



PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Altadena



## Report Characteristics

**Report Name:**  
Altadena

**Report Date Range:**  
6/2018 – 6/2019

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

**Avg/Med:** Both

**Run Date:** 07/08/2019

**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	Jun 2019	Jun 2018	+ / -	YTD 2019	YTD 2018	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	39	51	-23.5%	233	263	-11.4%
New Listing Volume	\$41,747,886	\$51,013,249	-18.2%	\$242,396,747	\$259,099,675	-6.4%
Active Listing Count	60	80	-25%	N/A	N/A	
Active Listing Volume	\$69,094,061	\$89,592,497	-22.9%	N/A	N/A	
Average Listing Price	\$1,151,568	\$1,119,906	+2.8%	\$1,091,310	\$1,048,567	+4.1%
Median Listing Price	\$995,000	\$899,000	+10.7%	\$923,023	\$869,573	+6.1%
Months of Inventory	1.6	2	-18.9%	2.1	1.8	+19.3%
Absorption Rate	61.67%	50%	+11.7%	46.84%	55.89%	-9.1%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	54	26	+107.7%	N/A	N/A	
Pending Sales Volume	\$52,318,799	\$22,297,400	+134.6%	N/A	N/A	
Closed Sales Count	27	42	-35.7%	160	185	-13.5%
Closed Sales Volume	\$28,051,500	\$42,774,775	-34.4%	\$159,950,242	\$176,800,593	-9.5%
Average Sales Price	\$1,038,944	\$1,018,447	+2%	\$999,689	\$955,679	+4.6%
Median Sales Price	\$849,000	\$827,500	+2.6%	\$845,415	\$807,162	+4.7%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	2	5	-60%	N/A	N/A	

## New Listings

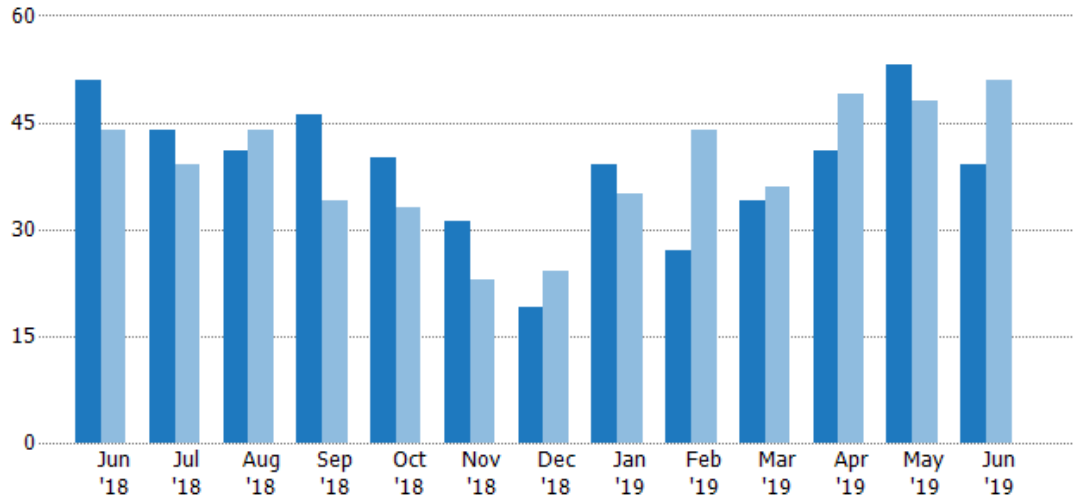
The number of new residential listings that were added each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Jun '19	39	-23.5%
Jun '18	51	15.9%
Jun '17	44	4.5%



Current Year	51	44	41	46	40	31	19	39	27	34	41	53	39
Prior Year	44	39	44	34	33	23	24	35	44	36	49	48	51
Percent Change from Prior Year	16%	13%	-7%	35%	21%	35%	-21%	11%	-39%	-6%	-16%	10%	-24%

## New Listing Volume

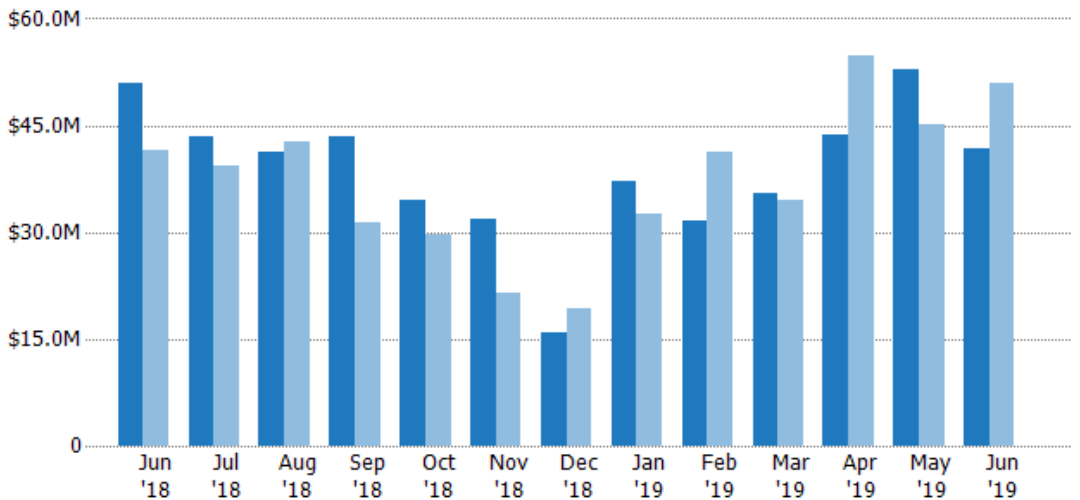
The sum of the listing price of residential listings that were added each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Jun '19	\$41.7M	-18.2%
Jun '18	\$51M	22.8%
Jun '17	\$41.5M	-10.4%



