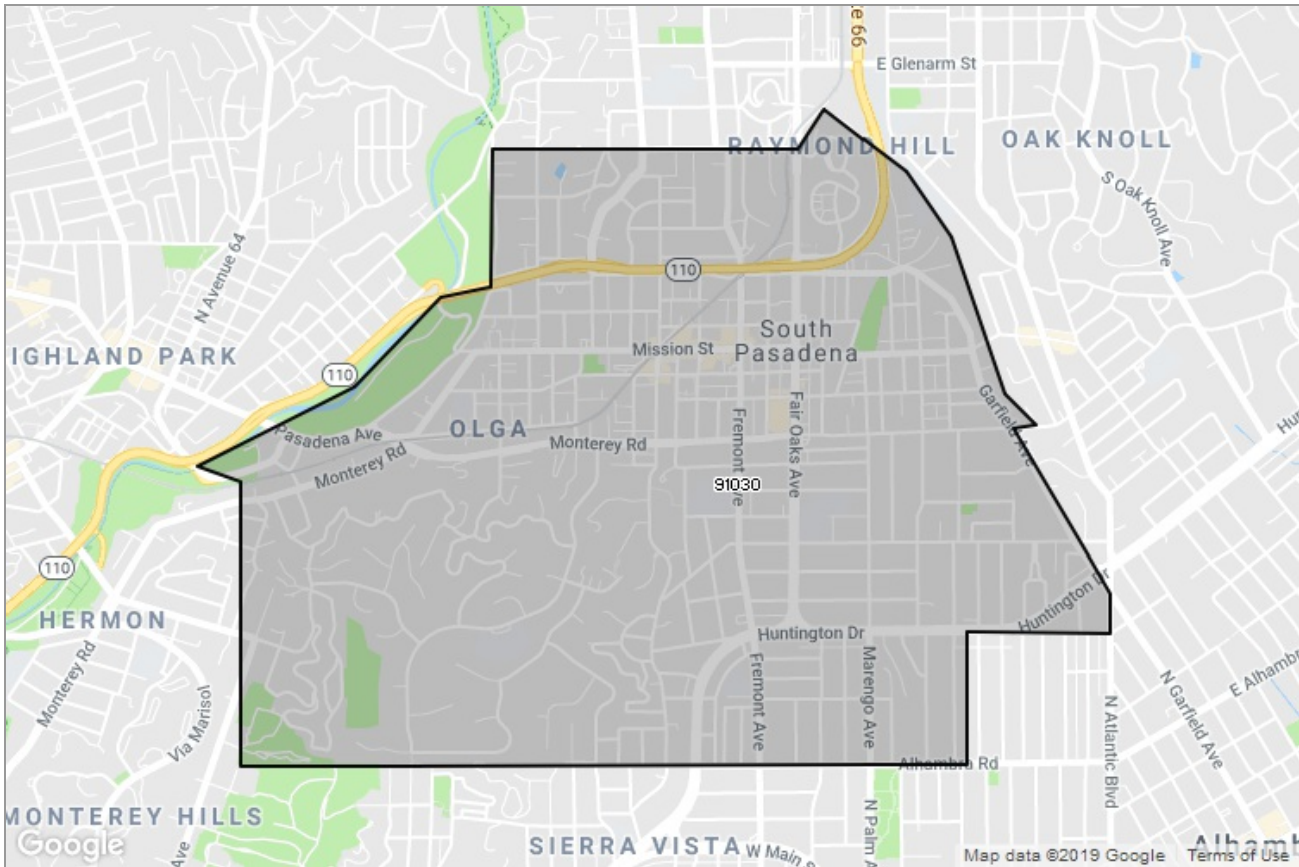




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# South Pasadena



## Report Characteristics

**Report Name:**  
South Pasadena

**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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	24	11	+118.2%	115	105	+9.5%
New Listing Volume	\$41,783,888	\$14,930,800	+179.9%	\$159,573,638	\$146,171,174	+9.2%
Active Listing Count	32	16	+100%	N/A	N/A	
Active Listing Volume	\$58,782,688	\$24,083,800	+144.1%	N/A	N/A	
Average Listing Price	\$1,836,959	\$1,505,238	+22%	\$1,477,905	\$1,519,662	-2.7%
Median Listing Price	\$1,434,000	\$1,328,000	+8%	\$1,363,574	\$1,365,860	-0.2%
Months of Inventory	2.5	0.8	+207.7%	2.2	1.1	+88.2%
Absorption Rate	40.63%	125%	-84.4%	46.45%	87.41%	-41%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	13	14	-7.1%	N/A	N/A	
Pending Sales Volume	\$13,755,799	\$19,784,688	-30.5%	N/A	N/A	
Closed Sales Count	14	10	+40%	83	85	-2.4%
Closed Sales Volume	\$15,150,000	\$15,137,544	+0.1%	\$111,246,825	\$121,189,444	-8.2%
Average Sales Price	\$1,082,143	\$1,513,754	-28.5%	\$1,340,323	\$1,425,758	-6%
Median Sales Price	\$967,500	\$1,459,170	-33.7%	\$1,276,940	\$1,286,314	-0.7%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

