



PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Altadena



Report Characteristics

Report Name:
Altadena

Report Date Range:
7/2018 – 7/2019

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 08/08/2019

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	Jul 2019	Jul 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	37	44	-15.9%	272	305	-10.8%
New Listing Volume	\$38,200,497	\$43,324,787	-11.8%	\$281,520,743	\$300,850,462	-6.4%
Active Listing Count	61	77	-20.8%	N/A	N/A	
Active Listing Volume	\$64,623,059	\$85,612,186	-24.5%	N/A	N/A	
Average Listing Price	\$1,059,394	\$1,111,847	-4.7%	\$1,084,809	\$1,060,852	+2.3%
Median Listing Price	\$909,888	\$925,000	-1.6%	\$923,770	\$879,984	+5%
Months of Inventory	2.3	1.9	+20.3%	2.1	1.9	+12.4%
Absorption Rate	44.26%	53.25%	-9%	47.02%	52.85%	-5.8%
Sales Activity Charts Metrics						
Pending Sales Count	46	31	+48.4%	N/A	N/A	
Pending Sales Volume	\$51,152,898	\$30,247,198	+69.1%	N/A	N/A	
Closed Sales Count	38	37	+2.7%	197	221	-10.9%
Closed Sales Volume	\$39,180,850	\$33,911,310	+15.5%	\$198,366,092	\$209,851,903	-5.5%
Average Sales Price	\$1,031,075	\$916,522	+12.5%	\$1,006,934	\$949,556	+6%
Median Sales Price	\$1,015,000	\$890,000	+14%	\$884,642	\$814,910	+8.6%
Distressed Charts Metrics						
Distressed Listing Count	2	4	-50%	N/A	N/A	

New Listings

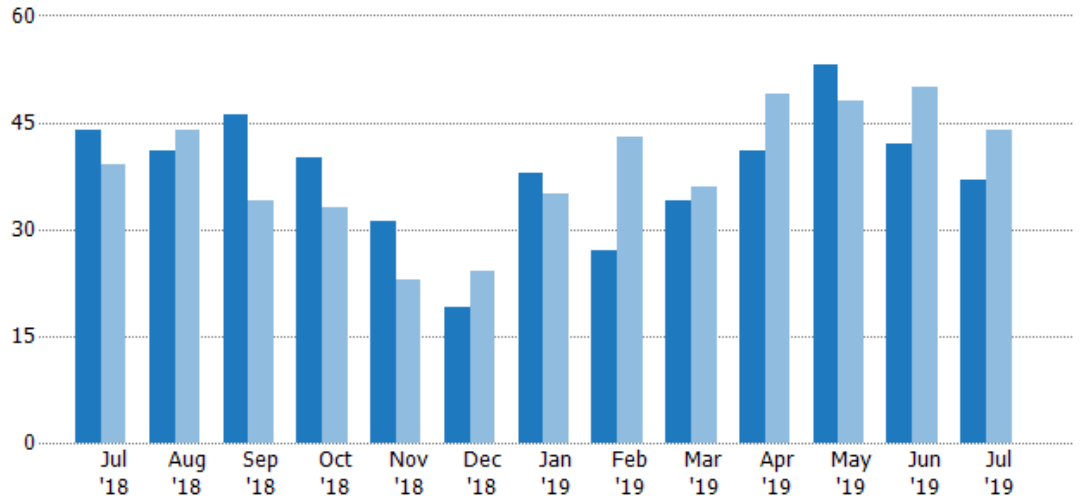
The number of new residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Jul '19	37	-15.9%
Jul '18	44	12.8%
Jul '17	39	0%



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	44	41	46	40	31	19	38	27	34	41	53	42	37
Prior Year	39	44	34	33	23	24	35	43	36	49	48	50	44
Percent Change from Prior Year	13%	-7%	35%	21%	35%	-21%	9%	-37%	-6%	-16%	10%	-16%	-16%

New Listing Volume

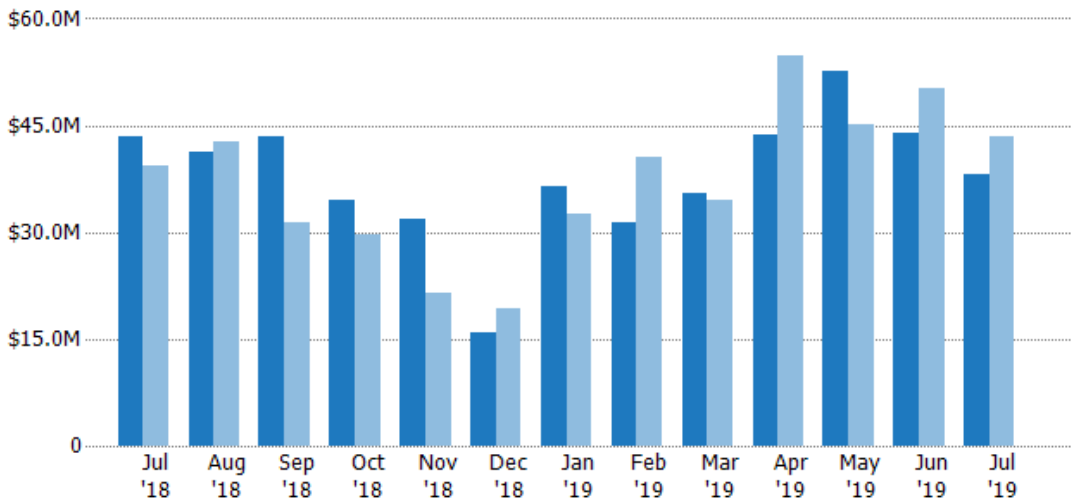
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Jul '19	\$38.2M	-11.8%
Jul '18	\$43.3M	10.5%
Jul '17	\$39.2M	-14%