Current Year	\$51M	\$43.3M	\$41.2M	\$43.4M	\$34.4M	\$31.7M	\$15.8M	\$37.1M	\$31.5M	\$35.5M	\$43.7M	\$52.8M	\$41.7M
Prior Year	\$41.5M	\$39.2M	\$42.6M	\$31.4M	\$29.7M	\$21.4M	\$19.3M	\$32.6M	\$41.3M	\$34.4M	\$54.7M	\$45.1M	\$51M
Percent Change from Prior Year	23%	10%	-3%	38%	16%	48%	-18%	14%	-24%	3%	-20%	17%	-18%

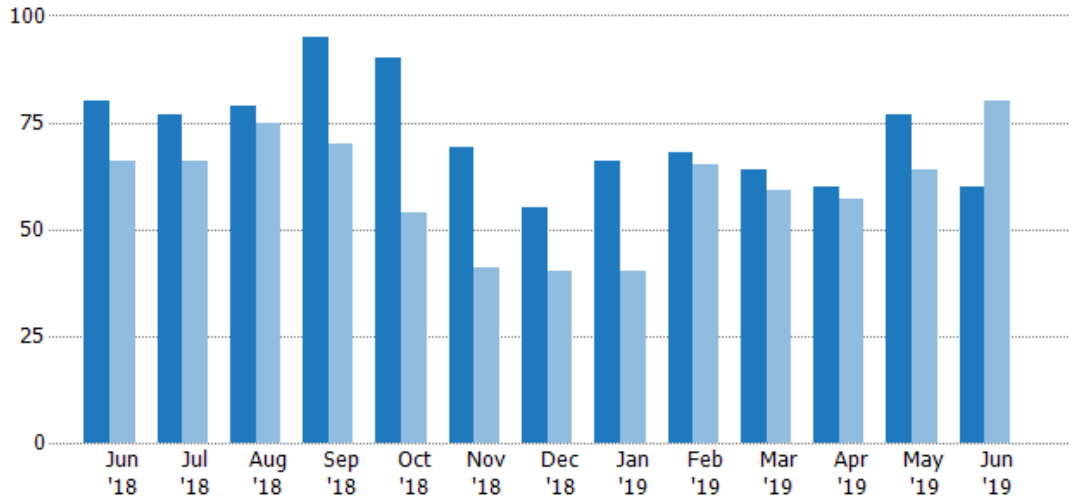
## Active Listings

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

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jun '19	60	80	-25%
Jun '18	80	66	21%
Jun '17	66	66	17%
Jul '18	77	66	17%
Aug '18	79	75	5%
Sep '18	95	70	36%
Oct '18	90	54	67%
Nov '18	69	41	68%
Dec '18	55	40	38%
Jan '19	66	40	65%
Feb '19	68	65	5%
Mar '19	64	59	8%
Apr '19	60	57	5%
May '19	77	64	20%
Jun '19	60	80	-25%

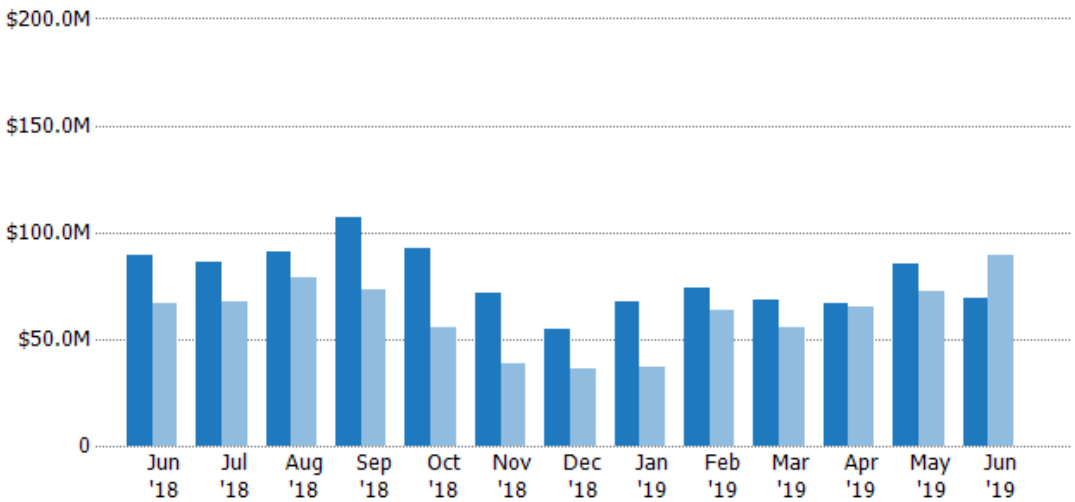
## Active Listing Volume

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

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jun '19	\$69.1M	\$89.6M	-22.9%
Jun '18	\$89.6M	\$66.7M	34%
Jun '17	\$66.7M	\$66.7M	26%
Jul '18	\$85.6M	\$67.7M	26%
Aug '18	\$91M	\$79M	15%
Sep '18	\$107M	\$72.8M	47%
Oct '18	\$92.4M	\$55.3M	67%
Nov '18	\$71.2M	\$38.9M	83%
Dec '18	\$55M	\$35.7M	54%
Jan '19	\$67.6M	\$37M	83%
Feb '19	\$74M	\$63.1M	17%
Mar '19	\$68.4M	\$55.8M	23%
Apr '19	\$67M	\$65.2M	3%
May '19	\$84.9M	\$72.1M	18%
Jun '19	\$69.1M	\$89.6M	-23%

