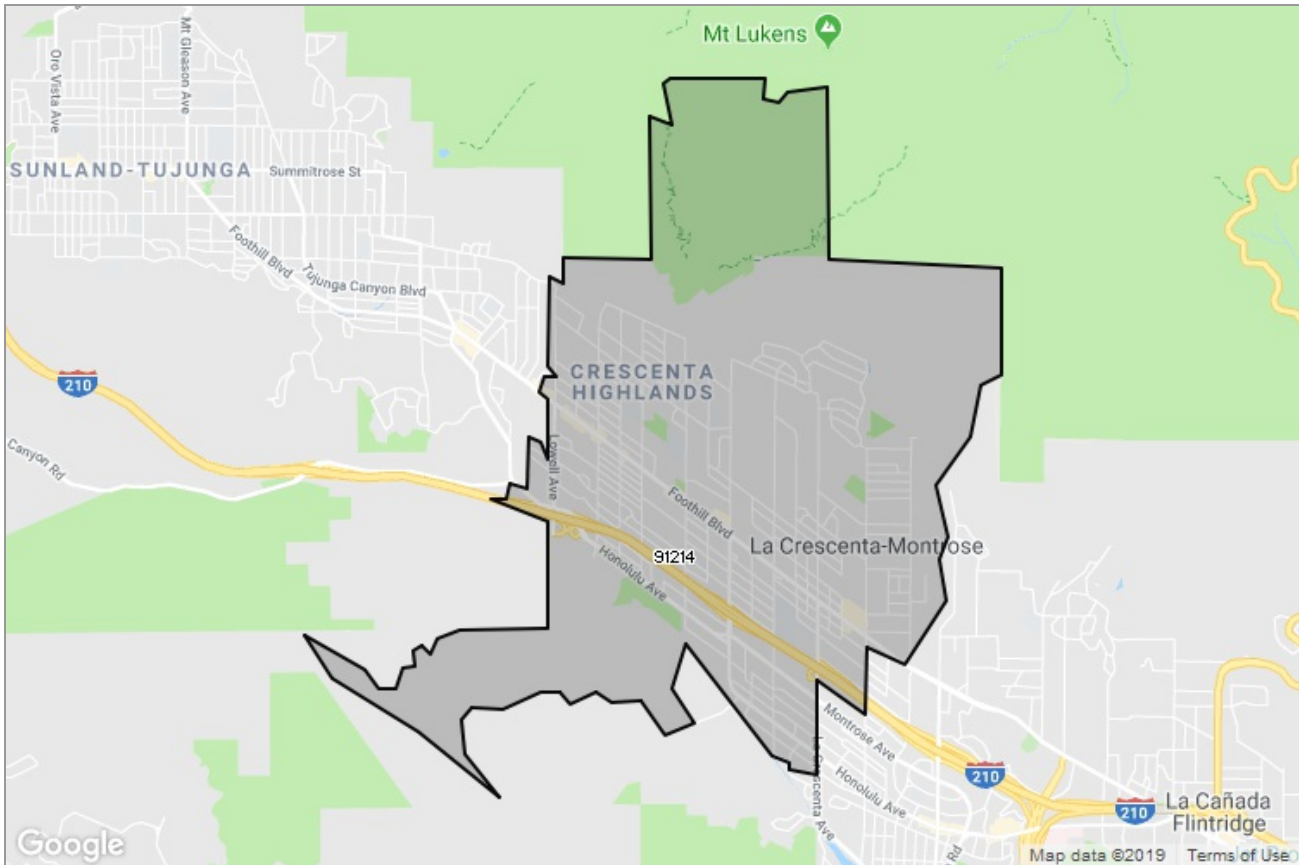




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

La Crescenta



Report Characteristics

Report Name:
La Crescenta

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	+ / -
Listing Activity Charts Metrics						
New Listing Count	40	48	-16.7%	225	226	-0.4%
New Listing Volume	\$35,229,188	\$44,149,493	-20.2%	\$203,206,008	\$196,393,200	+3.5%
Active Listing Count	47	61	-23%	N/A	N/A	
Active Listing Volume	\$45,059,026	\$57,214,993	-21.2%	N/A	N/A	
Average Listing Price	\$958,703	\$937,951	+2.2%	\$909,788	\$930,511	-2.2%
Median Listing Price	\$899,000	\$889,900	+1%	\$868,276	\$847,070	+2.5%
Months of Inventory	1.2	1.9	-38.4%	1.9	1.8	+3.9%
Absorption Rate	85.11%	52.46%	+32.6%	53.68%	55.8%	-2.1%
Sales Activity Charts Metrics						
Pending Sales Count	49	18	+172.2%	N/A	N/A	
Pending Sales Volume	\$43,390,600	\$14,567,700	+197.9%	N/A	N/A	
Closed Sales Count	31	42	-26.2%	139	175	-20.6%
Closed Sales Volume	\$31,148,400	\$34,665,633	-10.1%	\$123,877,088	\$149,485,900	-17.1%
Average Sales Price	\$1,004,787	\$825,372	+21.7%	\$891,202	\$854,205	+4.3%
Median Sales Price	\$990,000	\$805,000	+23%	\$866,826	\$854,869	+1.4%
Distressed Charts Metrics						
Distressed Listing Count	3	2	+50%	N/A	N/A	

