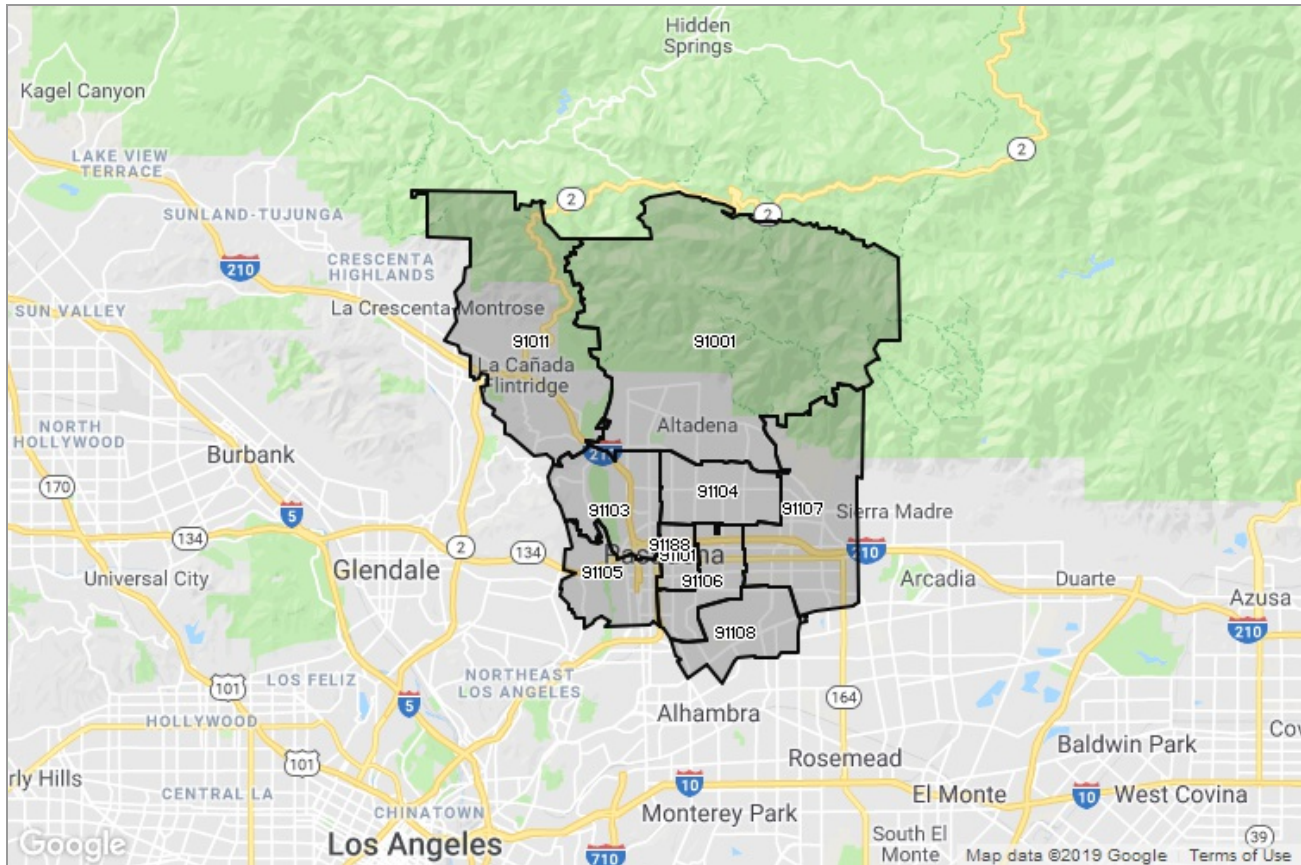




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Pasadena



## Report Characteristics

**Report Name:**  
Pasadena

**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	293	294	-0.3%	1,618	1,547	+4.6%
New Listing Volume	\$445,354,289	\$410,013,777	+8.6%	\$2,423,513,754	\$2,166,560,059	+11.9%
Active Listing Count	542	513	+5.7%	N/A	N/A	
Active Listing Volume	\$1,008,372,833	\$948,870,065	+6.3%	N/A	N/A	
Average Listing Price	\$1,860,466	\$1,849,649	+0.6%	\$1,741,667	\$1,865,962	-6.7%
Median Listing Price	\$1,291,500	\$1,249,000	+3.4%	\$1,176,600	\$1,251,496	-6%
Months of Inventory	2.9	2.6	+14.8%	3.3	2.1	+57.9%
Absorption Rate	34.13%	39.18%	-5%	30.33%	47.87%	-17.5%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	276	178	+55.1%	N/A	N/A	
Pending Sales Volume	\$361,900,658	\$242,305,823	+49.4%	N/A	N/A	
Closed Sales Count	187	219	-14.6%	900	995	-9.5%
Closed Sales Volume	\$247,531,893	\$271,612,338	-8.9%	\$1,138,854,693	\$1,202,623,556	-5.3%
Average Sales Price	\$1,323,700	\$1,240,239	+6.7%	\$1,265,394	\$1,208,667	+4.7%
Median Sales Price	\$970,000	\$920,000	+5.4%	\$954,436	\$894,616	+6.7%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	8	8	+/-	N/A	N/A	