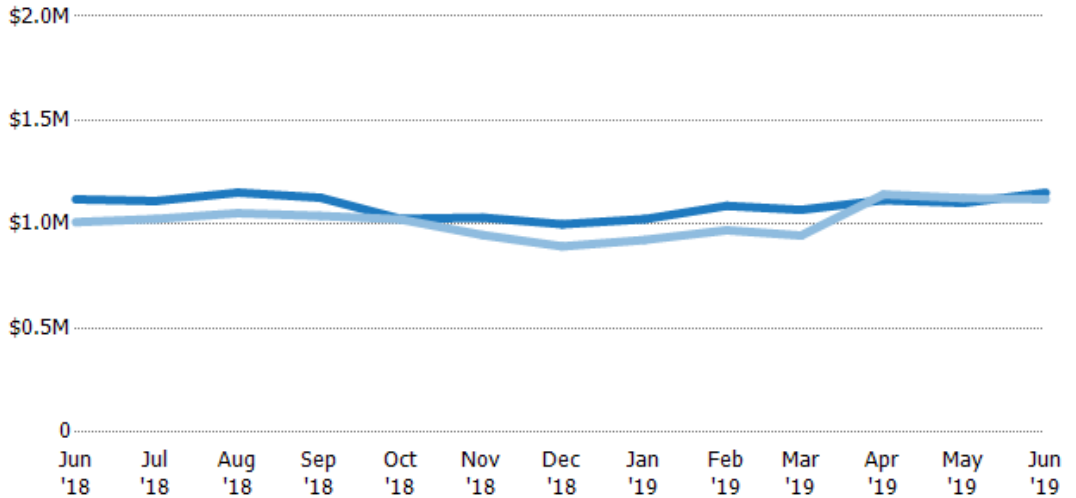
## Average Listing Price

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

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$1.12M	\$1.11M	\$1.15M	\$1.13M	\$1.03M	\$1.03M	\$1M	\$1.02M	\$1.09M	\$1.07M	\$1.12M	\$1.1M	\$1.15M
Prior Year	\$1.01M	\$1.03M	\$1.05M	\$1.04M	\$1.02M	\$948K	\$894K	\$925K	\$971K	\$946K	\$1.14M	\$1.13M	\$1.12M
Percent Change from Prior Year	11%	8%	9%	8%	0%	9%	12%	11%	12%	13%	-2%	-2%	3%

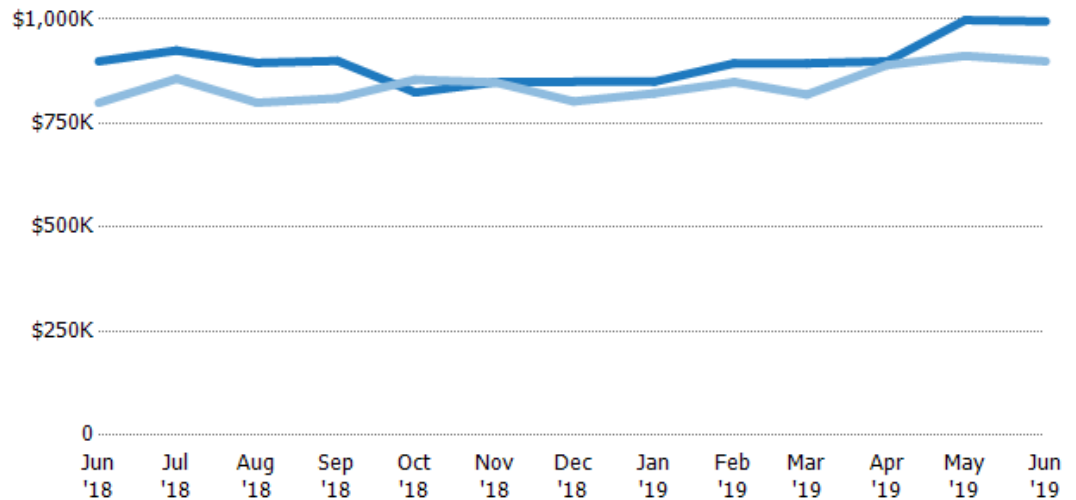
## Median Listing Price

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

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$899K	\$925K	\$895K	\$900K	\$824K	\$849K	\$850K	\$850K	\$894K	\$894K	\$899K	\$998K	\$995K
Prior Year	\$799K	\$857K	\$800K	\$810K	\$855K	\$848K	\$803K	\$822K	\$849K	\$819K	\$890K	\$912K	\$899K
Percent Change from Prior Year	12%	8%	12%	11%	-4%	0%	6%	3%	5%	9%	1%	9%	11%