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$43.3M	\$41.2M	\$43.4M	\$34.4M	\$31.7M	\$15.8M	\$36.4M	\$31.4M	\$35.5M	\$43.6M	\$52.5M	\$43.9M	\$38.2M
Prior Year	\$39.2M	\$42.6M	\$31.4M	\$29.7M	\$21.4M	\$19.3M	\$32.6M	\$40.4M	\$34.4M	\$54.7M	\$45.1M	\$50.3M	\$43.3M
Percent Change from Prior Year	10%	-3%	38%	16%	48%	-18%	12%	-22%	3%	-20%	17%	-13%	-12%

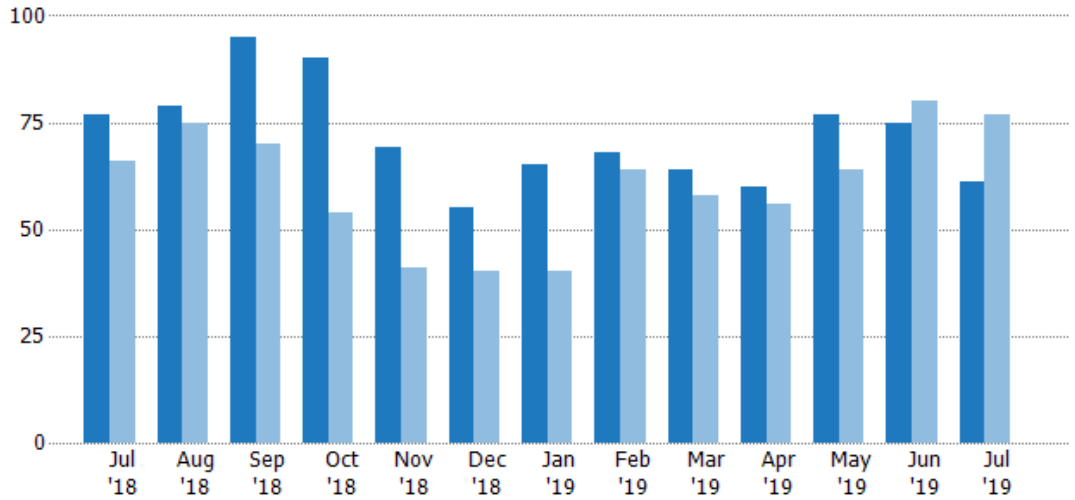
Active Listings

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
Jul '19	61	77	-20.8%
Jul '18	77	77	16.7%
Jul '17	66	66	42.4%

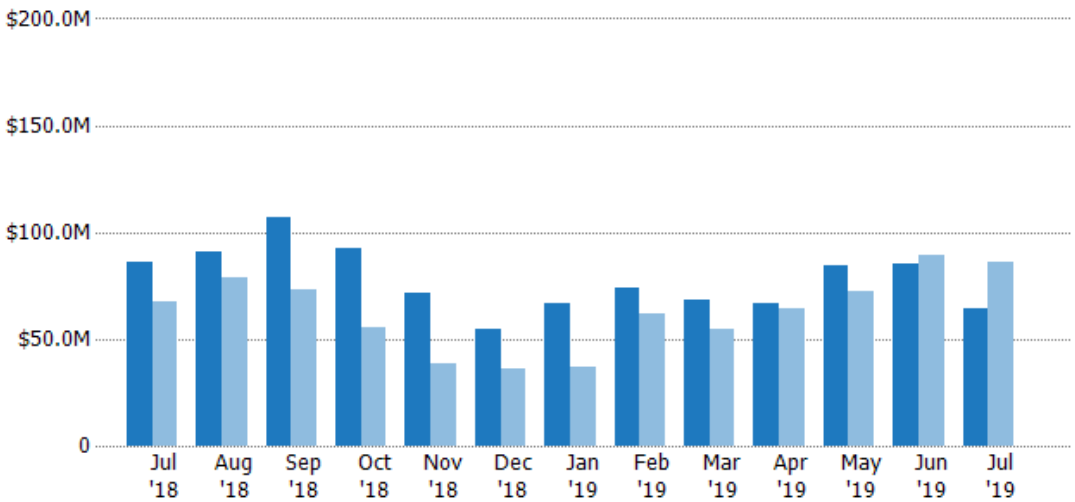
Active Listing Volume

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
Jul '19	\$64.6M	\$85.6M	-24.5%
Jul '18	\$85.6M	\$85.6M	26.5%
Jul '17	\$67.7M	\$67.7M	27.5%