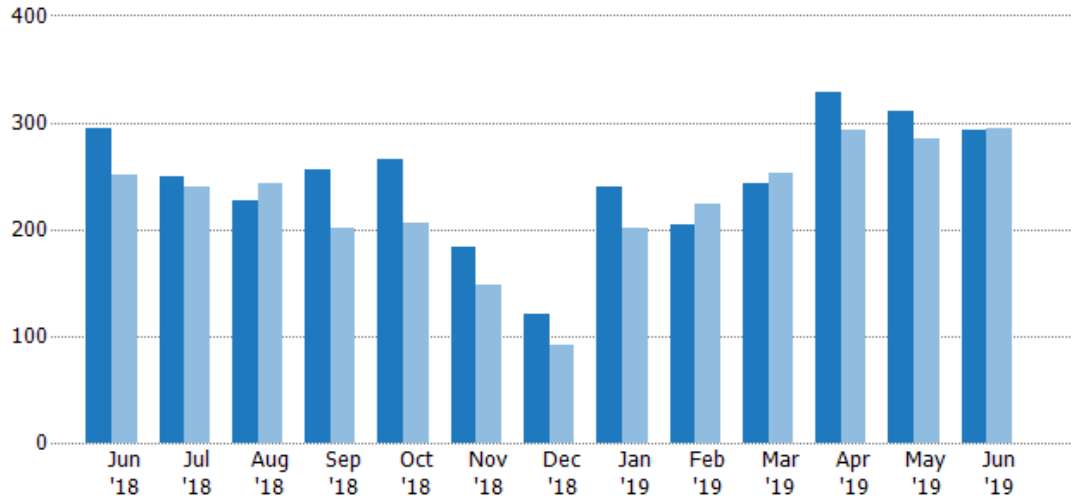
## New Listings

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.
Jun '19	293	-0.3%
Jun '18	294	17.1%
Jun '17	251	12.7%



Current Year	294	249	227	256	266	183	121	239	204	243	329	310	293
Prior Year	251	239	243	201	206	148	91	201	223	253	292	284	294
Percent Change from Prior Year	17%	4%	-7%	27%	29%	24%	33%	19%	-9%	-4%	13%	9%	0%

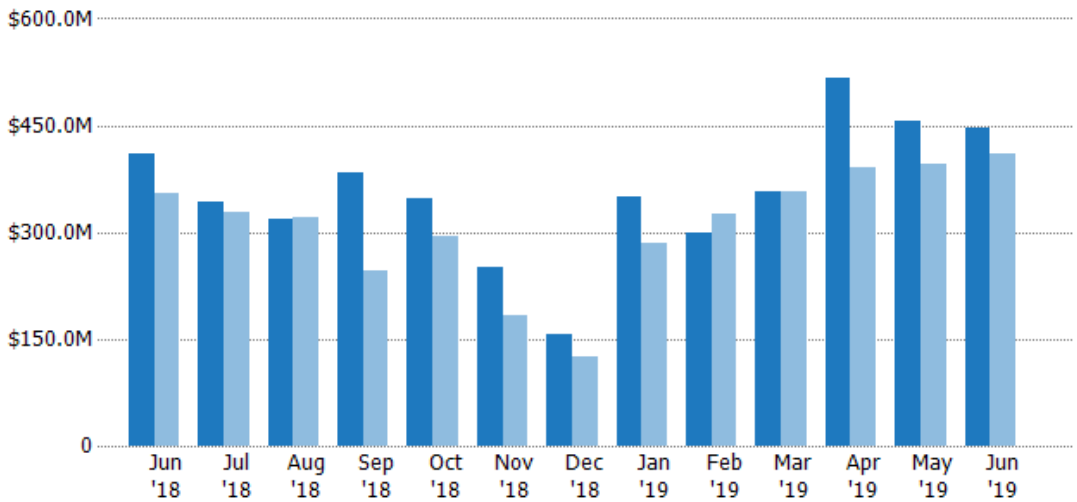
## New Listing Volume

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.
Jun '19	\$445M	8.6%
Jun '18	\$410M	15.3%
Jun '17	\$356M	3.2%



Current Year	\$410M	\$342M	\$319M	\$383M	\$348M	\$251M	\$158M	\$351M	\$299M	\$357M	\$516M	\$455M	\$445M
Prior Year	\$356M	\$327M	\$320M	\$245M	\$293M	\$183M	\$126M	\$285M	\$325M	\$358M	\$392M	\$396M	\$410M
Percent Change from Prior Year	15%	5%	0%	56%	19%	37%	26%	23%	-8%	0%	32%	15%	9%

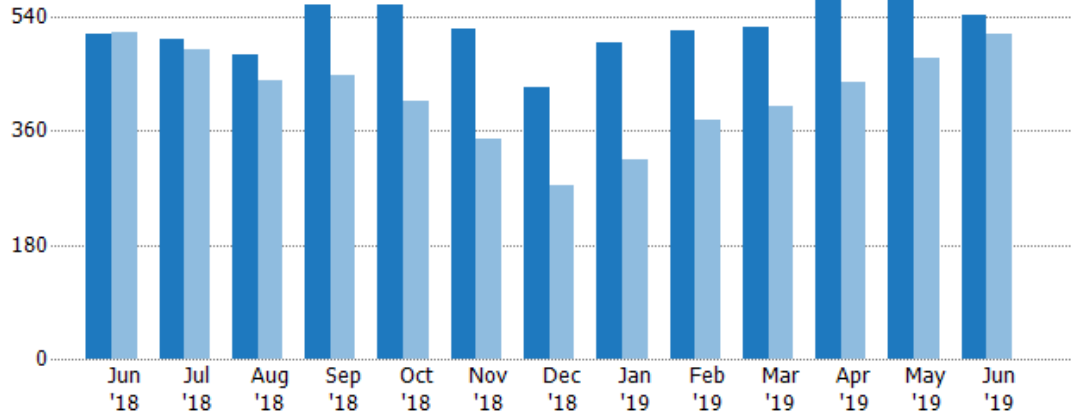
## Active Listings

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

Month/ Year	Count	% Chg.
Jun '19	542	5.7%
Jun '18	513	-0.6%
Jun '17	516	12.4%



	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	513	504	480	560	560	521	429	499	517	523	589	611	542
Prior Year	516	489	439	448	408	348	273	314	376	398	438	474	513
Percent Change from Prior Year	-1%	3%	9%	25%	37%	50%	57%	59%	38%	31%	34%	29%	6%