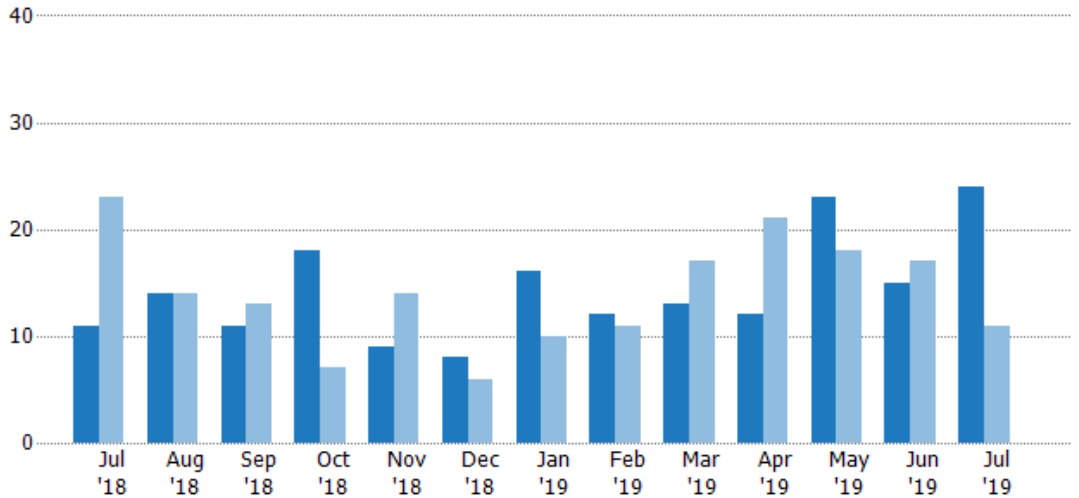
## New Listings

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.
Jul '19	24	118.2%
Jul '18	11	-52.2%
Jul '17	23	30.4%



Current Year	11	14	11	18	9	8	16	12	13	12	23	15	24
Prior Year	23	14	13	7	14	6	10	11	17	21	18	17	11
Percent Change from Prior Year	-52%	0%	-15%	157%	-36%	33%	60%	9%	-24%	-43%	28%	-12%	118%

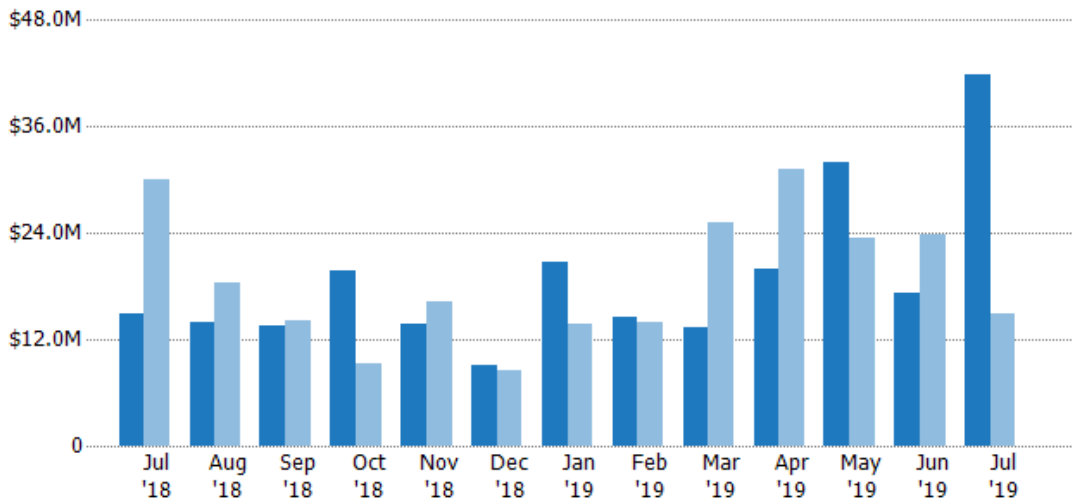
## New Listing Volume

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.
Jul '19	\$41.8M	179.9%
Jul '18	\$14.9M	-50.2%
Jul '17	\$30M	19%