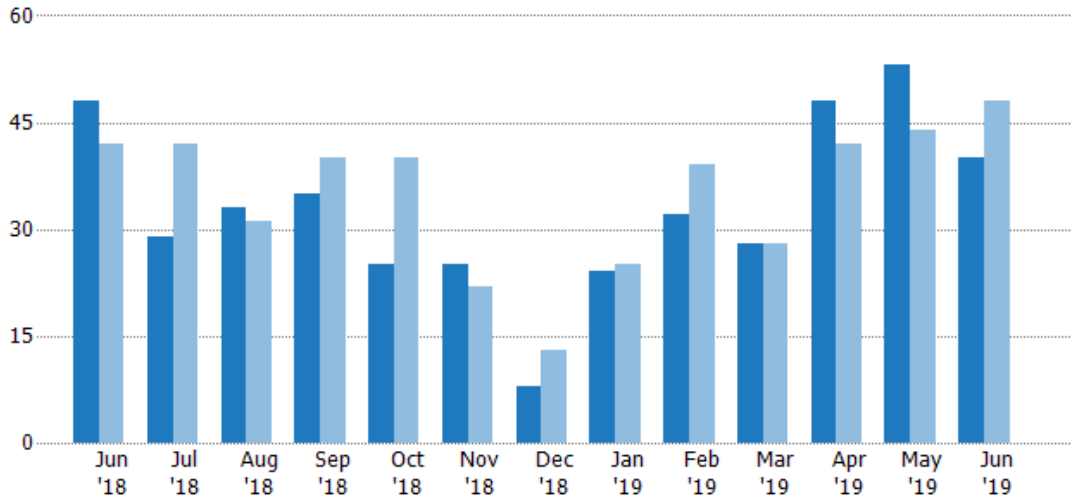
New Listings

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.
Jun '19	40	-16.7%
Jun '18	48	14.3%
Jun '17	42	16.7%



	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	48	29	33	35	25	25	8	24	32	28	48	53	40
Prior Year	42	42	31	40	40	22	13	25	39	28	42	44	48
Percent Change from Prior Year	14%	-31%	6%	-13%	-38%	14%	-38%	-4%	-18%	0%	14%	20%	-17%

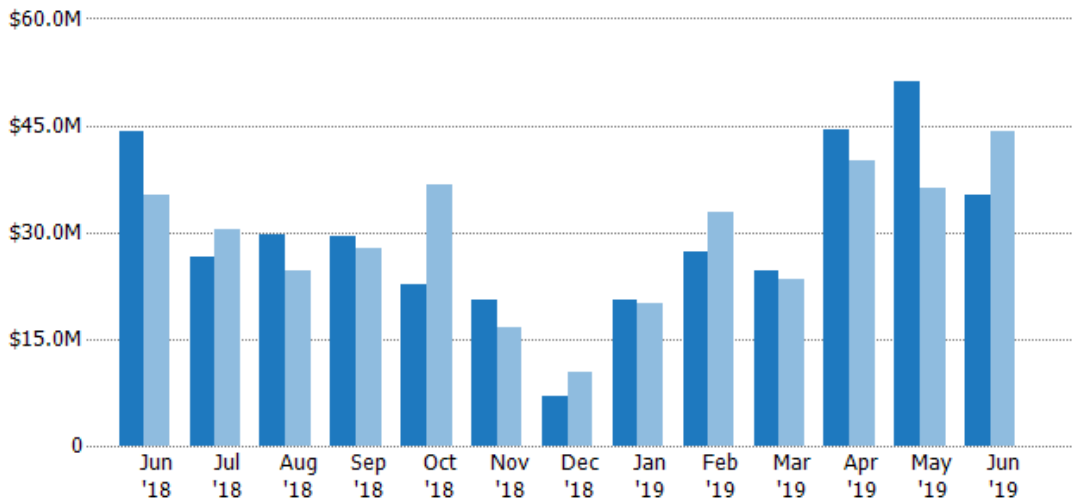
New Listing Volume

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.
Jun '19	\$35.2M	-20.2%
Jun '18	\$44.1M	25.4%
Jun '17	\$35.2M	8.8%



	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	\$44.1M	\$26.6M	\$29.7M	\$29.5M	\$22.8M	\$20.5M	\$6.96M	\$20.6M	\$27.3M	\$24.7M	\$44.4M	\$51.1M	\$35.2M
Prior Year	\$35.2M	\$30.4M	\$24.7M	\$27.7M	\$36.7M	\$16.7M	\$10.4M	\$20M	\$32.8M	\$23.3M	\$40M	\$36.1M	\$44.1M
Percent Change from Prior Year	25%	-12%	20%	7%	-38%	23%	-33%	3%	-17%	6%	11%	41%	-20%

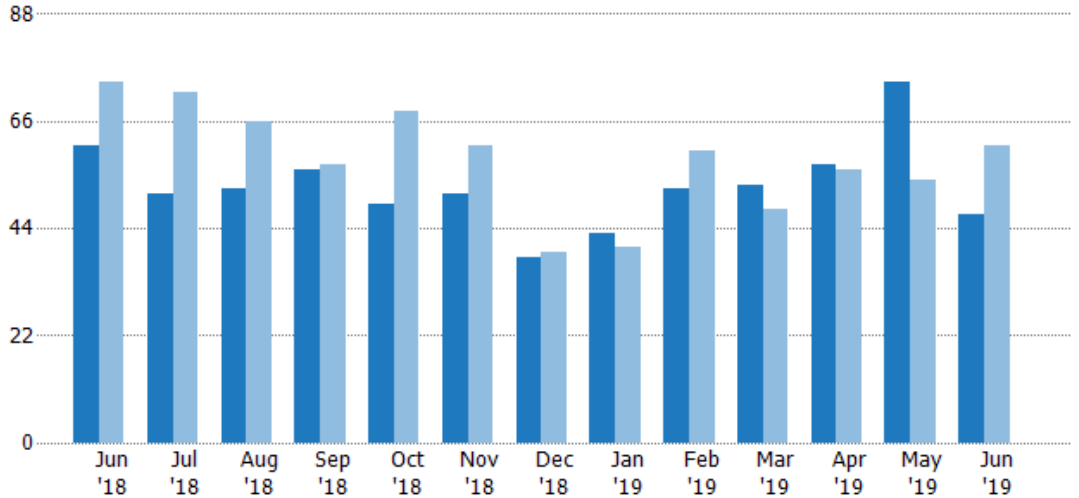
Active Listings

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.
Jun '19	47	-23%
Jun '18	61	-17.6%
Jun '17	74	10.8%