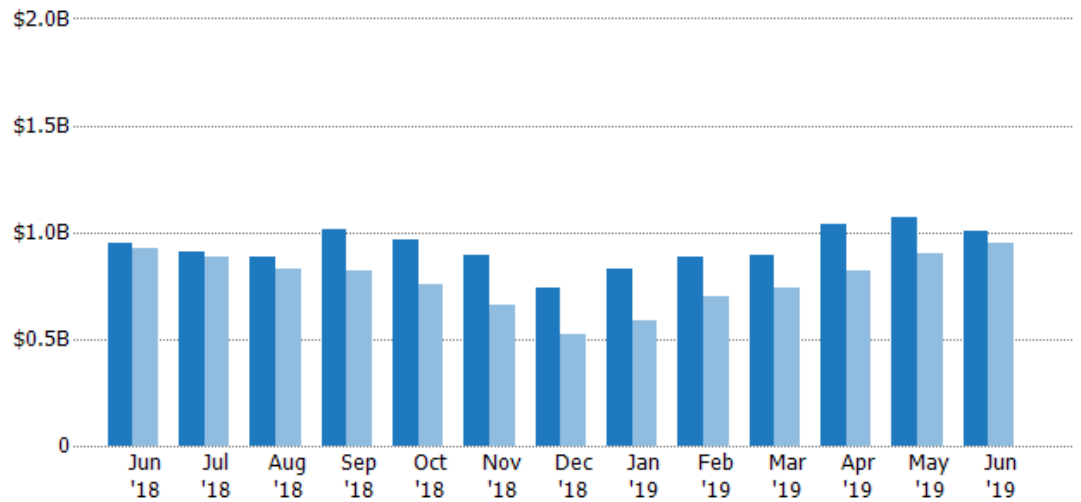
## Active Listing Volume

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

Month/ Year	Volume	% Chg.
Jun '19	\$1.01B	6.3%
Jun '18	\$949M	2.6%
Jun '17	\$925M	0.6%



	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	\$949M	\$912M	\$883M	\$1.01B	\$966M	\$896M	\$739M	\$824M	\$886M	\$889M	\$1.04B	\$1.07B	\$1.01B
Prior Year	\$925M	\$884M	\$824M	\$820M	\$757M	\$661M	\$519M	\$588M	\$698M	\$738M	\$818M	\$898M	\$949M
Percent Change from Prior Year	3%	3%	7%	23%	28%	36%	42%	40%	27%	20%	27%	19%	6%

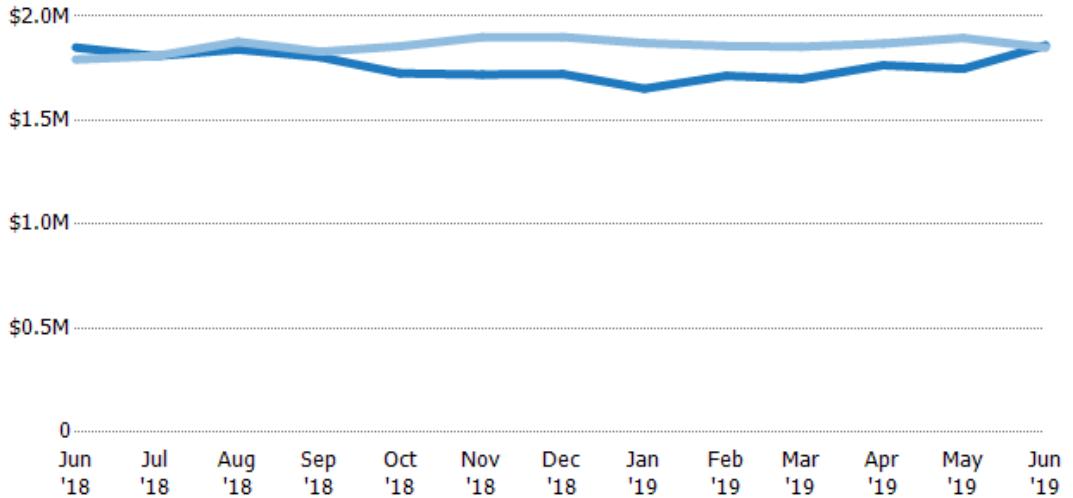
## Average Listing Price

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.
Jun '19	\$1.86M	0.6%
Jun '18	\$1.85M	3.2%
Jun '17	\$1.79M	-10.5%



Current Year	\$1.85M	\$1.81M	\$1.84M	\$1.8M	\$1.73M	\$1.72M	\$1.72M	\$1.65M	\$1.71M	\$1.7M	\$1.76M	\$1.75M	\$1.86M
Prior Year	\$1.79M	\$1.81M	\$1.88M	\$1.83M	\$1.86M	\$1.9M	\$1.9M	\$1.87M	\$1.86M	\$1.85M	\$1.87M	\$1.9M	\$1.85M
Percent Change from Prior Year	3%	0%	-2%	-1%	-7%	-9%	-9%	-12%	-8%	-8%	-6%	-8%	1%