Current Year	\$14.9M	\$13.9M	\$13.5M	\$19.8M	\$13.7M	\$9.15M	\$20.7M	\$14.5M	\$13.4M	\$20M	\$32M	\$17.3M	\$41.8M
Prior Year	\$30M	\$18.4M	\$14.1M	\$9.35M	\$16.3M	\$8.43M	\$13.8M	\$13.9M	\$25.2M	\$31.2M	\$23.5M	\$23.7M	\$14.9M
Percent Change from Prior Year	-50%	-25%	-4%	112%	-16%	9%	50%	5%	-47%	-36%	36%	-27%	180%

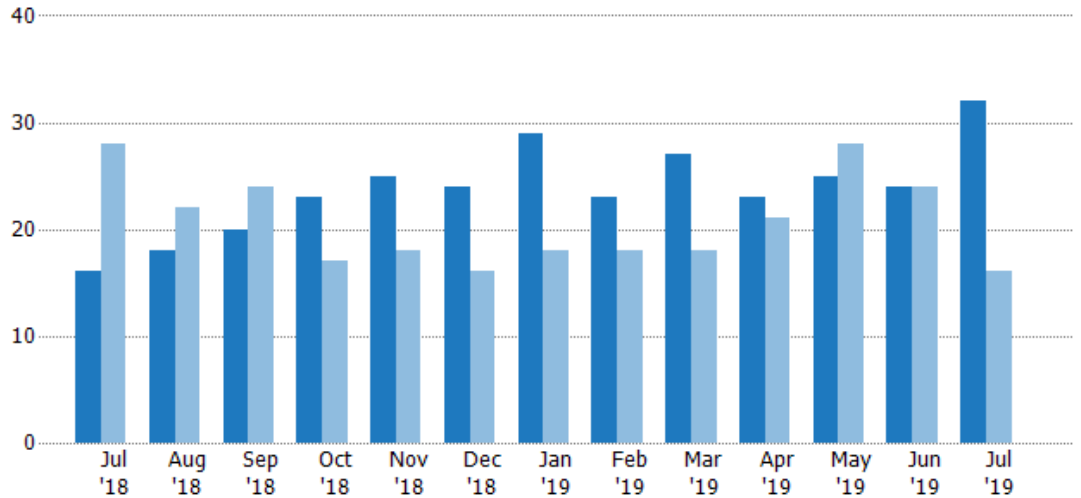
## Active Listings

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

Month/ Year	Count	% Chg.
Jul '19	32	100%
Jul '18	16	-42.9%
Jul '17	28	25%



Current Year	16	18	20	23	25	24	29	23	27	23	25	24	32
Prior Year	28	22	24	17	18	16	18	18	18	21	28	24	16
Percent Change from Prior Year	-43%	-18%	-17%	35%	39%	50%	61%	28%	50%	10%	-11%	0%	100%

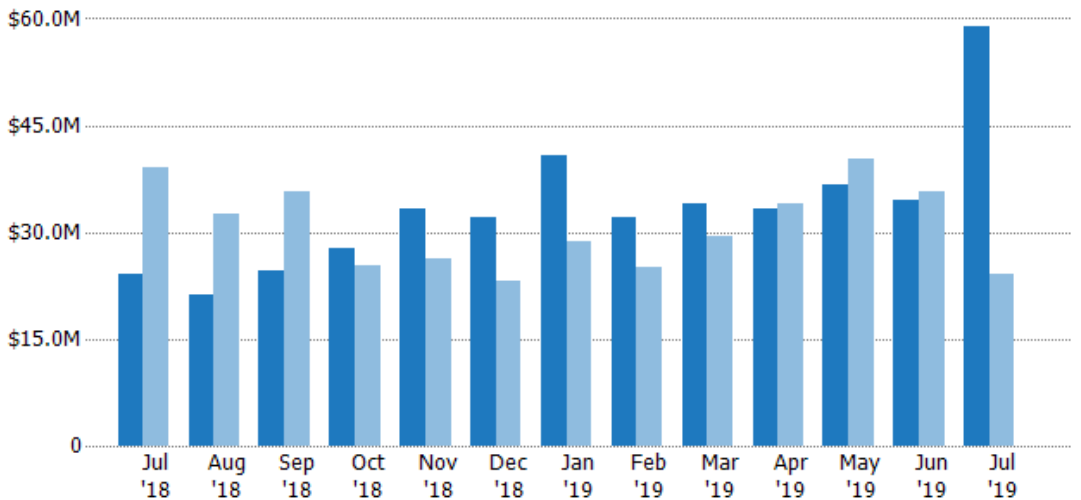
## Active Listing Volume

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

Month/ Year	Volume	% Chg.
Jul '19	\$58.8M	144.1%
Jul '18	\$24.1M	-38.3%
Jul '17	\$39.1M	23.6%