	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	61	51	52	56	49	51	38	43	52	53	57	74	47
Prior Year	74	72	66	57	68	61	39	40	60	48	56	54	61
Percent Change from Prior Year	-18%	-29%	-21%	-2%	-28%	-16%	-3%	8%	-13%	10%	2%	37%	-23%

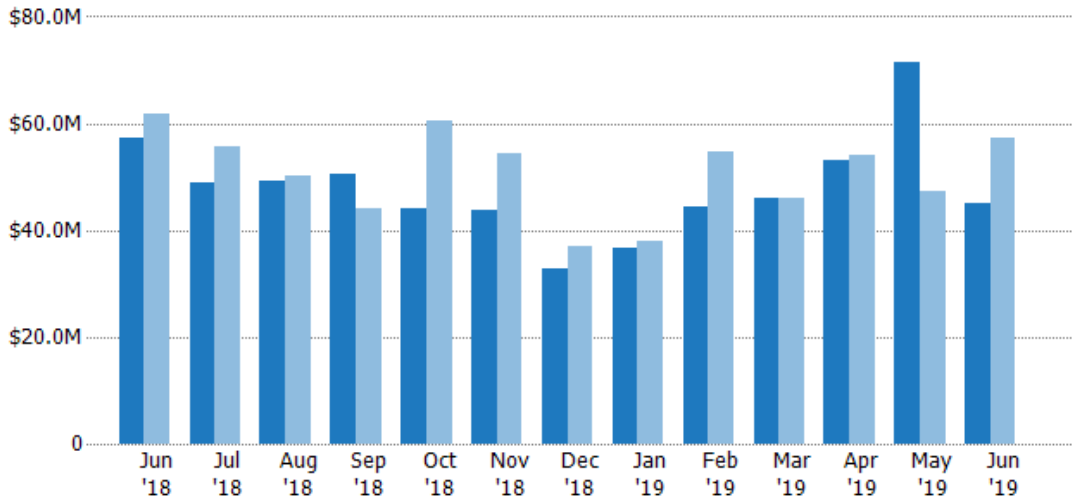
Active Listing Volume

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.
Jun '19	\$45.1M	-21.2%
Jun '18	\$57.2M	-7.5%
Jun '17	\$61.8M	5.5%



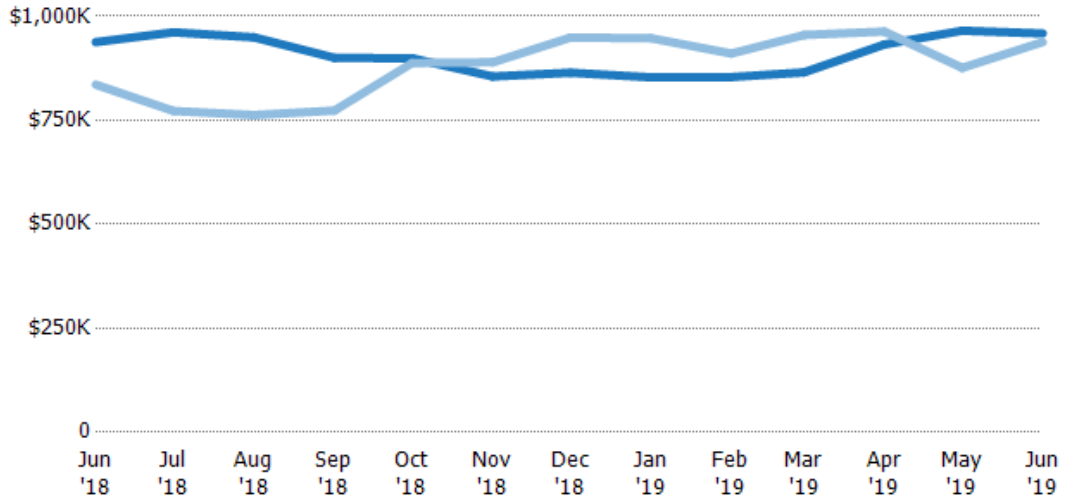
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$57.2M	\$49M	\$49.4M	\$50.4M	\$44.1M	\$43.6M	\$32.8M	\$36.7M	\$44.4M	\$45.9M	\$53.1M	\$71.4M	\$45.1M
Prior Year	\$61.8M	\$55.6M	\$50.3M	\$44.1M	\$60.4M	\$54.2M	\$37M	\$37.9M	\$54.6M	\$45.8M	\$53.9M	\$47.3M	\$57.2M
Percent Change from Prior Year	-7%	-12%	-2%	14%	-27%	-20%	-11%	-3%	-19%	0%	-1%	51%	-21%