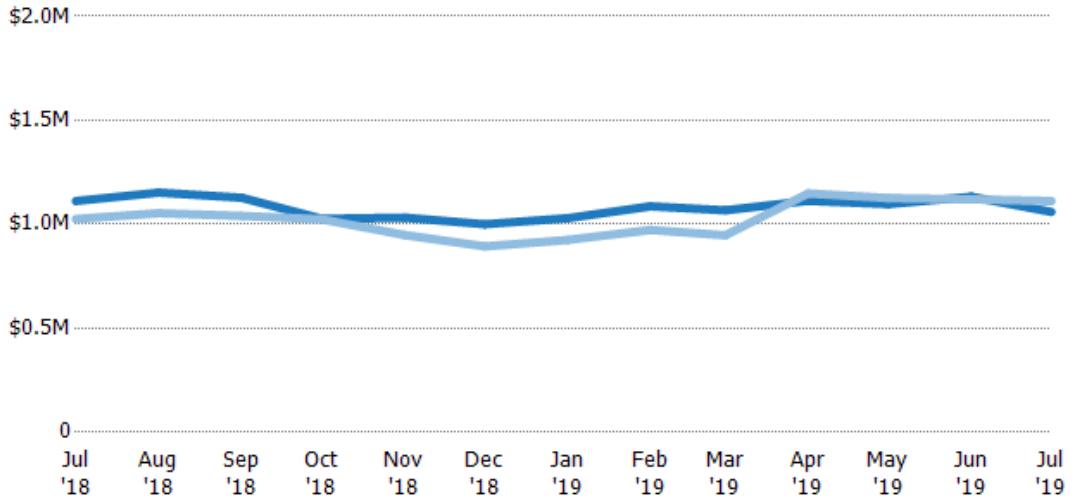
Average Listing Price

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '18	\$1.11M	\$1.03M	8%
Aug '18	\$1.15M	\$1.05M	9%
Sep '18	\$1.13M	\$1.04M	8%
Oct '18	\$1.03M	\$1.02M	0%
Nov '18	\$1.03M	\$948K	9%
Dec '18	\$1M	\$894K	12%
Jan '19	\$1.03M	\$925K	11%
Feb '19	\$1.09M	\$973K	12%
Mar '19	\$1.07M	\$947K	13%
Apr '19	\$1.11M	\$1.15M	-3%
May '19	\$1.1M	\$1.13M	-3%
Jun '19	\$1.13M	\$1.12M	1%
Jul '19	\$1.06M	\$1.11M	-5%

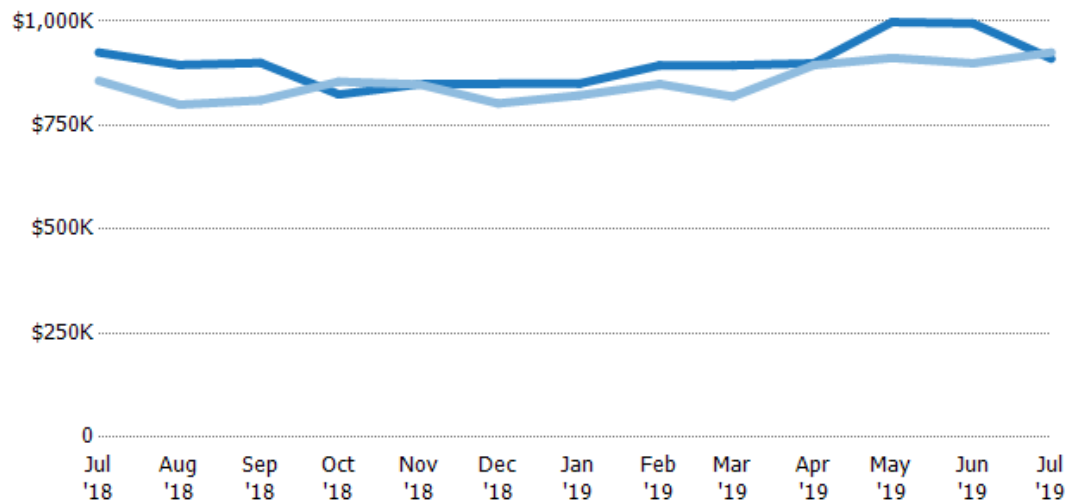
Median Listing Price

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '18	\$925K	\$857K	8%
Aug '18	\$895K	\$800K	12%
Sep '18	\$900K	\$810K	11%
Oct '18	\$824K	\$855K	-4%
Nov '18	\$849K	\$848K	0%
Dec '18	\$850K	\$803K	6%
Jan '19	\$850K	\$822K	3%
Feb '19	\$894K	\$849K	5%
Mar '19	\$894K	\$819K	9%
Apr '19	\$899K	\$895K	1%
May '19	\$998K	\$912K	9%
Jun '19	\$995K	\$899K	11%
Jul '19	\$910K	\$925K	-2%