Current Year	\$24.1M	\$21.1M	\$24.6M	\$27.7M	\$33.2M	\$32.1M	\$40.9M	\$32.2M	\$34M	\$33.4M	\$36.8M	\$34.5M	\$58.8M
Prior Year	\$39.1M	\$32.5M	\$35.6M	\$25.3M	\$26.4M	\$23.2M	\$28.7M	\$25.1M	\$29.4M	\$33.9M	\$40.2M	\$35.8M	\$24.1M
Percent Change from Prior Year	-38%	-35%	-31%	9%	26%	39%	42%	28%	16%	-2%	-9%	-4%	144%

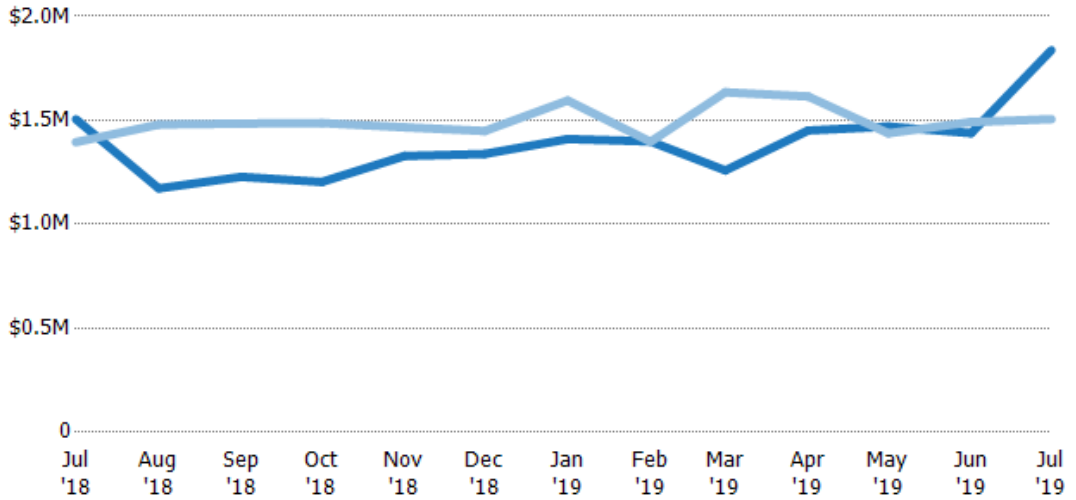
## Average Listing Price

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

Month/ Year	Price	% Chg.
Jul '19	\$1.84M	22%
Jul '18	\$1.51M	7.9%
Jul '17	\$1.39M	-1.1%



Current Year	\$1.51M	\$1.17M	\$1.23M	\$1.2M	\$1.33M	\$1.34M	\$1.41M	\$1.4M	\$1.26M	\$1.45M	\$1.47M	\$1.44M	\$1.84M
Prior Year	\$1.39M	\$1.48M	\$1.48M	\$1.49M	\$1.47M	\$1.45M	\$1.59M	\$1.4M	\$1.63M	\$1.61M	\$1.44M	\$1.49M	\$1.51M
Percent Change from Prior Year	8%	-21%	-17%	-19%	-9%	-8%	-12%	0%	-23%	-10%	2%	-4%	22%

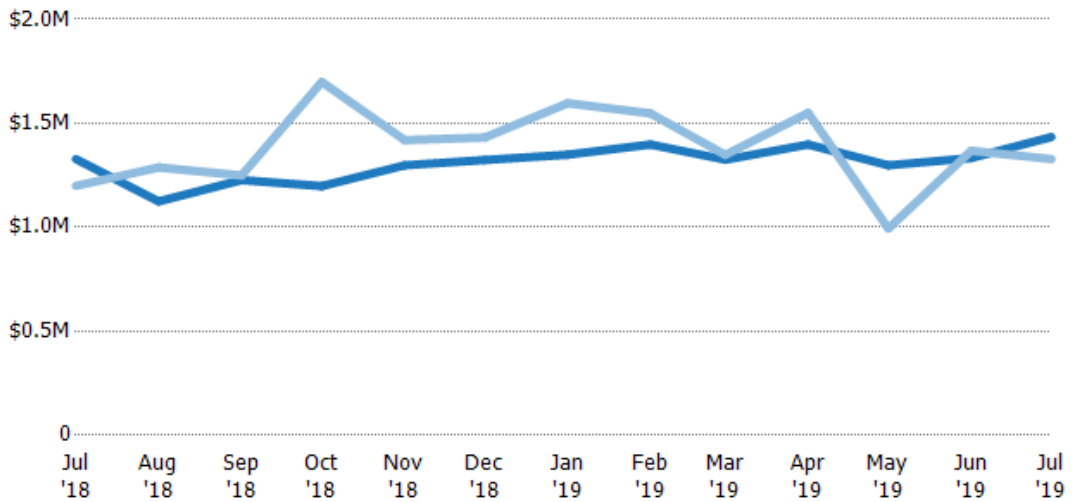
## Median Listing Price

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

Month/ Year	Price	% Chg.
Jul '19	\$1.43M	8%
Jul '18	\$1.33M	10.8%
Jul '17	\$1.2M	0.1%