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



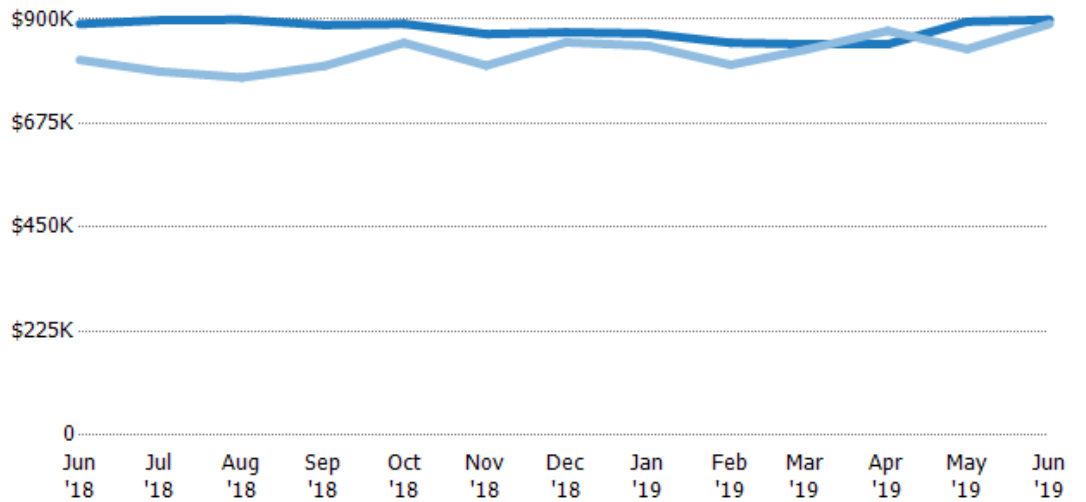
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Jun '18	\$938K	\$836K	12%
Jul '18	\$961K	\$772K	24%
Aug '18	\$949K	\$763K	24%
Sep '18	\$900K	\$773K	16%
Oct '18	\$899K	\$888K	1%
Nov '18	\$855K	\$889K	-4%
Dec '18	\$864K	\$949K	-9%
Jan '19	\$853K	\$947K	-10%
Feb '19	\$854K	\$911K	-6%
Mar '19	\$865K	\$955K	-9%
Apr '19	\$932K	\$963K	-3%
May '19	\$965K	\$876K	10%
Jun '19	\$959K	\$938K	2%

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 Price	Prior Year Price	Percent Change from Prior Year
Jun '18	\$890K	\$812K	10%
Jul '18	\$898K	\$787K	14%
Aug '18	\$899K	\$774K	16%
Sep '18	\$888K	\$799K	11%
Oct '18	\$890K	\$849K	5%
Nov '18	\$868K	\$800K	9%
Dec '18	\$872K	\$850K	3%
Jan '19	\$869K	\$843K	3%
Feb '19	\$849K	\$801K	6%
Mar '19	\$846K	\$834K	1%
Apr '19	\$846K	\$875K	-3%
May '19	\$895K	\$836K	7%
Jun '19	\$899K	\$890K	1%

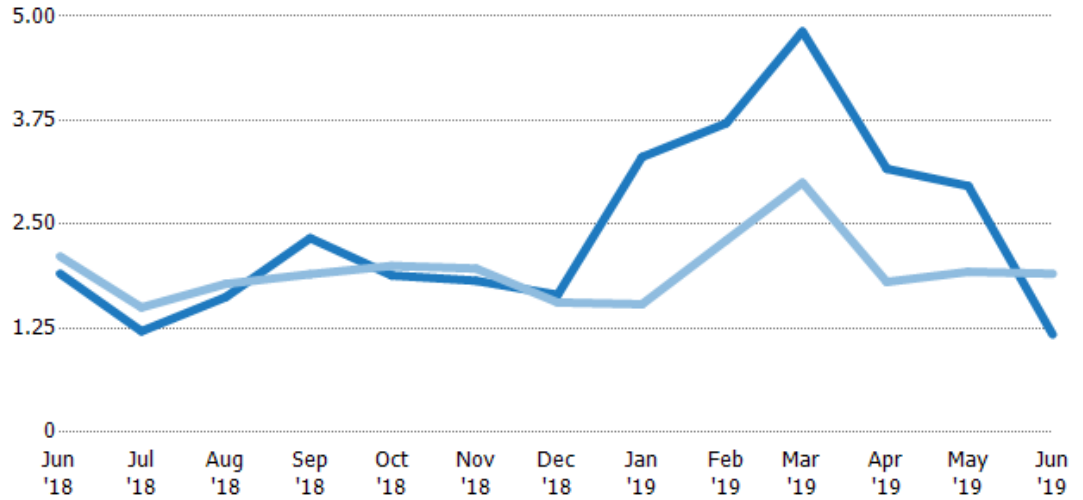
Months of Inventory

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.
Jun '19	1.18	-38.4%
Jun '18	1.91	-9.8%
Jun '17	2.11	25.1%



Current Year	1.91	1.21	1.63	2.33	1.88	1.82	1.65	3.31	3.71	4.82	3.17	2.96	1.18
Prior Year	2.11	1.5	1.78	1.9	2	1.97	1.56	1.54	2.31	3	1.81	1.93	1.91
Percent Change from Prior Year	-10%	-19%	-9%	23%	-6%	-7%	6%	115%	61%	61%	75%	53%	-38%

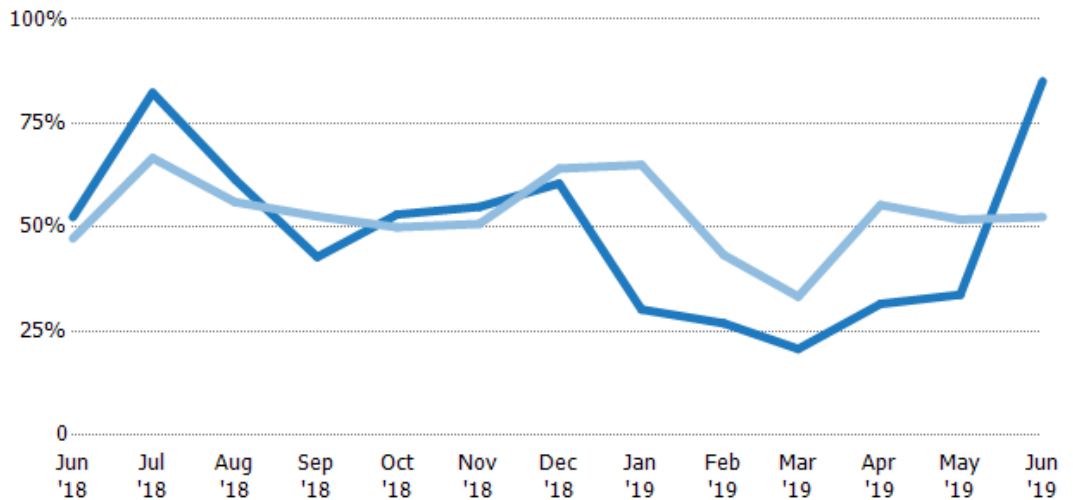
Absorption Rate

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.
Jun '19	85%	-32.7%
Jun '18	52%	-5.2%
Jun '17	47%	-20.1%