## Months of Inventory

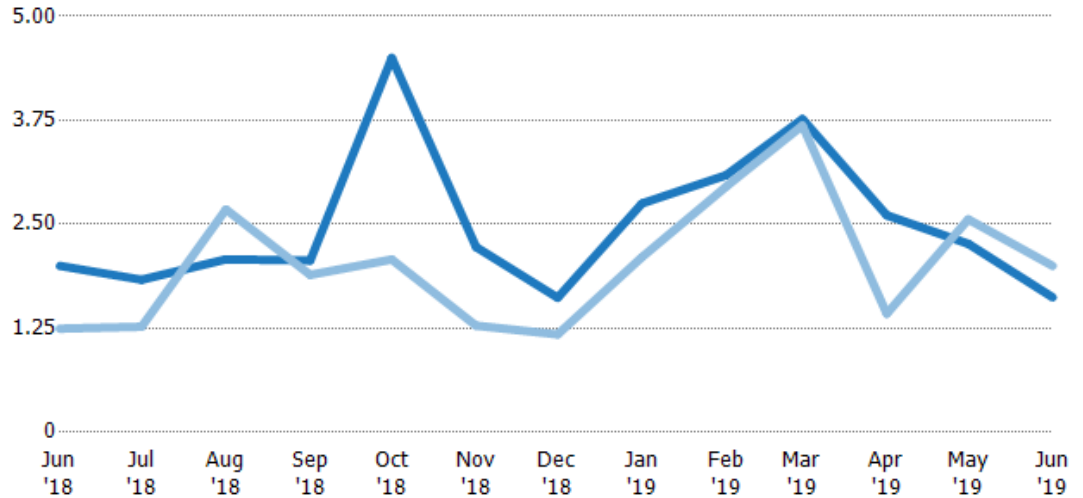
The number of months it would take to exhaust active listings at the current sales rate.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Months	% Chg.
Jun '19	1.62	-18.9%
Jun '18	2	60.6%
Jun '17	1.25	90.2%



Current Year	2	1.83	2.08	2.07	4.5	2.23	1.62	2.75	3.09	3.76	2.61	2.26	1.62
Prior Year	1.25	1.27	2.68	1.89	2.08	1.28	1.18	2.11	2.95	3.69	1.43	2.56	2
Percent Change from Prior Year	61%	44%	-22%	9%	117%	74%	38%	31%	5%	2%	83%	-12%	-19%

## Absorption Rate

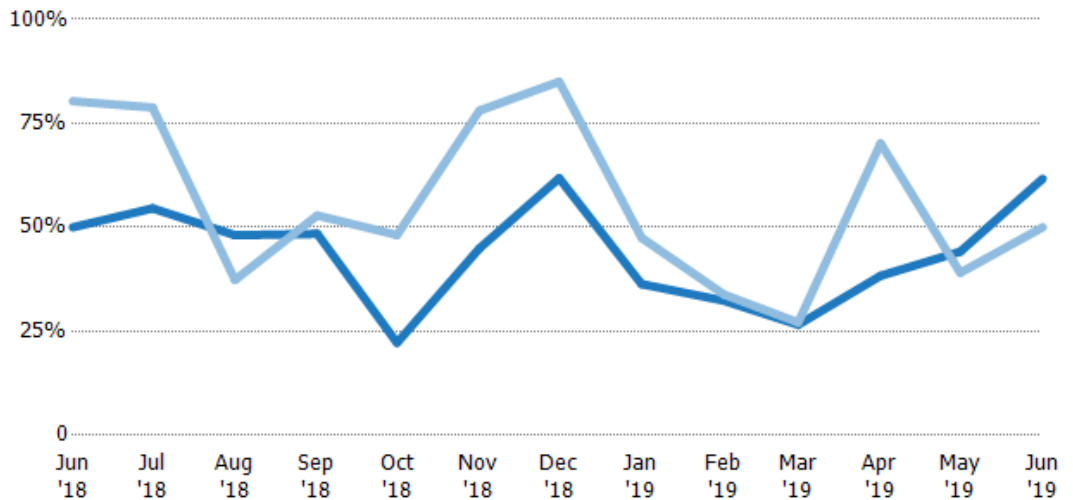
The percentage of inventory sold per month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Rate	Chg.
Jun '19	62%	-11.7%
Jun '18	50%	30.3%
Jun '17	80%	-47.4%



Current Year	50%	55%	48%	48%	22%	45%	62%	36%	32%	27%	38%	44%	62%
Prior Year	80%	79%	37%	53%	48%	78%	85%	48%	34%	27%	70%	39%	50%
Change from Prior Year	30%	24%	-11%	4%	26%	33%	23%	11%	1%	1%	32%	-5%	-12%