Months of Inventory

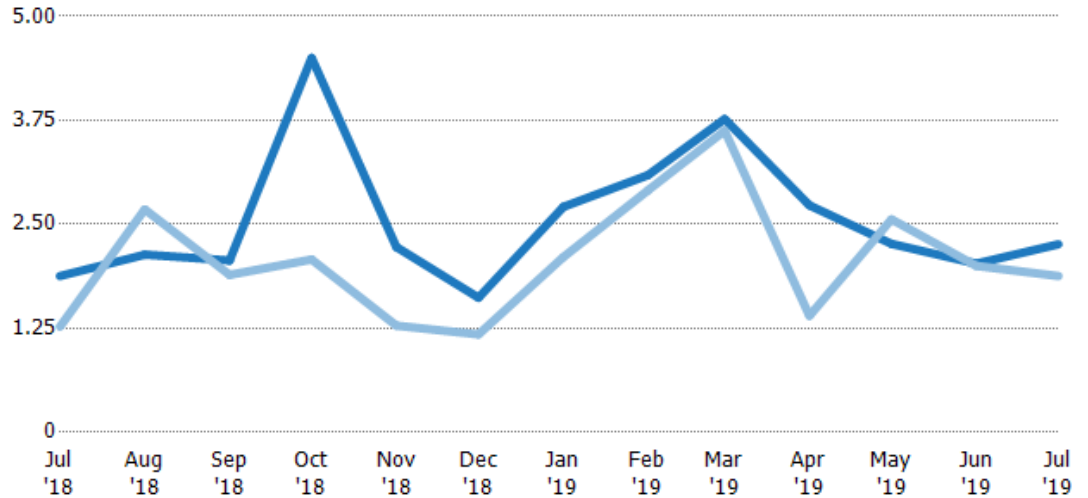
The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Months	% Chg.
Jul '19	2.26	20.3%
Jul '18	1.88	48%
Jul '17	1.27	131.4%



Current Year	1.88	2.14	2.07	4.5	2.23	1.62	2.71	3.09	3.76	2.73	2.26	2.03	2.26
Prior Year	1.27	2.68	1.89	2.08	1.28	1.18	2.11	2.91	3.63	1.4	2.56	2	1.88
Percent Change from Prior Year	48%	-20%	9%	117%	74%	38%	29%	6%	4%	95%	-12%	1%	20%

Absorption Rate

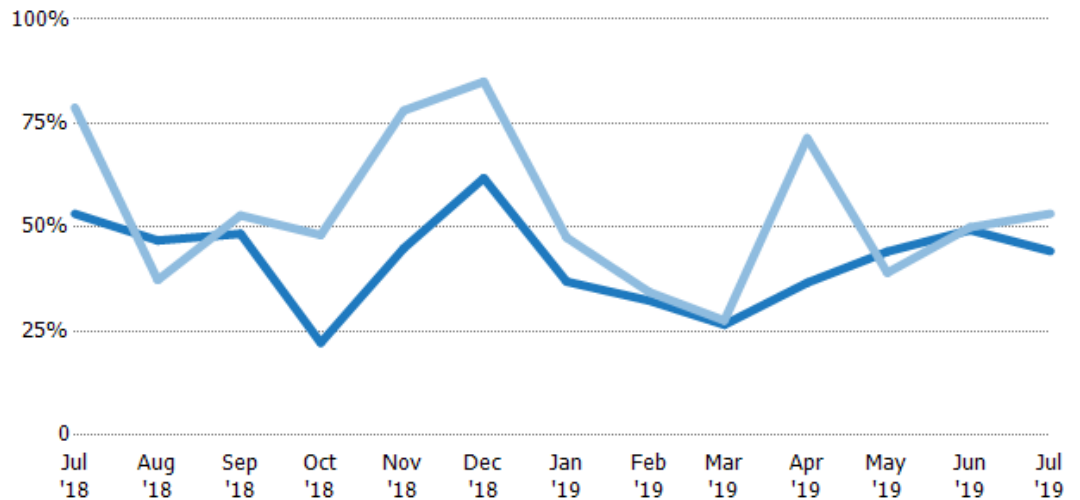
The percentage of inventory sold per month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Rate	Chg.
Jul '19	44%	9%
Jul '18	53%	25.5%
Jul '17	79%	-56.8%



Current Year	53%	47%	48%	22%	45%	62%	37%	32%	27%	37%	44%	49%	44%
Prior Year	79%	37%	53%	48%	78%	85%	48%	34%	28%	71%	39%	50%	53%
Change from Prior Year	26%	-10%	4%	26%	33%	23%	11%	2%	1%	35%	-5%	1%	9%