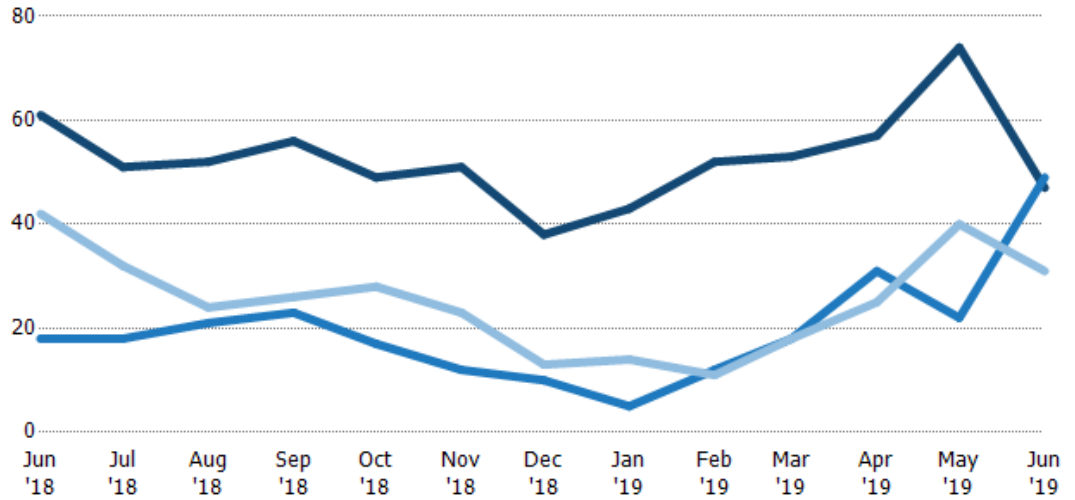
Current Year	52%	82%	62%	43%	53%	55%	61%	30%	27%	21%	32%	34%	85%
Prior Year	47%	67%	56%	53%	50%	51%	64%	65%	43%	33%	55%	52%	52%
Change from Prior Year	-5%	-16%	-5%	10%	-3%	-4%	4%	35%	16%	13%	24%	18%	-33%

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



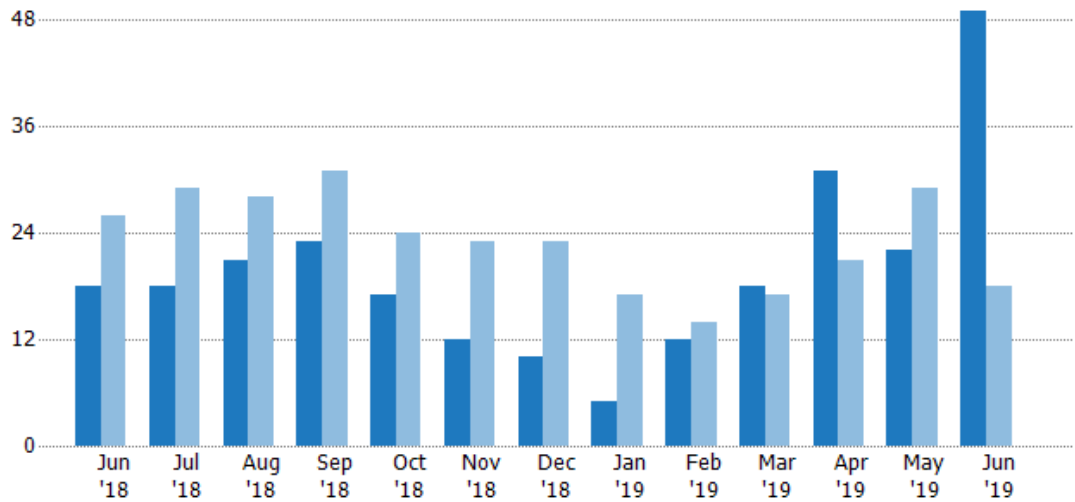
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Active	61	51	52	56	49	51	38	43	52	53	57	74	47
Pending	18	18	21	23	17	12	10	5	12	18	31	22	49
Sold	42	32	24	26	28	23	13	14	11	18	25	40	31

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



	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	18	18	21	23	17	12	10	5	12	18	31	22	49
Prior Year	26	29	28	31	24	23	23	17	14	17	21	29	18
Percent Change from Prior Year	-31%	-38%	-25%	-26%	-29%	-48%	-57%	-71%	-14%	6%	48%	-24%	172%