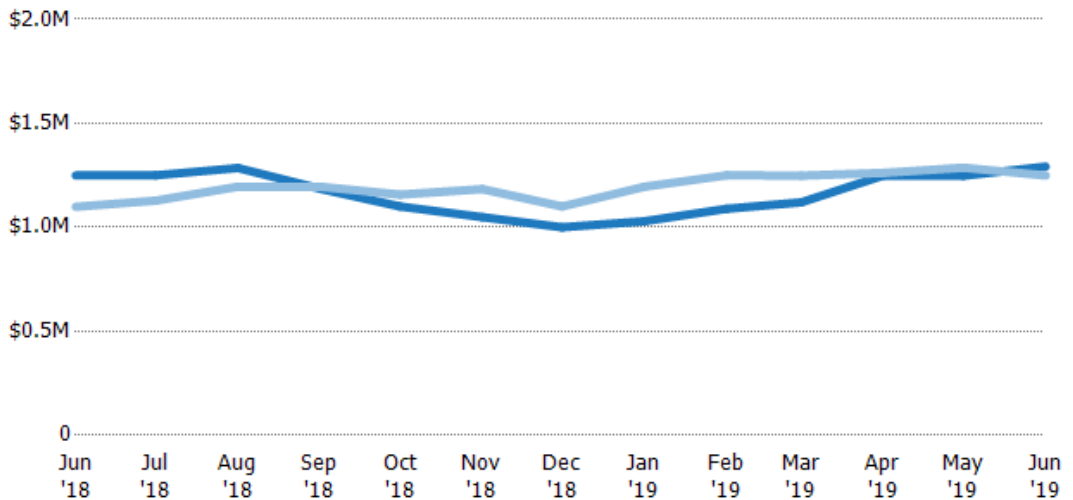
## Median Listing Price

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.
Jun '19	\$1.29M	3.4%
Jun '18	\$1.25M	13.7%
Jun '17	\$1.1M	-4%



Current Year	\$1.25M	\$1.25M	\$1.29M	\$1.19M	\$1.1M	\$1.05M	\$1M	\$1.03M	\$1.09M	\$1.12M	\$1.25M	\$1.25M	\$1.29M
Prior Year	\$1.1M	\$1.13M	\$1.2M	\$1.2M	\$1.16M	\$1.18M	\$1.1M	\$1.2M	\$1.25M	\$1.25M	\$1.26M	\$1.29M	\$1.25M
Percent Change from Prior Year	14%	11%	8%	-1%	-5%	-11%	-9%	-14%	-13%	-10%	-1%	-3%	3%

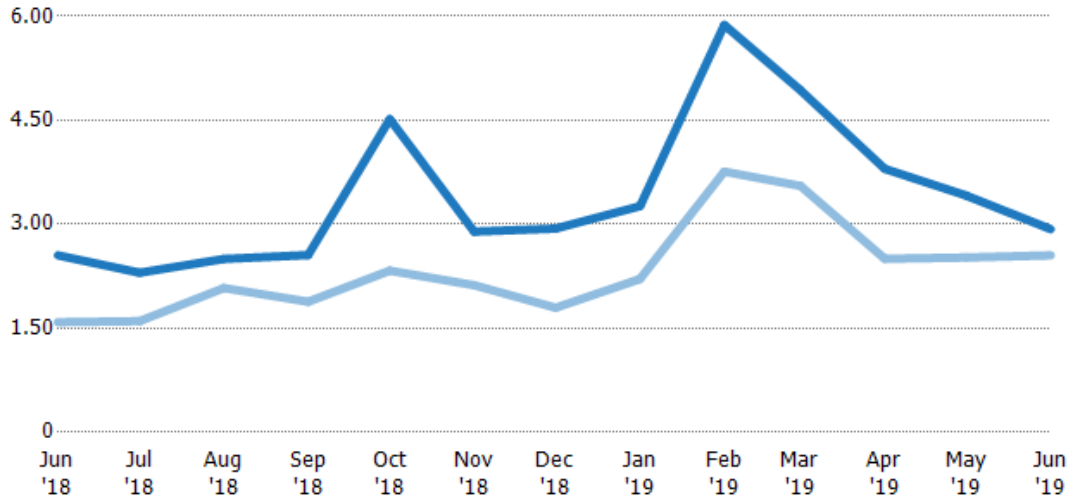
## Months of Inventory

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.
Jun '19	2.93	14.8%
Jun '18	2.55	60.8%
Jun '17	1.59	96.4%



Current Year	2.55	2.3	2.5	2.56	4.52	2.89	2.94	3.26	5.88	4.93	3.8	3.41	2.93
Prior Year	1.59	1.6	2.08	1.88	2.33	2.12	1.8	2.21	3.76	3.55	2.5	2.52	2.55
Percent Change from Prior Year	61%	44%	20%	36%	94%	36%	64%	47%	56%	39%	52%	35%	15%

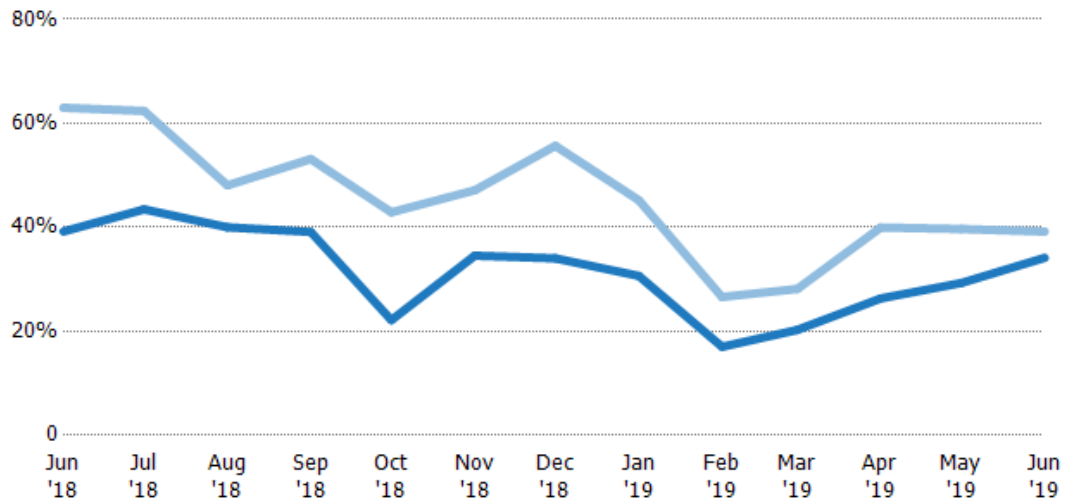
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/ Year	Rate	Chg.
Jun '19	34%	5.1%
Jun '18	39%	23.8%
Jun '17	63%	-49.1%