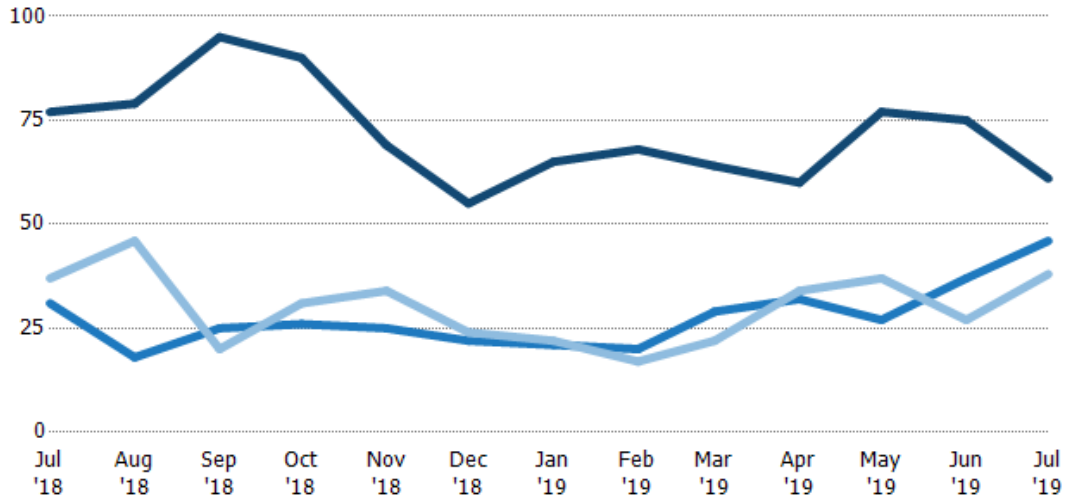
Active/Pending/Sold Units

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



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Active	77	79	95	90	69	55	65	68	64	60	77	75	61
Pending	31	18	25	26	25	22	21	20	29	32	27	37	46
Sold	37	46	20	31	34	24	22	17	22	34	37	27	38

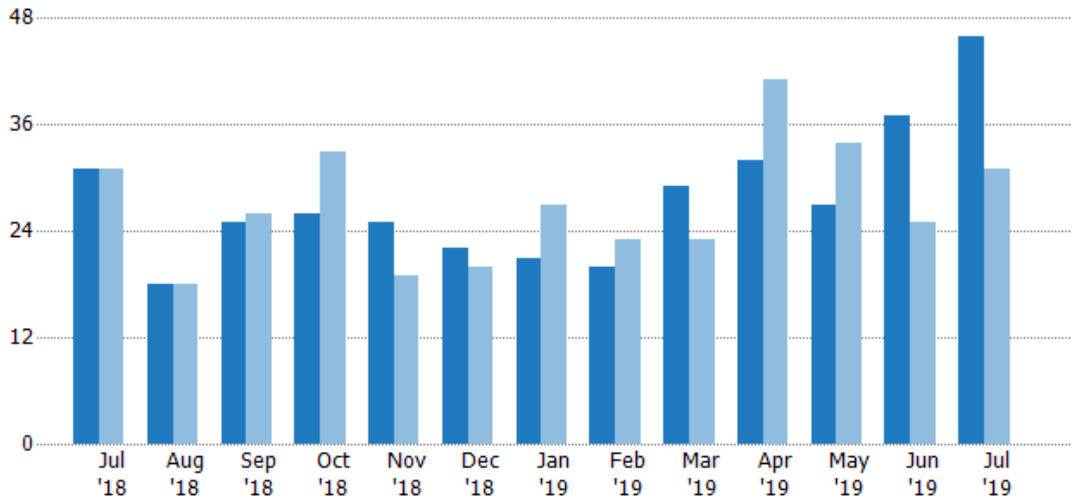
Pending Sales

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.
Jul '19	46	48.4%
Jul '18	31	0%
Jul '17	31	16.1%

	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	31	18	25	26	25	22	21	20	29	32	27	37	46
Prior Year	31	18	26	33	19	20	27	23	23	41	34	25	31
Percent Change from Prior Year	0%	0%	-4%	-21%	32%	10%	-22%	-13%	26%	-22%	-21%	48%	48%

Pending Sales Volume

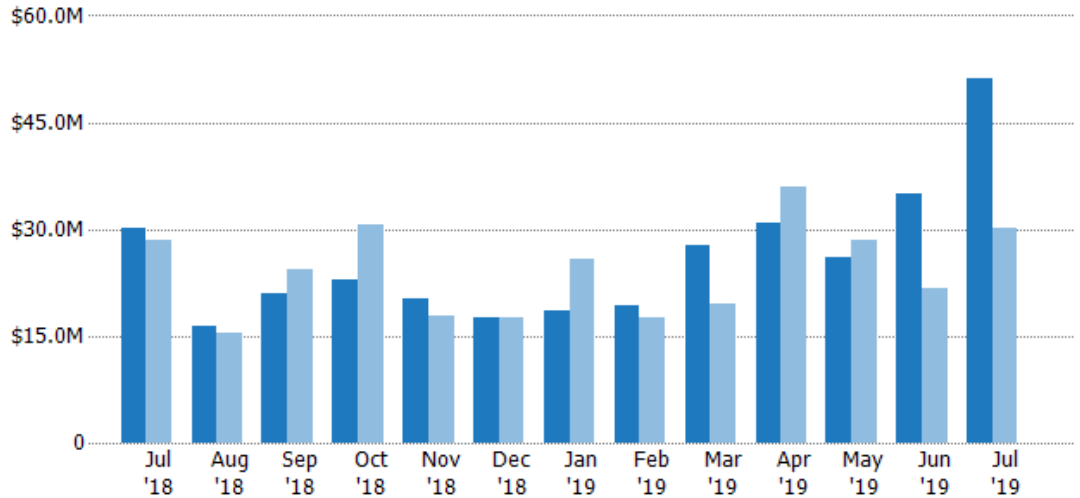
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Jul '19	\$51.2M	69.1%
Jul '18	\$30.2M	6.5%
Jul '17	\$28.4M	12.2%



Current Year	\$30.2M	\$16.4M	\$21M	\$23M	\$20.3M	\$17.6M	\$18.6M	\$19.2M	\$27.8M	\$31M	\$26M	\$35M	\$51.2M
Prior Year	\$28.4M	\$15.5M	\$24.3M	\$30.6M	\$17.8M	\$17.5M	\$25.7M	\$17.6M	\$19.4M	\$36M	\$28.5M	\$21.6M	\$30.2M
Percent Change from Prior Year	7%	6%	-14%	-25%	14%	1%	-28%	9%	43%	-14%	-9%	62%	69%