Current Year	\$1.33M	\$1.12M	\$1.23M	\$1.2M	\$1.3M	\$1.32M	\$1.35M	\$1.4M	\$1.33M	\$1.4M	\$1.3M	\$1.33M	\$1.43M
Prior Year	\$1.2M	\$1.29M	\$1.25M	\$1.7M	\$1.42M	\$1.43M	\$1.6M	\$1.55M	\$1.35M	\$1.55M	\$994K	\$1.37M	\$1.33M
Percent Change from Prior Year	11%	-13%	-2%	-29%	-9%	-8%	-16%	-10%	-2%	-10%	31%	-3%	8%

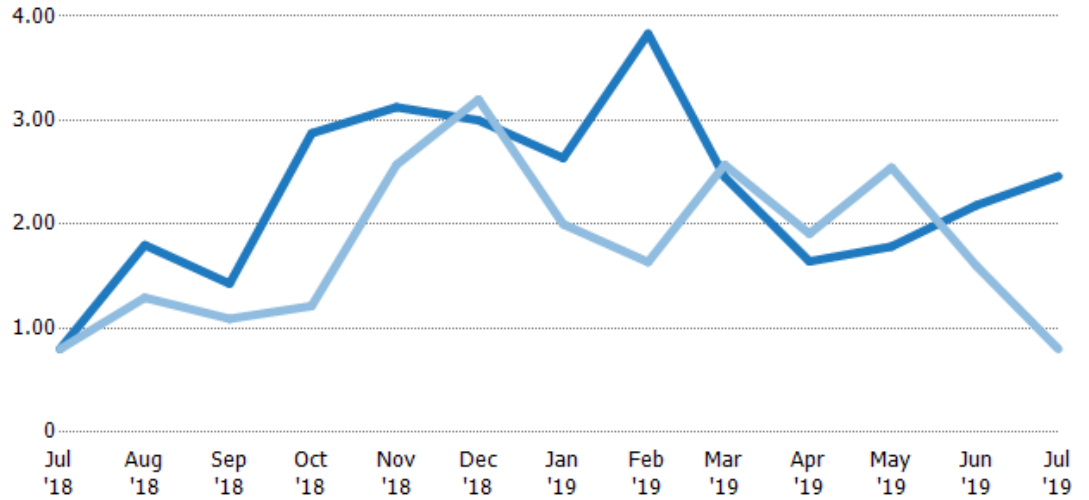
## Months of Inventory

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.
Jul '19	2.46	207.7%
Jul '18	0.8	0%
Jul '17	0.8	98.9%



Current Year	0.8	1.8	1.43	2.88	3.13	3	2.64	3.83	2.45	1.64	1.79	2.18	2.46
Prior Year	0.8	1.29	1.09	1.21	2.57	3.2	2	1.64	2.57	1.91	2.55	1.6	0.8
Percent Change from Prior Year	0%	39%	31%	137%	22%	-6%	32%	134%	-5%	-14%	-30%	36%	208%

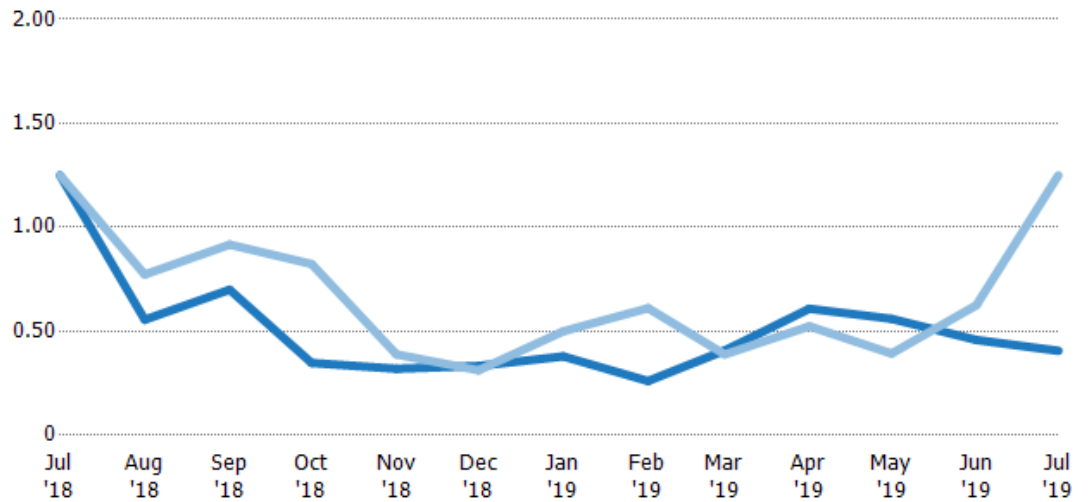
## Absorption Rate

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.
Jul '19	41%	84.4%
Jul '18	125%	0%
Jul '17	125%	-49.7%