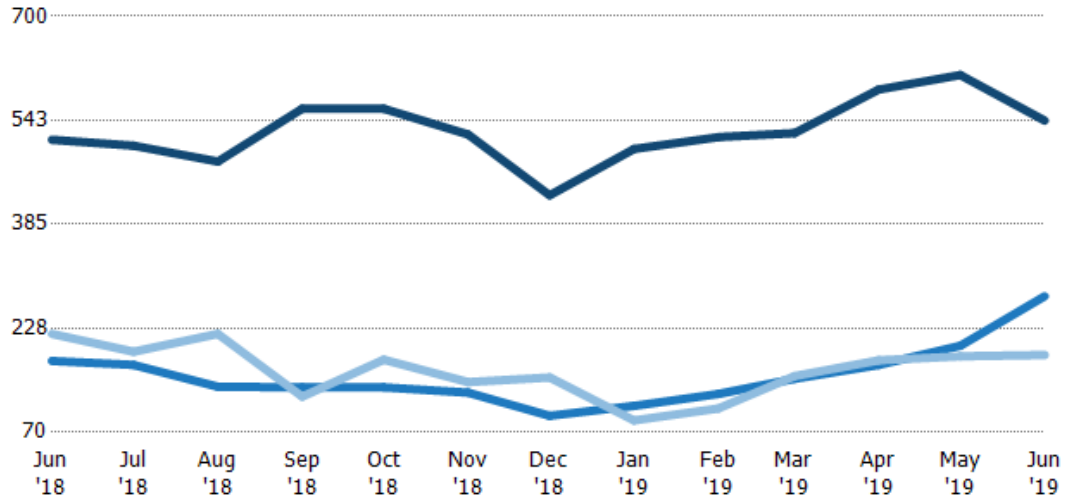
Current Year	39%	43%	40%	39%	22%	35%	34%	31%	17%	20%	26%	29%	34%
Prior Year	63%	62%	48%	53%	43%	47%	56%	45%	27%	28%	40%	40%	39%
Change from Prior Year	24%	19%	8%	14%	21%	13%	22%	15%	10%	8%	14%	10%	5%

## 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



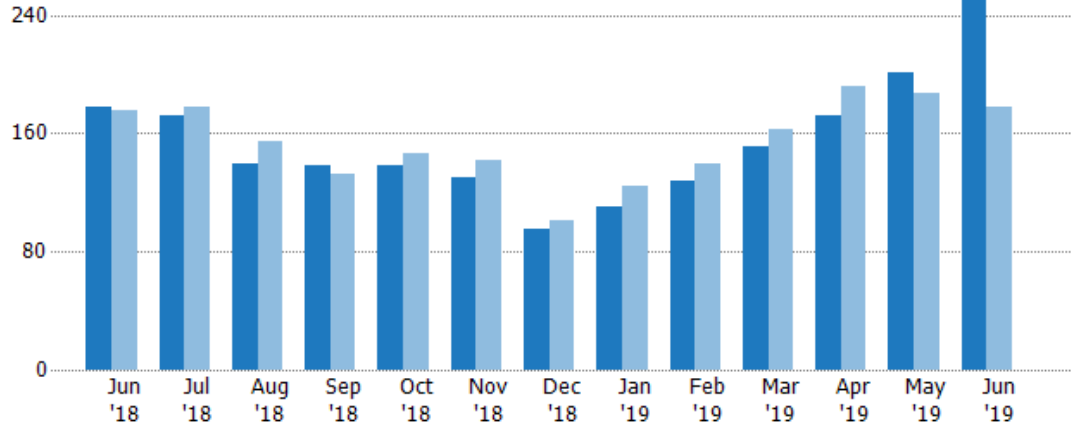
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Active	513	504	480	560	560	521	429	499	517	523	589	611	542
Pending	178	172	139	138	138	130	95	110	128	151	172	201	276
Sold	219	192	219	124	180	146	153	88	106	155	179	185	187

## 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.
Jun '19	276	55.1%
Jun '18	178	1.1%
Jun '17	176	9.1%

	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	178	172	139	138	138	130	95	110	128	151	172	201	276
Prior Year	176	178	154	133	146	142	101	124	139	163	192	187	178
Percent Change from Prior Year	1%	-3%	-10%	4%	-5%	-8%	-6%	-11%	-8%	-7%	-10%	7%	55%

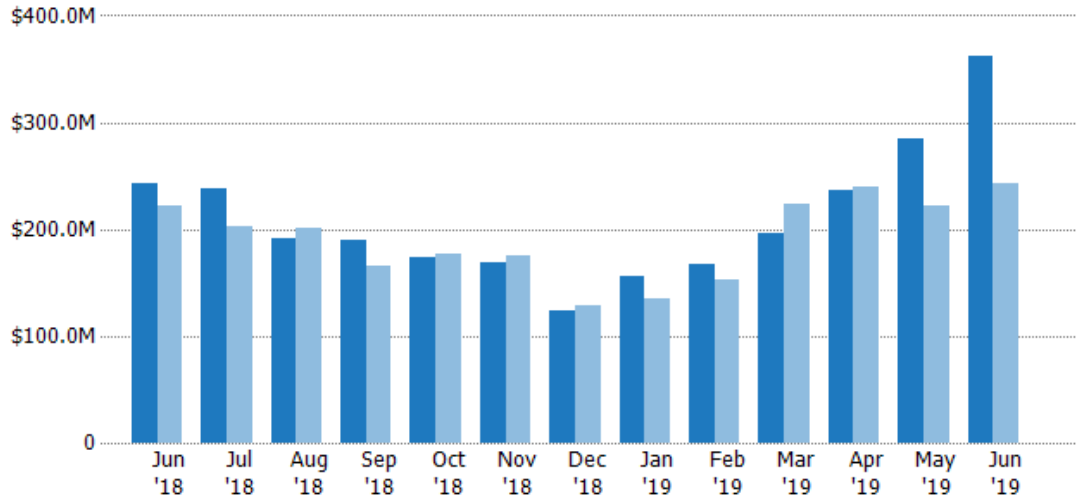
## Pending Sales Volume

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.
Jun '19	\$362M	49.4%
Jun '18	\$242M	9.6%
Jun '17	\$221M	-4.6%