Closed Sales

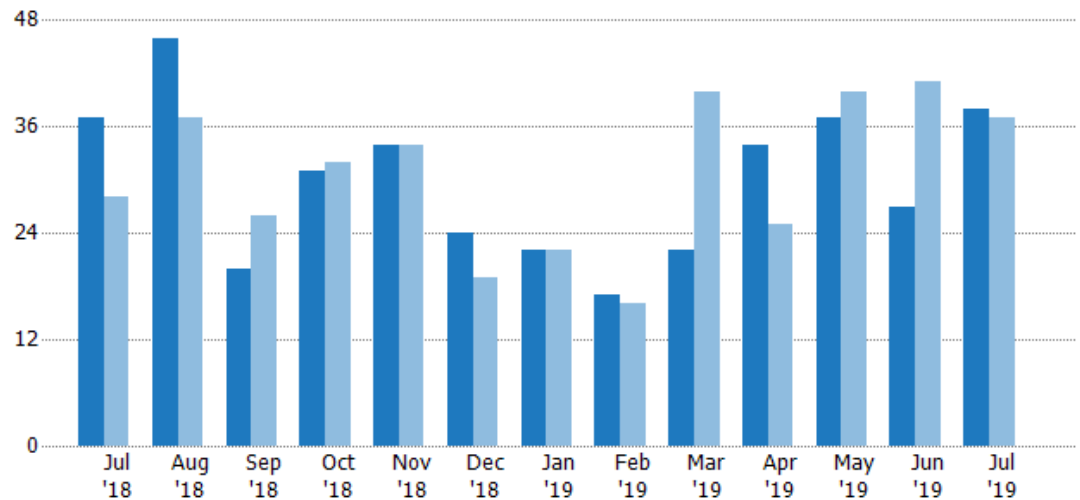
The total number of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Jul '19	38	2.7%
Jul '18	37	32.1%
Jul '17	28	-14.3%



Current Year	37	46	20	31	34	24	22	17	22	34	37	27	38
Prior Year	28	37	26	32	34	19	22	16	40	25	40	41	37
Percent Change from Prior Year	32%	24%	-23%	-3%	0%	26%	0%	6%	-45%	36%	-8%	-34%	3%

Closed Sales Volume

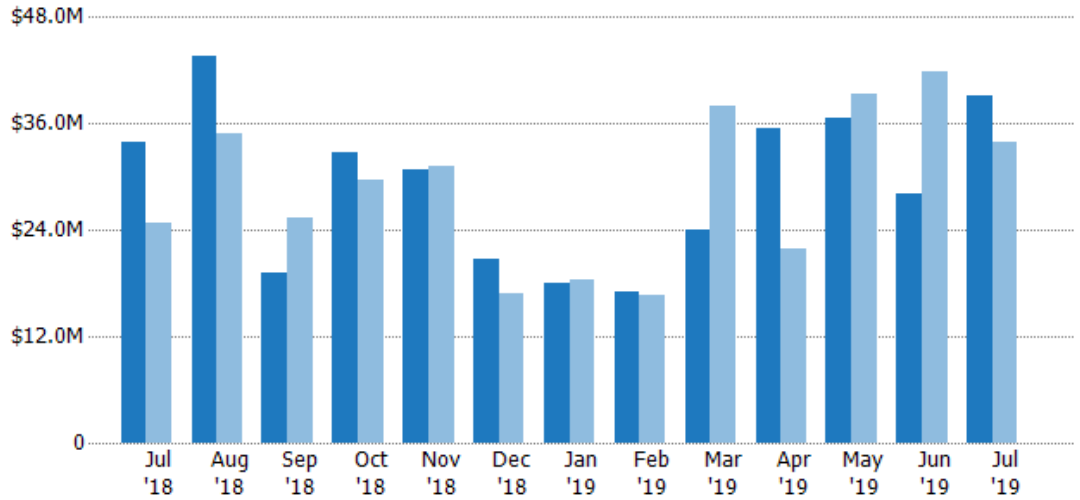
The sum of the sales price of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Jul '19	\$39.2M	15.5%
Jul '18	\$33.9M	37.1%
Jul '17	\$24.7M	-26.1%



Current Year	\$33.9M	\$43.7M	\$19.2M	\$32.7M	\$30.8M	\$20.7M	\$18M	\$17.1M	\$24M	\$35.5M	\$36.6M	\$28M	\$39.2M
Prior Year	\$24.7M	\$34.9M	\$25.4M	\$29.7M	\$31.1M	\$16.8M	\$18.4M	\$16.6M	\$37.9M	\$21.8M	\$39.3M	\$41.9M	\$33.9M
Percent Change from Prior Year	37%	25%	-24%	10%	-1%	23%	-2%	3%	-37%	63%	-7%	-33%	16%