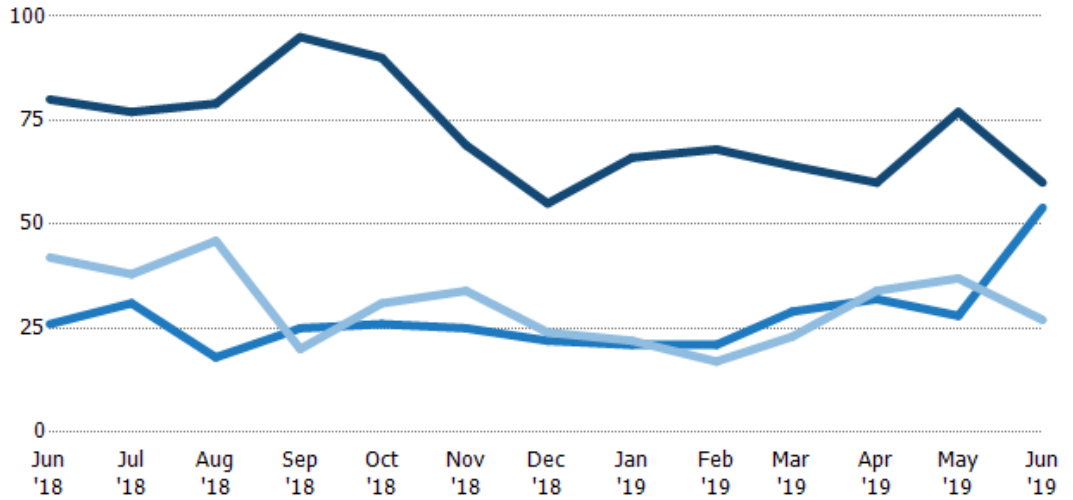
## Active/Pending/Sold Units

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

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Active	80	77	79	95	90	69	55	66	68	64	60	77	60
Pending	26	31	18	25	26	25	22	21	21	29	32	28	54
Sold	42	38	46	20	31	34	24	22	17	23	34	37	27

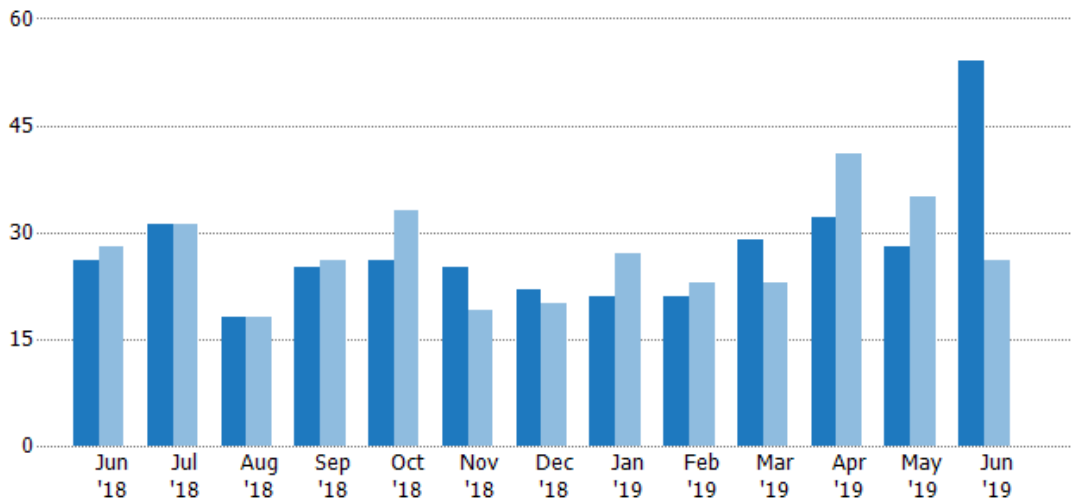
## Pending Sales

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

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence



Month/Year	Count	% Chg.
Jun '19	54	107.7%
Jun '18	26	-7.1%
Jun '17	28	10.7%

	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	26	31	18	25	26	25	22	21	21	29	32	28	54
Prior Year	28	31	18	26	33	19	20	27	23	23	41	35	26
Percent Change from Prior Year	-7%	0%	0%	-4%	-21%	32%	10%	-22%	-9%	26%	-22%	-20%	108%

## Pending Sales Volume

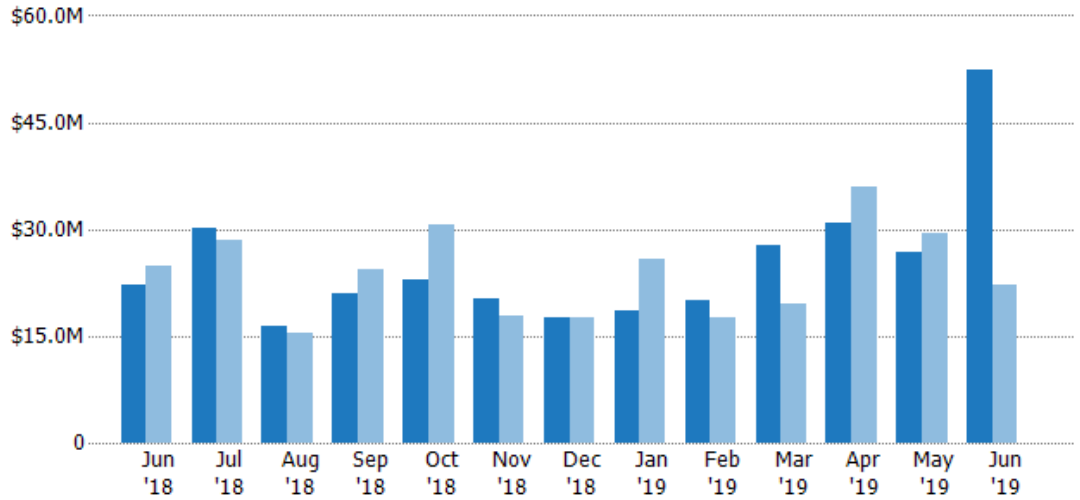
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Jun '19	\$52.3M	134.6%
Jun '18	\$22.3M	-10.6%
Jun '17	\$24.9M	3.5%



Current Year	\$22.3M	\$30.2M	\$16.4M	\$21M	\$23M	\$20.3M	\$17.6M	\$18.6M	\$20M	\$27.8M	\$31M	\$26.7M	\$52.3M
Prior Year	\$24.9M	\$28.4M	\$15.5M	\$24.3M	\$30.6M	\$17.8M	\$17.5M	\$25.7M	\$17.6M	\$19.4M	\$36M	\$29.3M	\$22.3M
Percent Change from Prior Year	-11%	7%	6%	-14%	-25%	14%	1%	-28%	14%	43%	-14%	-9%	135%