Current Year	\$242M	\$238M	\$192M	\$189M	\$174M	\$169M	\$124M	\$155M	\$167M	\$196M	\$236M	\$285M	\$362M
Prior Year	\$221M	\$203M	\$201M	\$165M	\$176M	\$175M	\$129M	\$134M	\$153M	\$224M	\$240M	\$222M	\$242M
Percent Change from Prior Year	10%	17%	-5%	15%	-2%	-3%	-3%	16%	9%	-12%	-2%	28%	49%

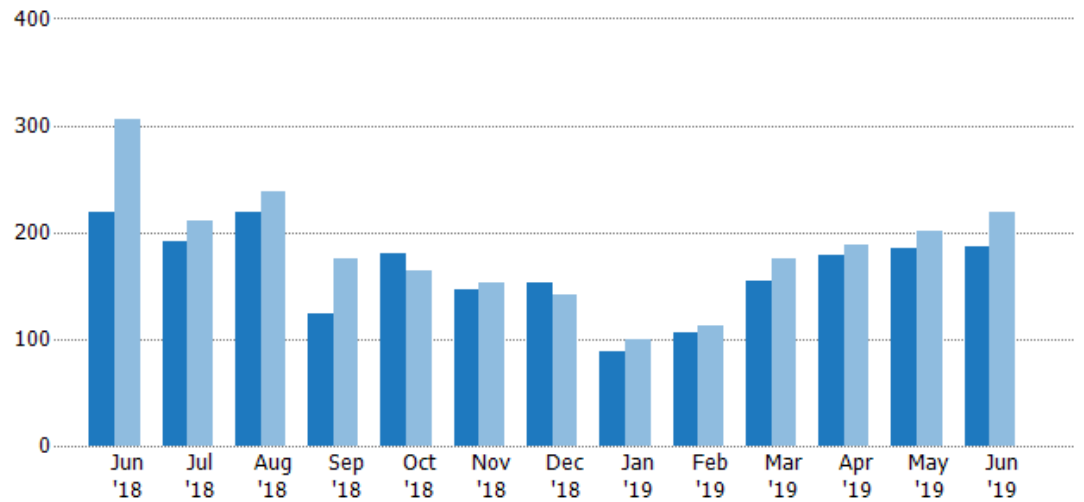
## Closed Sales

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.
Jun '19	187	-14.6%
Jun '18	219	-28.2%
Jun '17	305	-22%



Current Year	219	192	219	124	180	146	153	88	106	155	179	185	187
Prior Year	305	211	238	175	164	152	142	100	112	175	188	201	219
Percent Change from Prior Year	-28%	-9%	-8%	-29%	10%	-4%	8%	-12%	-5%	-11%	-5%	-8%	-15%