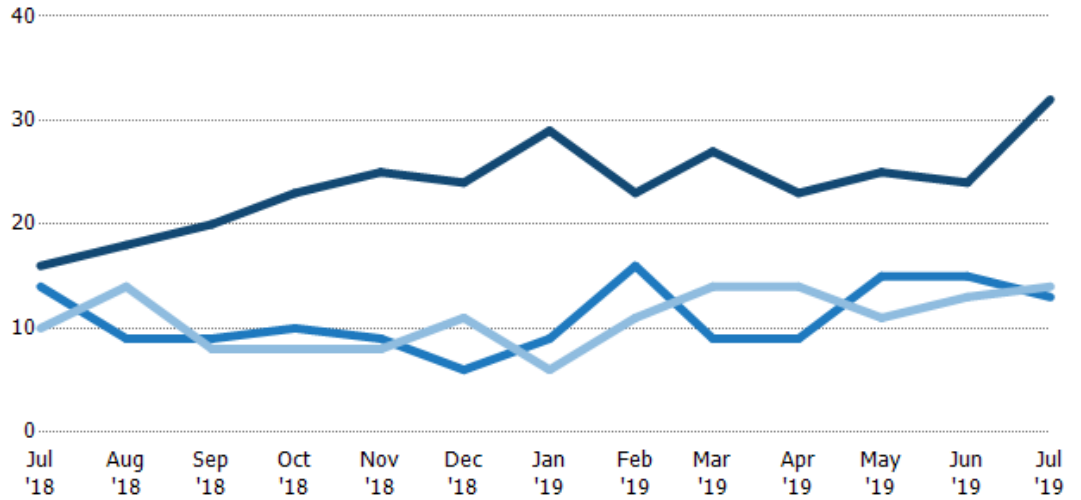
Current Year	125%	56%	70%	35%	32%	33%	38%	26%	41%	61%	56%	46%	41%
Prior Year	125%	77%	92%	82%	39%	31%	50%	61%	39%	52%	39%	63%	125%
Change from Prior Year	0%	22%	22%	48%	7%	-2%	12%	35%	-2%	-8%	-17%	17%	84%

## 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



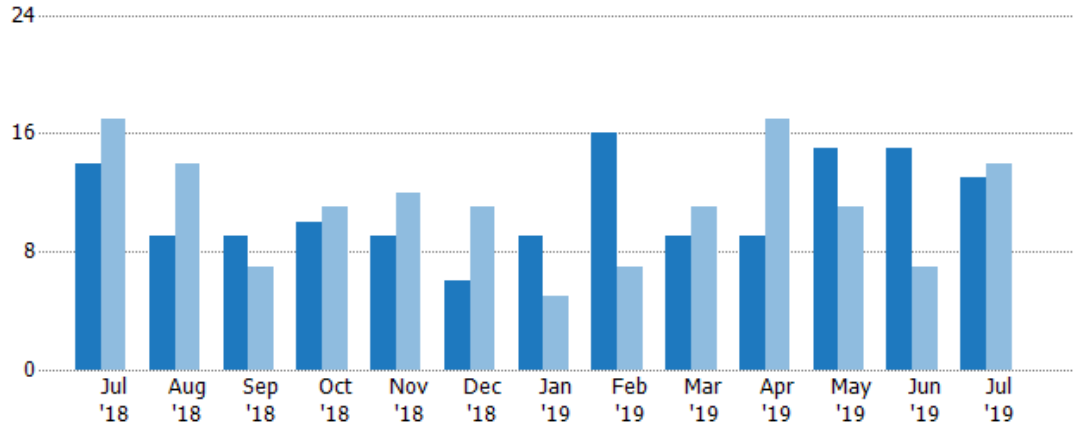
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Active	16	18	20	23	25	24	29	23	27	23	25	24	32
Pending	14	9	9	10	9	6	9	16	9	9	15	15	13
Sold	10	14	8	8	8	11	6	11	14	14	11	13	14