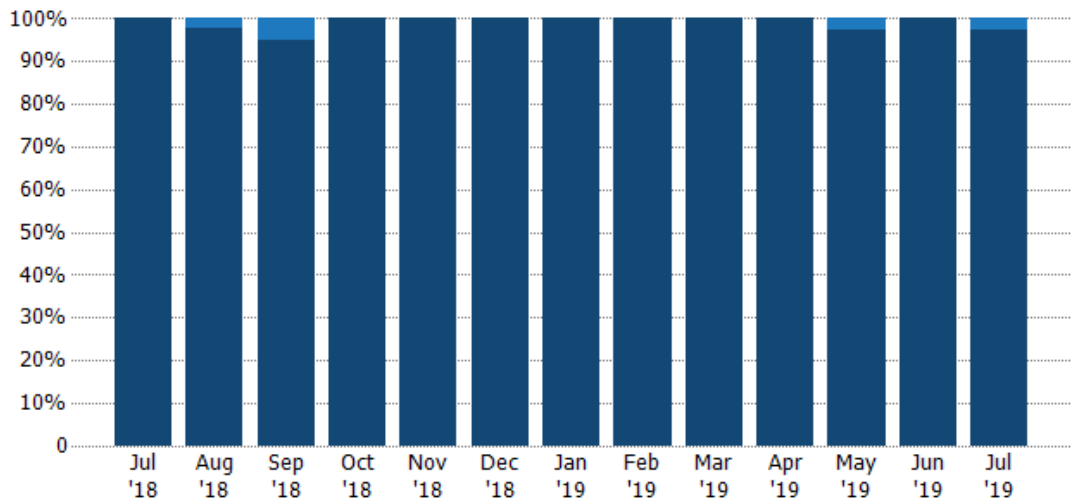
Closed Sales by Property Type

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%	-	3%
Single Family Residence	100%	98%	95%	100%	100%	100%	100%	100%	100%	100%	97%	100%	97%

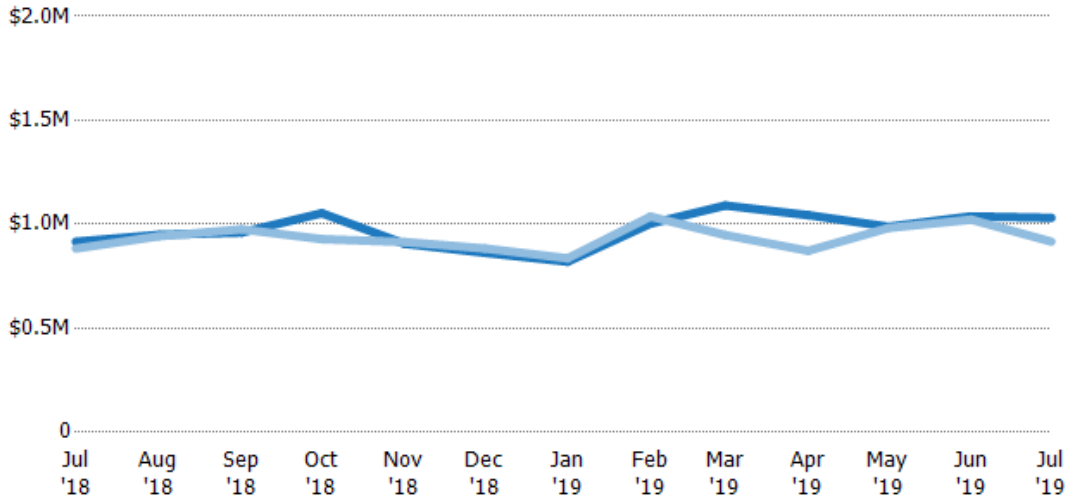
Average Sales Price

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '18	\$917K	\$883K	4%
Aug '18	\$949K	\$942K	1%
Sep '18	\$960K	\$976K	-2%
Oct '18	\$1.05M	\$929K	13%
Nov '18	\$906K	\$915K	-1%
Dec '18	\$863K	\$884K	-2%
Jan '19	\$820K	\$836K	-2%
Feb '19	\$1M	\$1.04M	-3%
Mar '19	\$1.09M	\$948K	15%
Apr '19	\$1.04M	\$872K	20%
May '19	\$988K	\$982K	1%
Jun '19	\$1.04M	\$1.02M	2%
Jul '19	\$1.03M	\$917K	12.5%