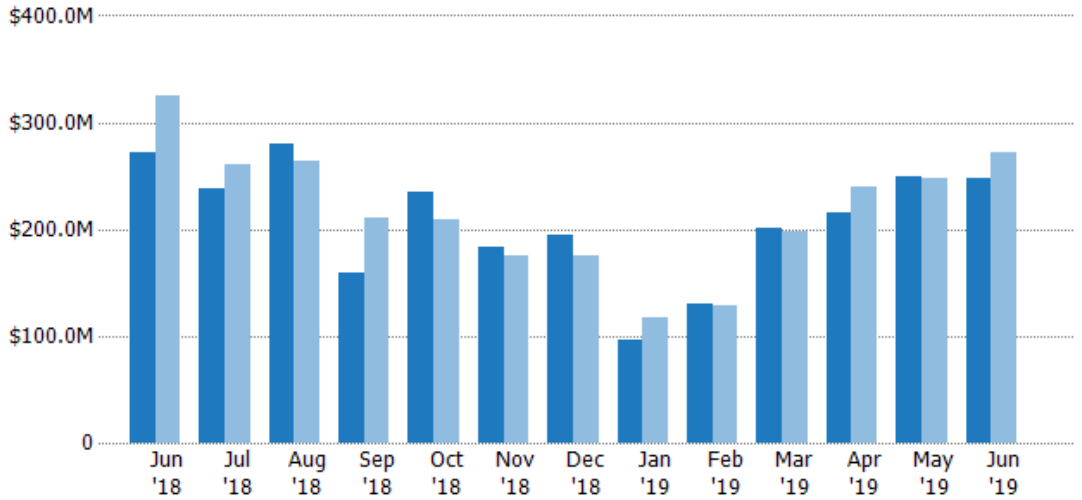


## Closed Sales Volume

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



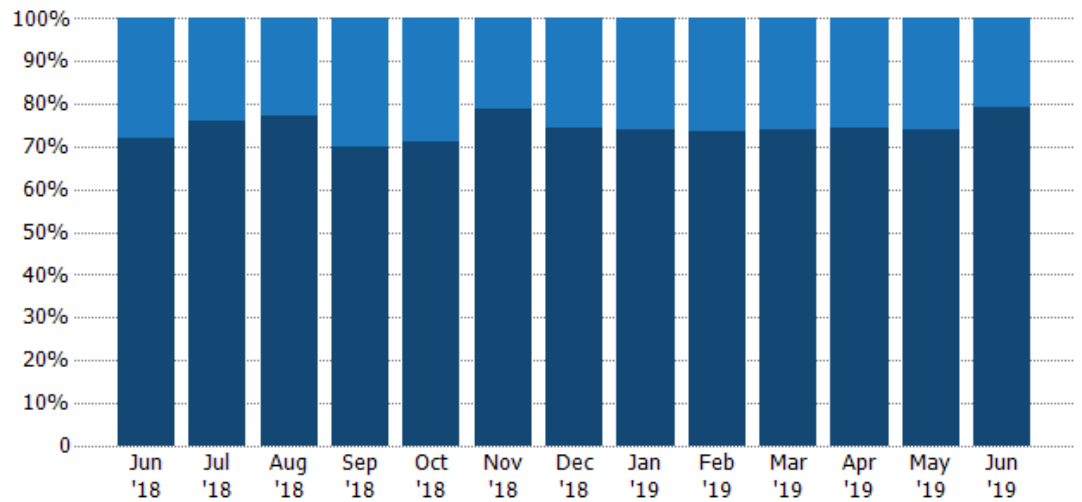
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jun '18	\$272M	\$325M	-17%
Jul '18	\$237M	\$260M	-9%
Aug '18	\$279M	\$264M	6%
Sep '18	\$158M	\$211M	-25%
Oct '18	\$234M	\$209M	12%
Nov '18	\$183M	\$175M	5%
Dec '18	\$195M	\$176M	11%
Jan '19	\$96.9M	\$118M	-18%
Feb '19	\$130M	\$129M	0%
Mar '19	\$200M	\$197M	2%
Apr '19	\$216M	\$240M	-10%
May '19	\$249M	\$247M	1%
Jun '19	\$248M	\$272M	-9%

## 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



Month/Year	Single Family Residence	Condo/Townhouse
Jun '18	72%	28%
Jul '18	76%	24%
Aug '18	77%	23%
Sep '18	70%	30%
Oct '18	71%	29%
Nov '18	79%	21%
Dec '18	75%	25%
Jan '19	74%	26%
Feb '19	74%	26%
Mar '19	74%	26%
Apr '19	74%	26%
May '19	74%	26%
Jun '19	79%	21%

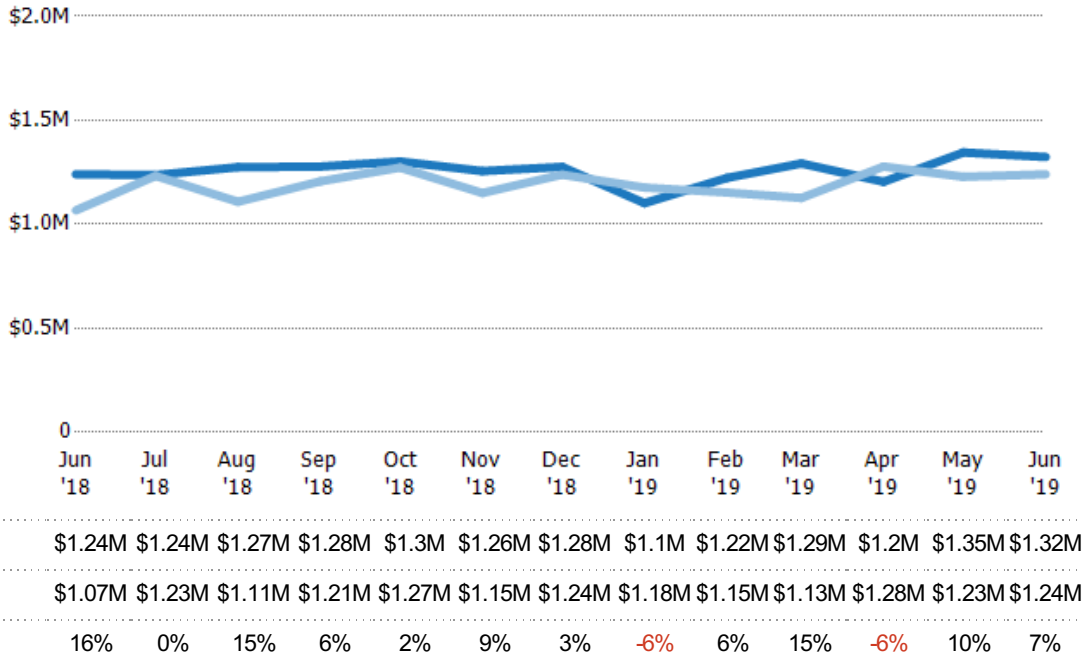
## Average Sales Price

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.
Jun '19	\$1.32M	6.7%
Jun '18	\$1.24M	16.2%
Jun '17	\$1.07M	4.8%