## 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.
Jul '19	13	-7.1%
Jul '18	14	-17.6%
Jul '17	17	47.1%

	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	14	9	9	10	9	6	9	16	9	9	15	15	13
Prior Year	17	14	7	11	12	11	5	7	11	17	11	7	14
Percent Change from Prior Year	-18%	-36%	29%	-9%	-25%	-45%	80%	129%	-18%	-47%	36%	114%	-7%

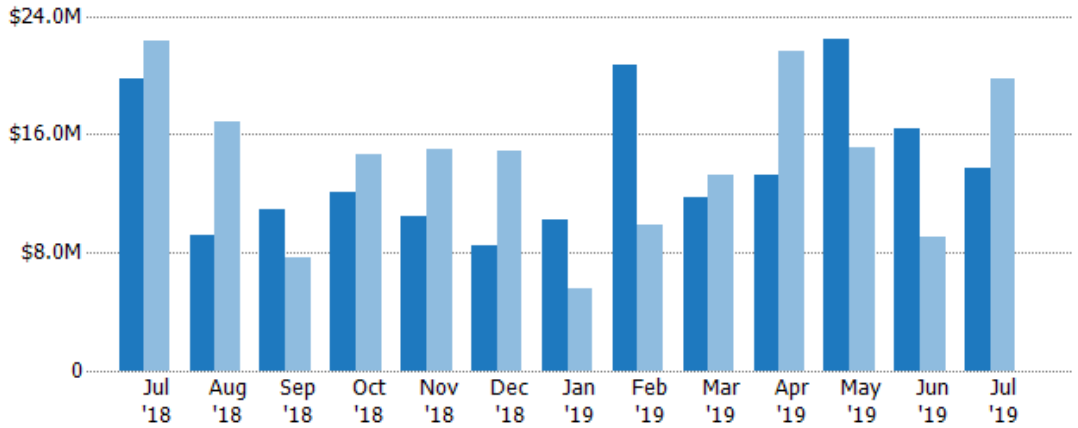
## Pending Sales Volume

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.
Jul '19	\$13.8M	-30.5%
Jul '18	\$19.8M	-11.1%
Jul '17	\$22.3M	11.4%



Current Year	\$19.8M	\$9.2M	\$10.9M	\$12M	\$10.5M	\$8.47M	\$10.2M	\$20.7M	\$11.7M	\$13.3M	\$22.4M	\$16.3M	\$13.8M
Prior Year	\$22.3M	\$16.8M	\$7.63M	\$14.7M	\$15M	\$14.9M	\$5.57M	\$9.85M	\$13.2M	\$21.7M	\$15.2M	\$9.1M	\$19.8M
Percent Change from Prior Year	-11%	-45%	42%	-18%	-30%	-43%	83%	110%	-11%	-39%	48%	80%	-30%

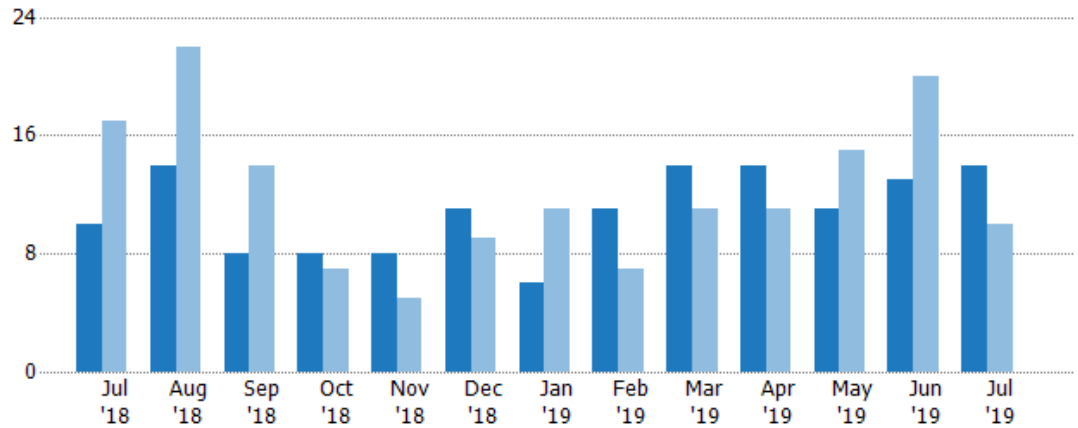
## Closed Sales

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.
Jul '19	14	40%
Jul '18	10	-41.2%
Jul '17	17	11.8%



Current Year	10	14	8	8	8	11	6	11	14	14	11	13	14
Prior Year	17	22	14	7	5	9	11	7	11	11	15	20	10
Percent Change from Prior Year	-41%	-36%	-43%	14%	60%	22%	-45%	57%	27%	27%	-27%	-35%	40%

