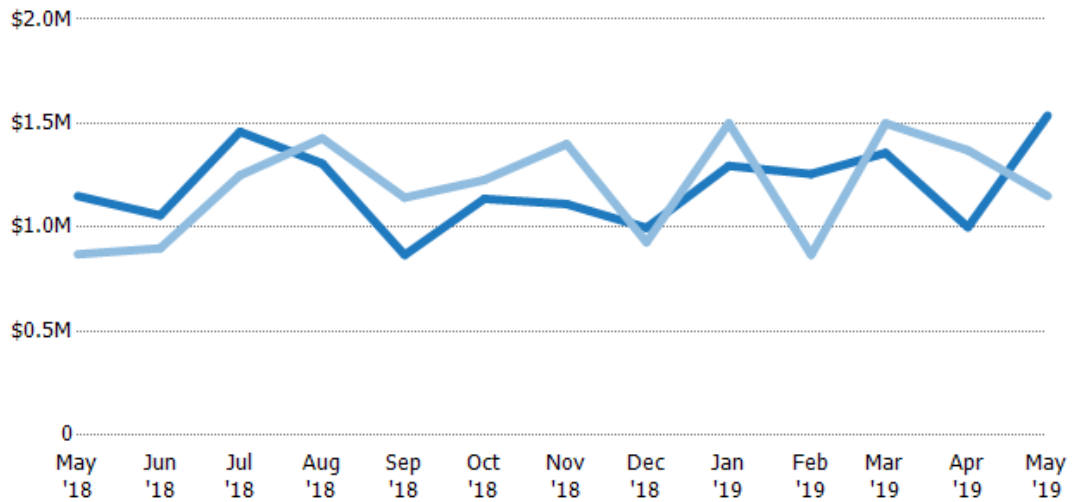
Median Sales Price

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
May '19	\$1.54M	33.7%
May '18	\$1.15M	32.2%
May '17	\$870K	4.9%



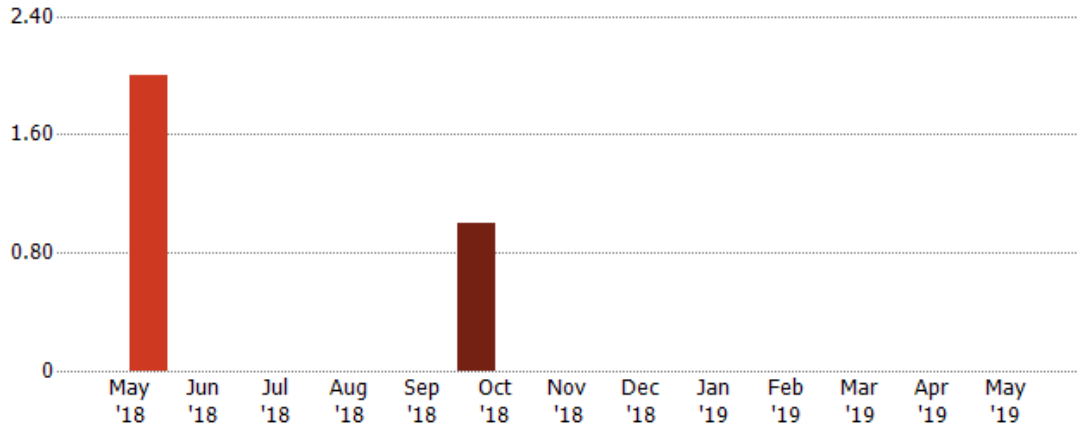
Current Year	\$1.15M	\$1.06M	\$1.46M	\$1.31M	\$867K	\$1.14M	\$1.11M	\$997K	\$1.3M	\$1.26M	\$1.36M	\$1M	\$1.54M
Prior Year	\$870K	\$899K	\$1.25M	\$1.43M	\$1.14M	\$1.23M	\$1.4M	\$928K	\$1.5M	\$868K	\$1.5M	\$1.37M	\$1.15M
Percent Change from Prior Year	32%	18%	17%	-8%	-24%	-7%	-21%	7%	-14%	45%	-10%	-27%	34%

Distressed Listings

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



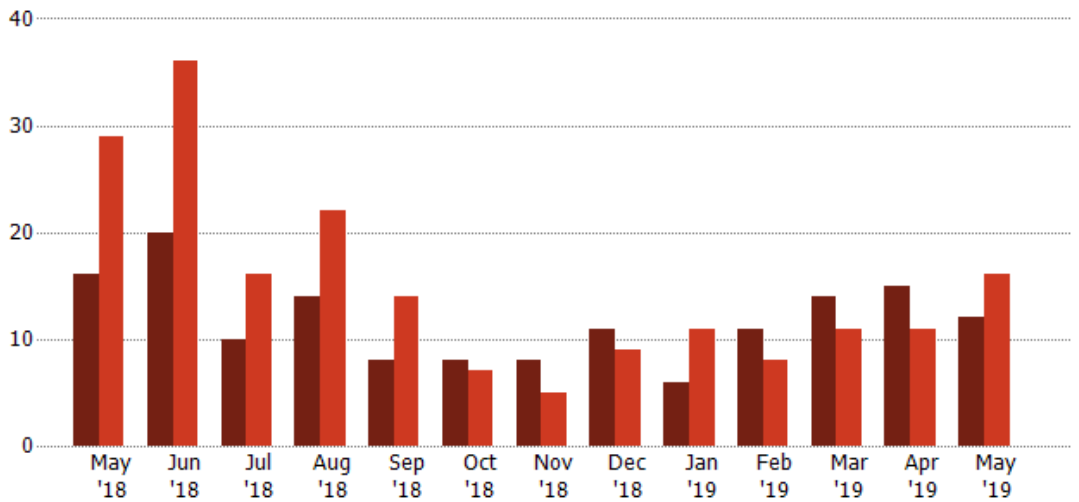
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	-	-	-	-	-	1	-	-	-	-	-	-	-
Prior Year	2	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	-	-	-	100%	-	-	-	-	-	-	-

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
May '19	12	-25%
May '18	16	-44.8%
May '17	29	-51.7%

	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	16	20	10	14	8	8	8	11	6	11	14	15	12
Prior Year	29	36	16	22	14	7	5	9	11	8	11	11	16
Percent Change from Prior Year	-45%	-44%	-38%	-36%	-43%	14%	60%	22%	-45%	38%	27%	36%	-25%

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: South 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: South Pasadena, CA 91030 South Pasadena, CA 91031

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