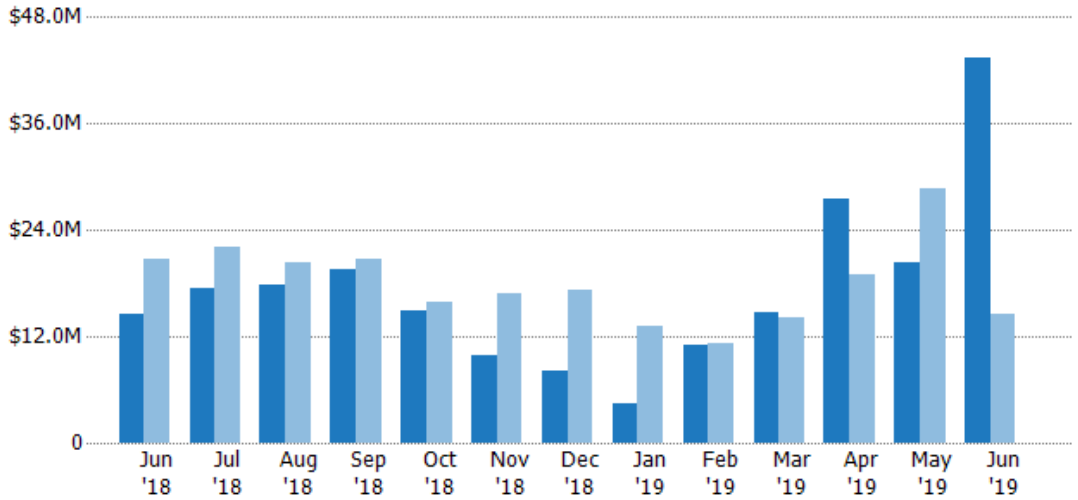
Pending Sales Volume

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.
Jun '19	\$43.4M	197.9%
Jun '18	\$14.6M	-29.6%
Jun '17	\$20.7M	17.2%



Current Year	\$14.6M	\$17.3M	\$17.8M	\$19.6M	\$14.8M	\$9.81M	\$8.2M	\$4.44M	\$10.9M	\$14.6M	\$27.6M	\$20.4M	\$43.4M
Prior Year	\$20.7M	\$22.1M	\$20.4M	\$20.8M	\$15.9M	\$16.9M	\$17.3M	\$13.1M	\$11.2M	\$14.1M	\$19M	\$28.7M	\$14.6M
Percent Change from Prior Year	-30%	-22%	-13%	-6%	-7%	-42%	-53%	-66%	-2%	4%	45%	-29%	198%

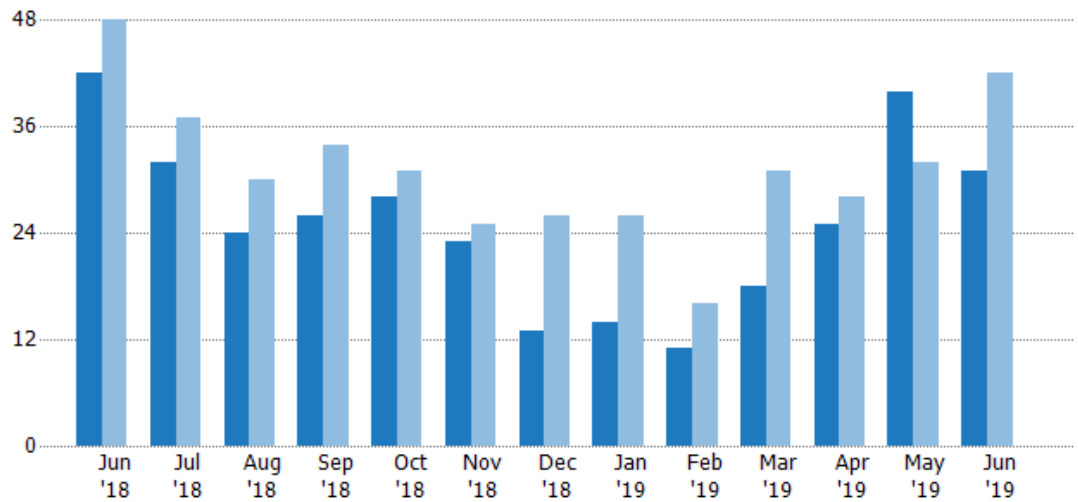
Closed Sales

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.
Jun '19	31	-26.2%
Jun '18	42	-12.5%
Jun '17	48	-37.5%



Current Year	42	32	24	26	28	23	13	14	11	18	25	40	31
Prior Year	48	37	30	34	31	25	26	26	16	31	28	32	42
Percent Change from Prior Year	-13%	-14%	-20%	-24%	-10%	-8%	-50%	-46%	-31%	-42%	-11%	25%	-26%

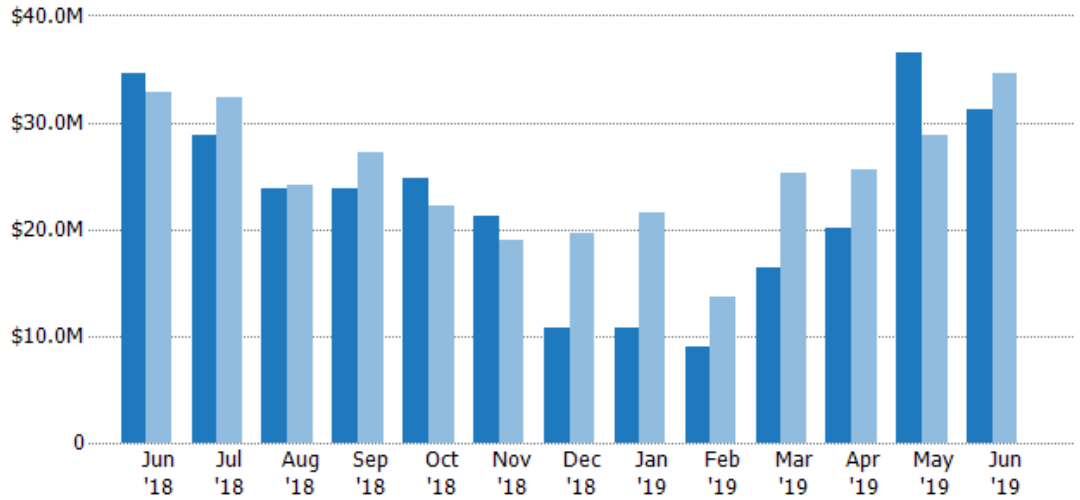
Closed Sales Volume

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.
Jun '19	\$31.1M	-10.1%
Jun '18	\$34.7M	5.6%
Jun '17	\$32.8M	-29.8%