## Closed Sales

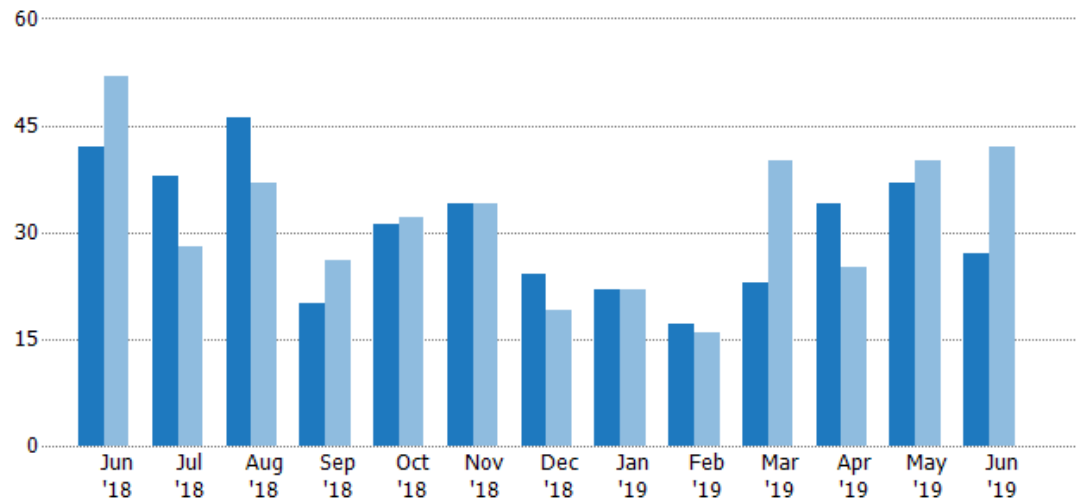
The total number of residential properties sold each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Jun '19	27	-35.7%
Jun '18	42	-19.2%
Jun '17	52	-38.5%



Current Year	42	38	46	20	31	34	24	22	17	23	34	37	27
Prior Year	52	28	37	26	32	34	19	22	16	40	25	40	42
Percent Change from Prior Year	-19%	36%	24%	-23%	-3%	0%	26%	0%	6%	-43%	36%	-8%	-36%



## Closed Sales Volume

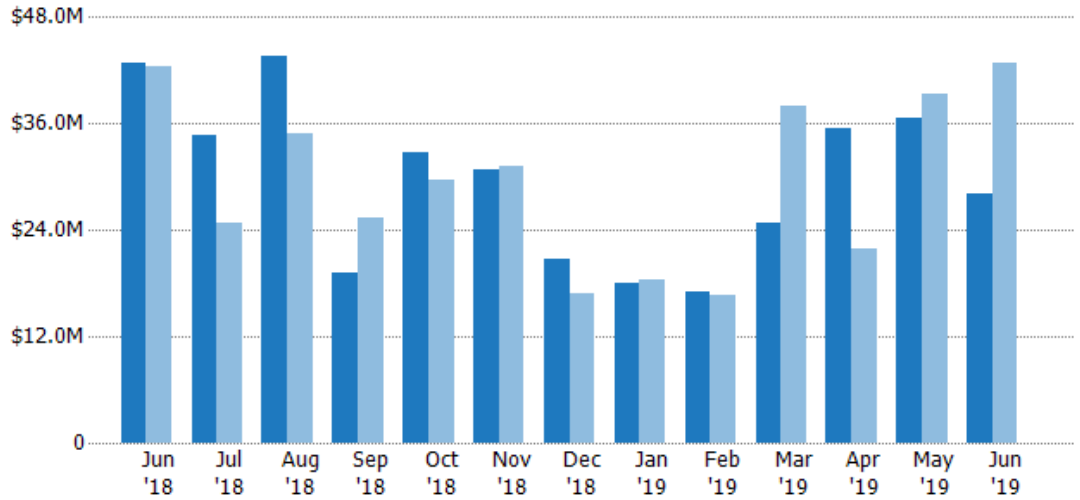
The sum of the sales price of residential properties sold each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Jun '19	\$28.1M	-34.4%
Jun '18	\$42.8M	0.9%
Jun '17	\$42.4M	-45.4%



Current Year	\$42.8M	\$34.6M	\$43.7M	\$19.2M	\$32.7M	\$30.8M	\$20.7M	\$18M	\$17.1M	\$24.7M	\$35.5M	\$36.6M	\$28.1M
Prior Year	\$42.4M	\$24.7M	\$34.9M	\$25.4M	\$29.7M	\$31.1M	\$16.8M	\$18.4M	\$16.6M	\$37.9M	\$21.8M	\$39.3M	\$42.8M
Percent Change from Prior Year	1%	40%	25%	-24%	10%	-1%	23%	-2%	3%	-35%	63%	-7%	-34%