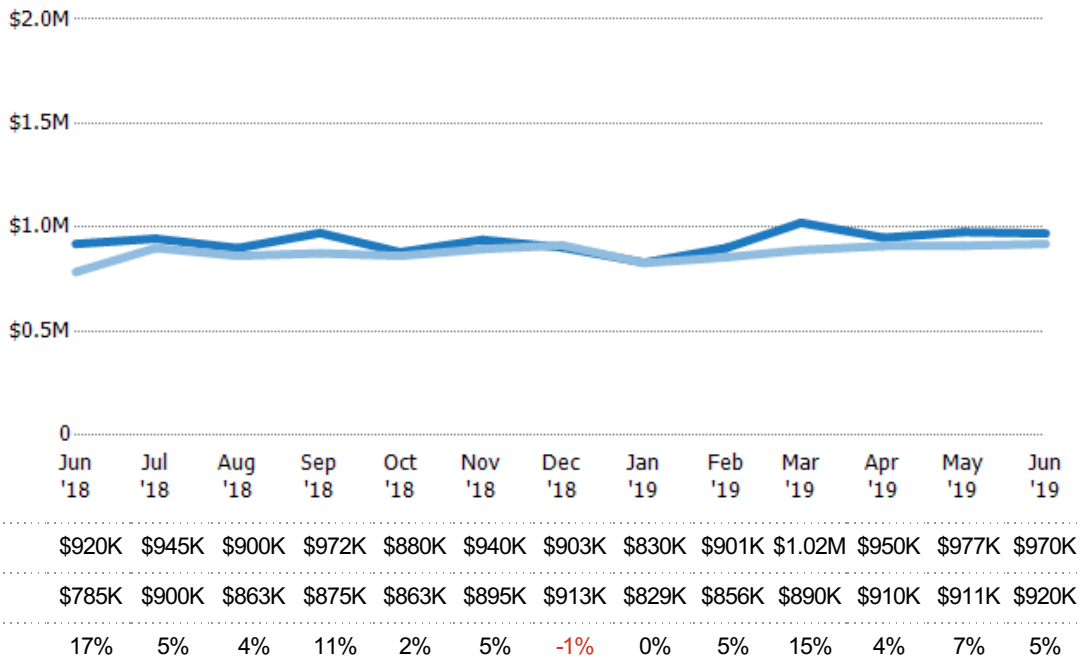
## Median Sales Price

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.
Jun '19	\$970K	5.4%
Jun '18	\$920K	17.2%
Jun '17	\$785K	-1.3%



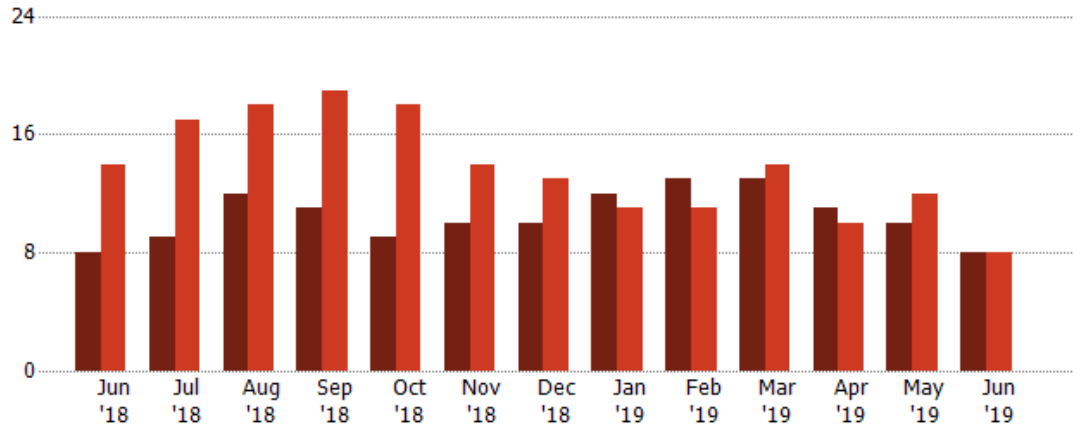
## Distressed Listings

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.
Jun '19	8	0%
Jun '18	8	-42.9%
Jun '17	14	50%



Current Year	8	9	12	11	9	10	10	12	13	13	11	10	8
Prior Year	14	17	18	19	18	14	13	11	11	14	10	12	8
Percent Change from Prior Year	-43%	-47%	-33%	-42%	-50%	-29%	-23%	9%	18%	-7%	10%	-17%	0%

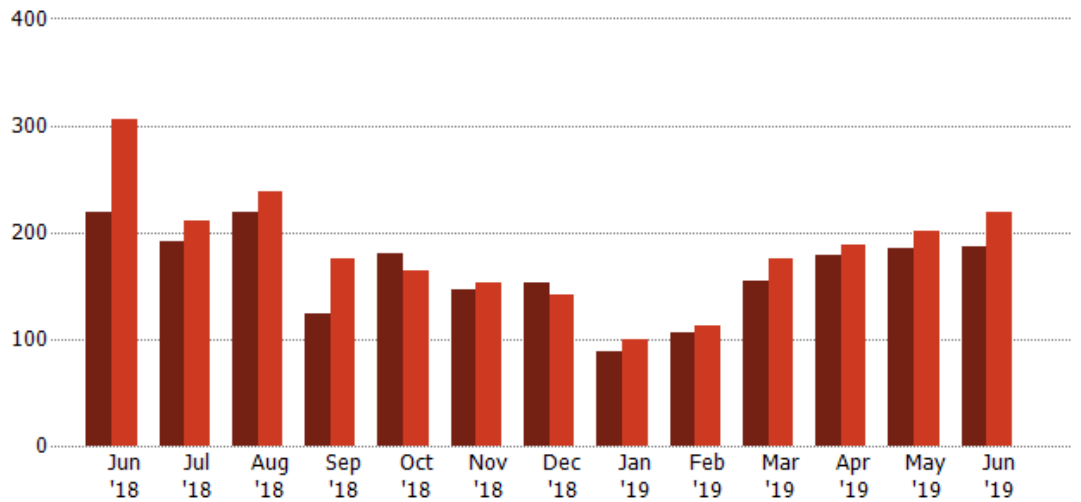
## Distressed Sales

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.
Jun '19	187	-14.6%
Jun '18	219	-28.2%
Jun '17	305	-22%



Current Year	219	192	219	124	180	146	153	88	106	155	179	185	187
Prior Year	305	211	238	175	164	152	142	100	112	175	188	201	219
Percent Change from Prior Year	-28%	-9%	-8%	-29%	10%	-4%	8%	-12%	-5%	-11%	-5%	-8%	-15%

## 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:** 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

<b>ZIP Code:</b>	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 6/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area