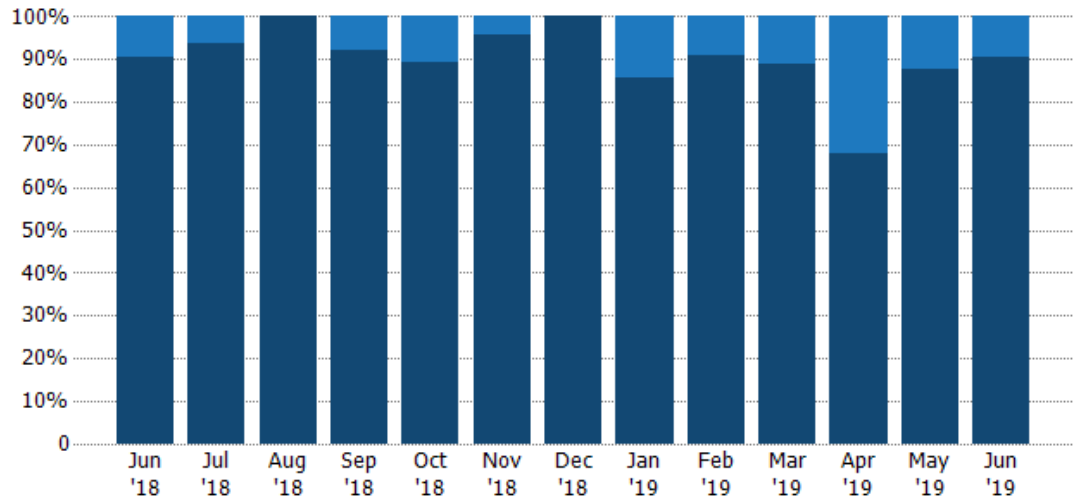
Current Year	\$34.7M	\$28.7M	\$23.8M	\$23.9M	\$24.8M	\$21.2M	\$10.7M	\$10.7M	\$9M	\$16.5M	\$20M	\$36.5M	\$31.1M
Prior Year	\$32.8M	\$32.3M	\$24.1M	\$27.2M	\$22.2M	\$18.9M	\$19.6M	\$21.6M	\$13.6M	\$25.3M	\$25.6M	\$28.7M	\$34.7M
Percent Change from Prior Year	6%	-11%	-1%	-12%	12%	12%	-46%	-50%	-34%	-35%	-22%	27%	-10%

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	10%	6%	-	8%	11%	4%	-	14%	9%	11%	32%	13%	10%
Single Family Residence	90%	94%	100%	92%	89%	96%	100%	86%	91%	89%	68%	88%	90%

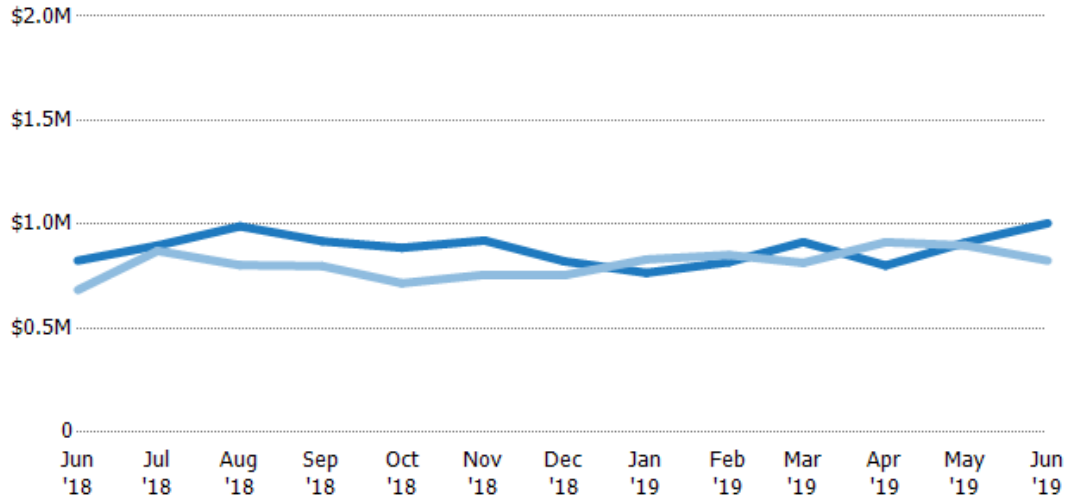
Average Sales Price

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.
Jun '19	\$1M	21.7%
Jun '18	\$825K	20.6%
Jun '17	\$684K	12.4%



Current Year	\$825K	\$898K	\$990K	\$918K	\$887K	\$922K	\$822K	\$766K	\$818K	\$914K	\$802K	\$912K	\$1M
Prior Year	\$684K	\$872K	\$803K	\$799K	\$716K	\$757K	\$755K	\$831K	\$852K	\$815K	\$914K	\$898K	\$825K
Percent Change from Prior Year	21%	3%	23%	15%	24%	22%	9%	-8%	-4%	12%	-12%	2%	22%