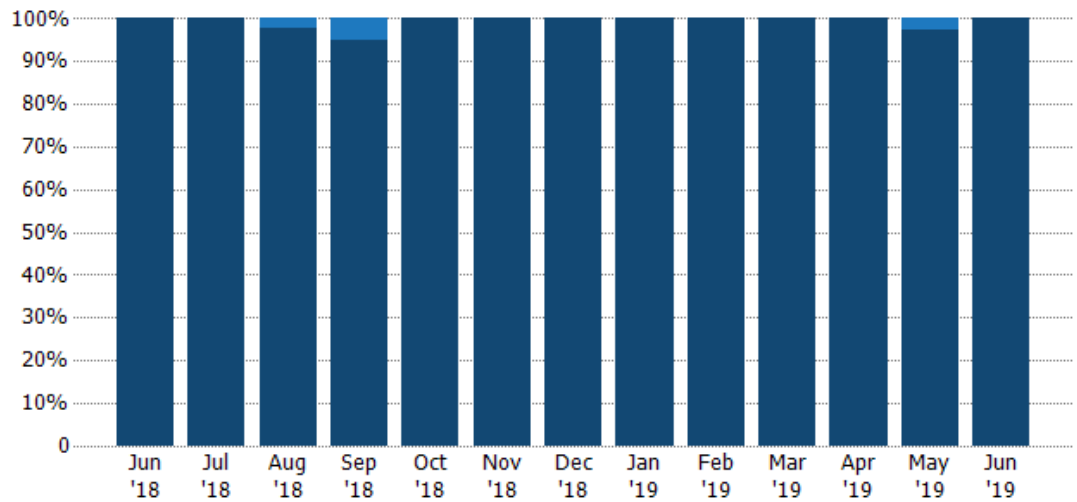
## Closed Sales by Property Type

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

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence



Condo/Townhouse	-	-	2%	5%	-	-	-	-	-	-	-	3%	-
Single Family Residence	100%	100%	98%	95%	100%	100%	100%	100%	100%	100%	100%	97%	100%

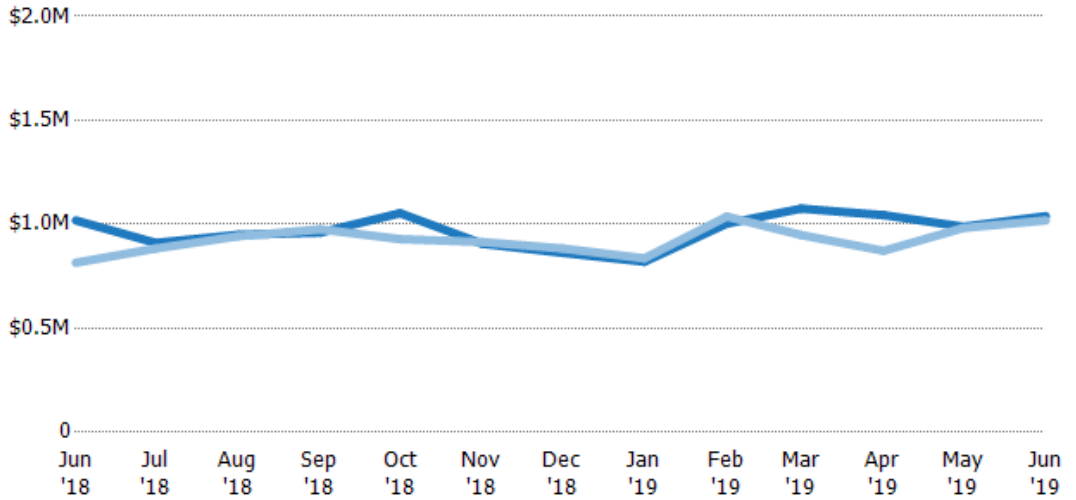
## Average Sales Price

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

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$1.02M	\$911K	\$949K	\$960K	\$1.05M	\$906K	\$863K	\$820K	\$1M	\$1.08M	\$1.04M	\$988K	\$1.04M
Prior Year	\$815K	\$883K	\$942K	\$976K	\$929K	\$915K	\$884K	\$836K	\$1.04M	\$948K	\$872K	\$982K	\$1.02M
Percent Change from Prior Year	25%	3%	1%	-2%	13%	-1%	-2%	-2%	-3%	13%	20%	1%	2%

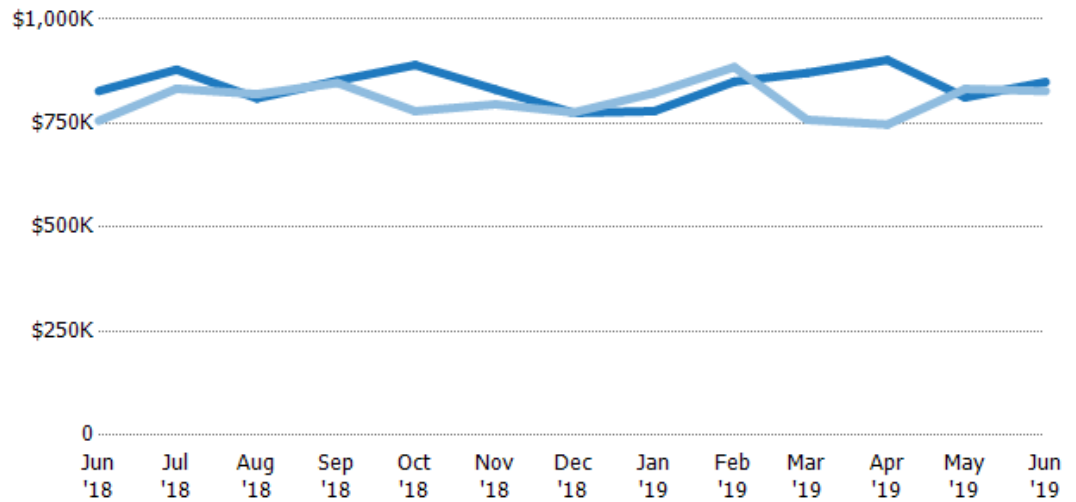
## Median Sales Price

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

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$828K	\$879K	\$810K	\$853K	\$890K	\$831K	\$775K	\$779K	\$850K	\$871K	\$902K	\$812K	\$849K
Prior Year	\$756K	\$833K	\$820K	\$847K	\$779K	\$796K	\$776K	\$823K	\$885K	\$759K	\$747K	\$833K	\$828K
Percent Change from Prior Year	9%	6%	-1%	1%	14%	4%	0%	-5%	-4%	15%	21%	-2%	3%