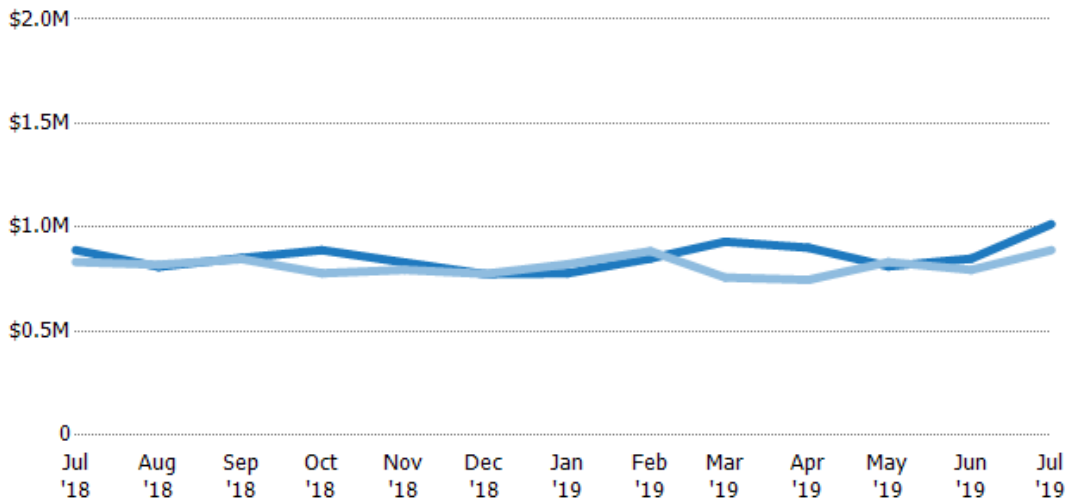
Median Sales Price

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '18	\$890K	\$833K	7%
Aug '18	\$810K	\$820K	-1%
Sep '18	\$853K	\$847K	1%
Oct '18	\$890K	\$779K	14%
Nov '18	\$831K	\$796K	4%
Dec '18	\$775K	\$776K	0%
Jan '19	\$779K	\$823K	-5%
Feb '19	\$850K	\$885K	-4%
Mar '19	\$931K	\$759K	23%
Apr '19	\$902K	\$747K	21%
May '19	\$812K	\$833K	-2%
Jun '19	\$849K	\$795K	7%
Jul '19	\$1.02M	\$890K	14%

Distressed Listings

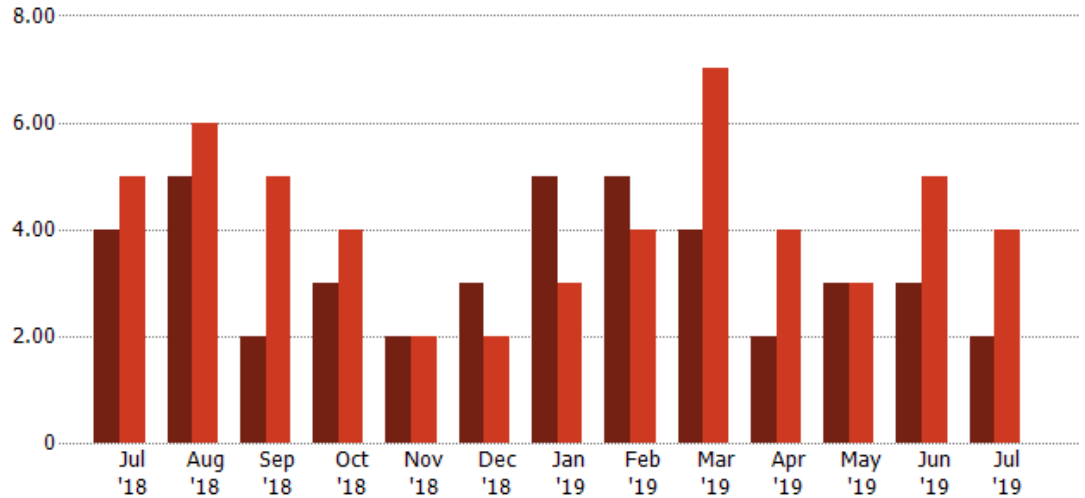
The number of distressed residential properties that were for sale at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Jul '19	2	-50%
Jul '18	4	-20%
Jul '17	5	40%



Current Year	4	5	2	3	2	3	5	5	4	2	3	3	2
Prior Year	5	6	5	4	2	2	3	4	7	4	3	5	4
Percent Change from Prior Year	-20%	-17%	-60%	-25%	0%	50%	67%	25%	-43%	-50%	0%	-40%	-50%

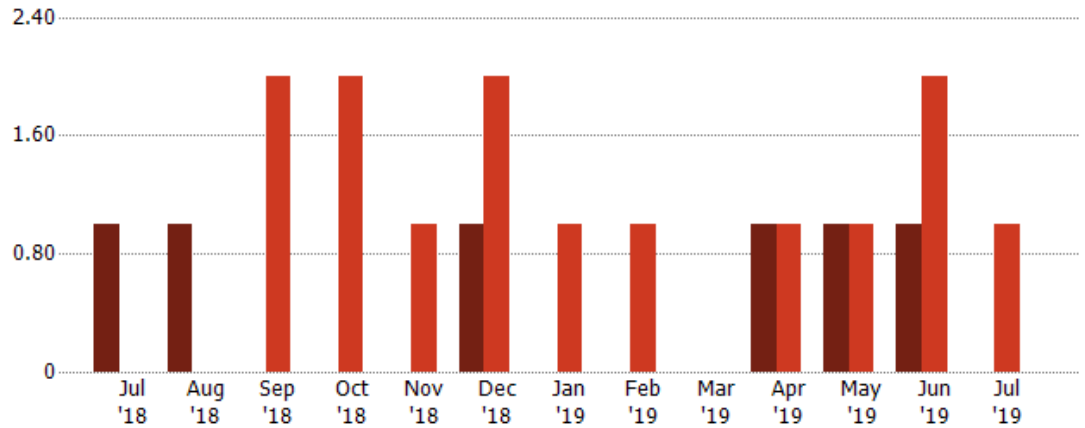
Distressed Sales

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



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

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: 08/08/2019

Scheduled: No

Report Date Range: From 7/2018 To: 7/2019

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 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 7/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area