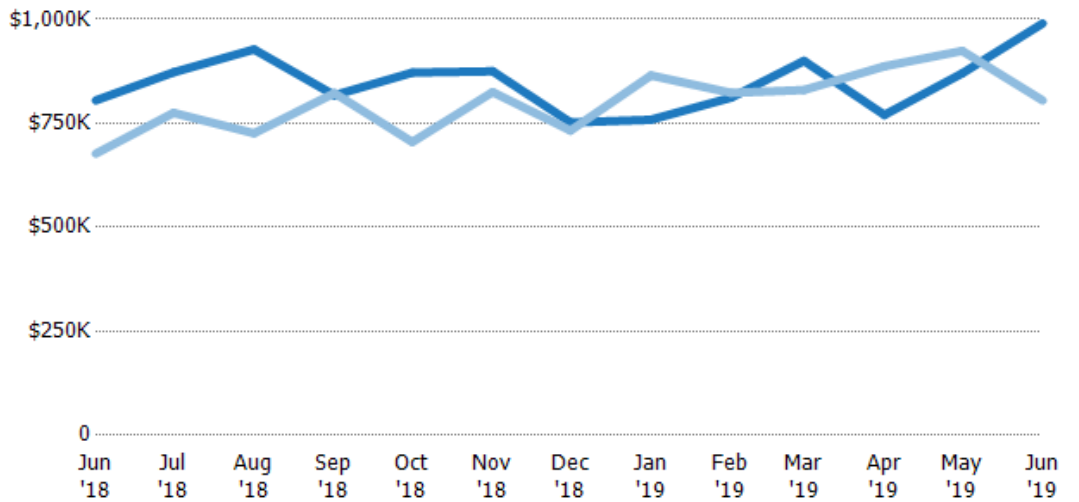
Median Sales Price

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.
Jun '19	\$990K	23%
Jun '18	\$805K	18.9%
Jun '17	\$677K	11.1%



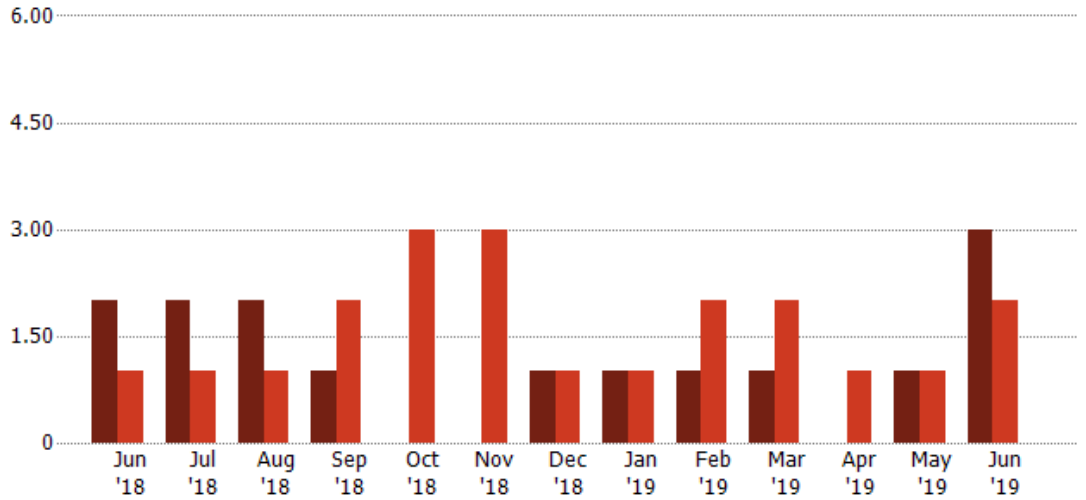
Current Year	\$805K	\$873K	\$928K	\$818K	\$872K	\$875K	\$752K	\$759K	\$812K	\$900K	\$770K	\$870K	\$990K
Prior Year	\$677K	\$775K	\$726K	\$823K	\$705K	\$825K	\$733K	\$865K	\$823K	\$830K	\$887K	\$924K	\$805K
Percent Change from Prior Year	19%	13%	28%	-1%	24%	6%	3%	-12%	-1%	8%	-13%	-6%	23%

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



Current Year	2	2	2	1	-	-	1	1	1	1	-	1	3
Prior Year	1	1	1	2	3	3	1	1	2	2	1	1	2
Percent Change from Prior Year	100%	100%	100%	-50%	-100%	-100%	0%	0%	-50%	-50%	-100%	0%	50%

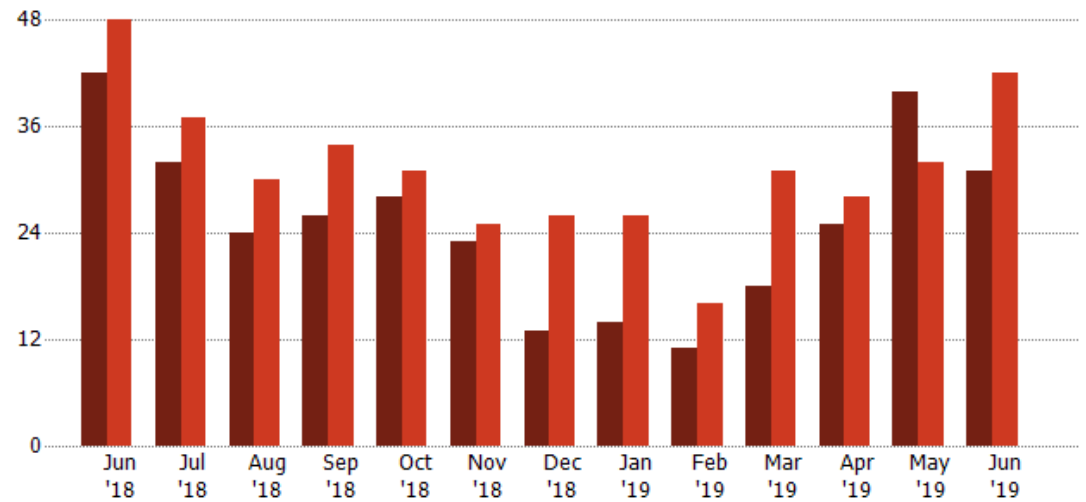
Distressed Sales

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.
Jun '19	31	-26.2%
Jun '18	42	-12.5%
Jun '17	48	-37.5%



Current Year	42	32	24	26	28	23	13	14	11	18	25	40	31
Prior Year	48	37	30	34	31	25	26	26	16	31	28	32	42
Percent Change from Prior Year	-13%	-14%	-20%	-24%	-10%	-8%	-50%	-46%	-31%	-42%	-11%	25%	-26%

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: 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

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 6/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area