## Distressed Listings

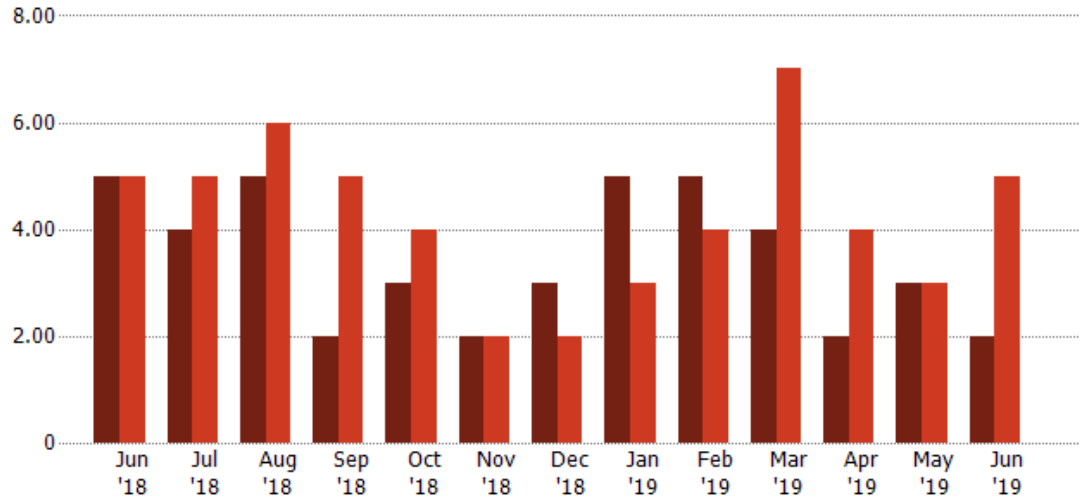
The number of distressed residential properties that were for sale at the end of each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Jun '19	2	-60%
Jun '18	5	0%
Jun '17	5	40%



Current Year	5	4	5	2	3	2	3	5	5	4	2	3	2
Prior Year	5	5	6	5	4	2	2	3	4	7	4	3	5
Percent Change from Prior Year	0%	-20%	-17%	-60%	-25%	0%	50%	67%	25%	-43%	-50%	0%	-60%

## Distressed Sales

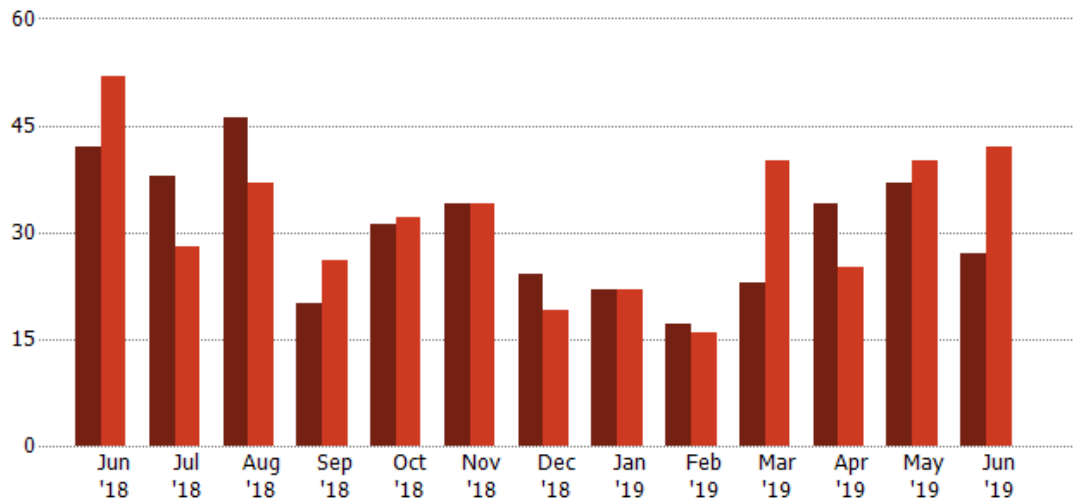
The count of distressed residential properties sold each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:  
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Jun '19	27	-35.7%
Jun '18	42	-19.2%
Jun '17	52	-38.5%



Current Year	42	38	46	20	31	34	24	22	17	23	34	37	27
Prior Year	52	28	37	26	32	34	19	22	16	40	25	40	42
Percent Change from Prior Year	-19%	36%	24%	-23%	-3%	0%	26%	0%	6%	-43%	36%	-8%	-36%

## 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:** Altadena

**Run Date:** 07/08/2019

**Scheduled:** No

**Report Date Range:** From 6/2018 To: 6/2019

### 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:** Altadena, CA 91001    Altadena, CA 91003

### 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 6/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area