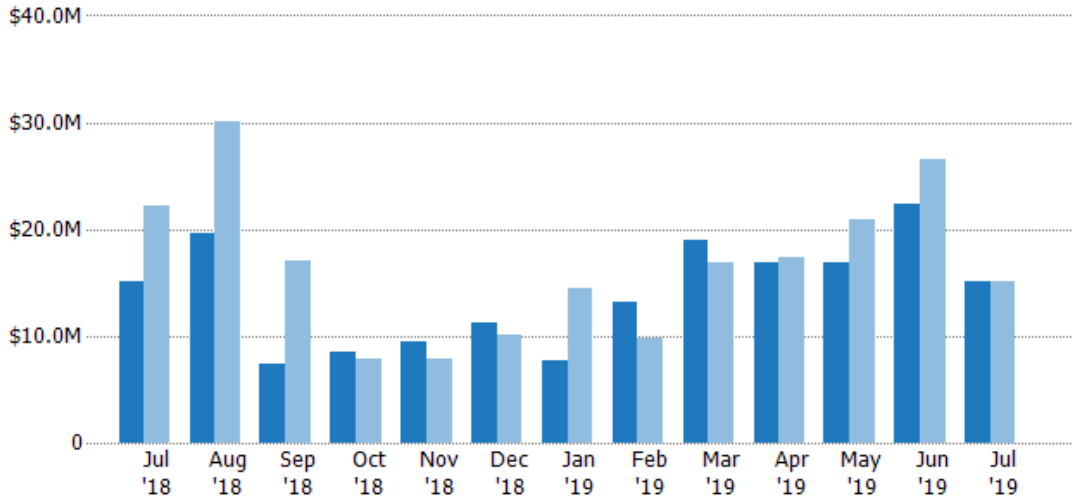


## Closed Sales Volume

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



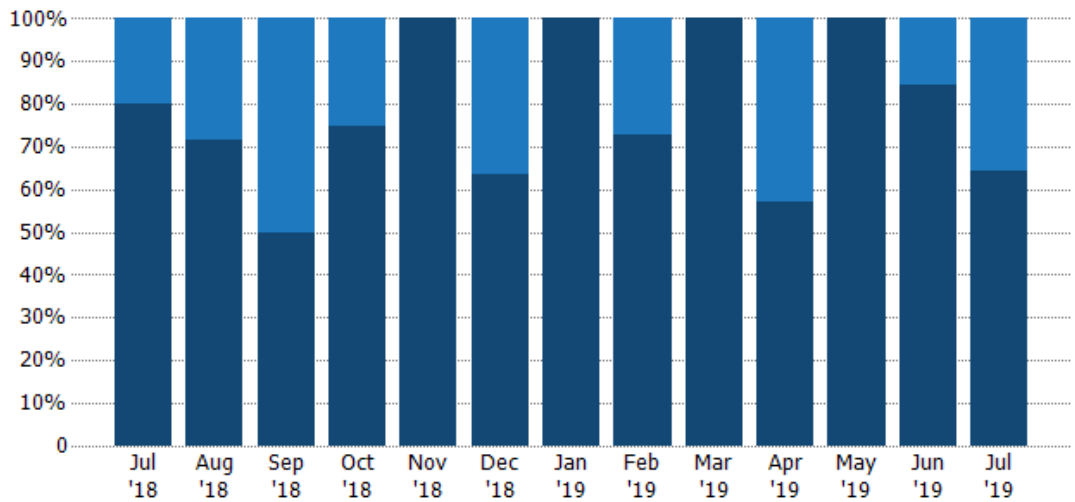
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '18	\$15.1M	\$22.2M	-32%
Aug '18	\$19.6M	\$30M	-35%
Sep '18	\$7.37M	\$17.1M	-57%
Oct '18	\$8.53M	\$7.86M	9%
Nov '18	\$9.43M	\$7.84M	20%
Dec '18	\$11.2M	\$10.1M	11%
Jan '19	\$7.73M	\$14.5M	-47%
Feb '19	\$13.2M	\$9.81M	35%
Mar '19	\$19M	\$16.9M	13%
Apr '19	\$16.9M	\$17.4M	-3%
May '19	\$16.8M	\$20.9M	-20%
Jun '19	\$22.4M	\$26.6M	-16%
Jul '19	\$15.2M	\$15.1M	0%

## 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
Jul '18	80%	20%
Aug '18	71%	29%
Sep '18	50%	50%
Oct '18	75%	25%
Nov '18	100%	-
Dec '18	64%	36%
Jan '19	100%	-
Feb '19	73%	27%
Mar '19	100%	-
Apr '19	57%	43%
May '19	100%	-
Jun '19	85%	15%
Jul '19	64%	36%

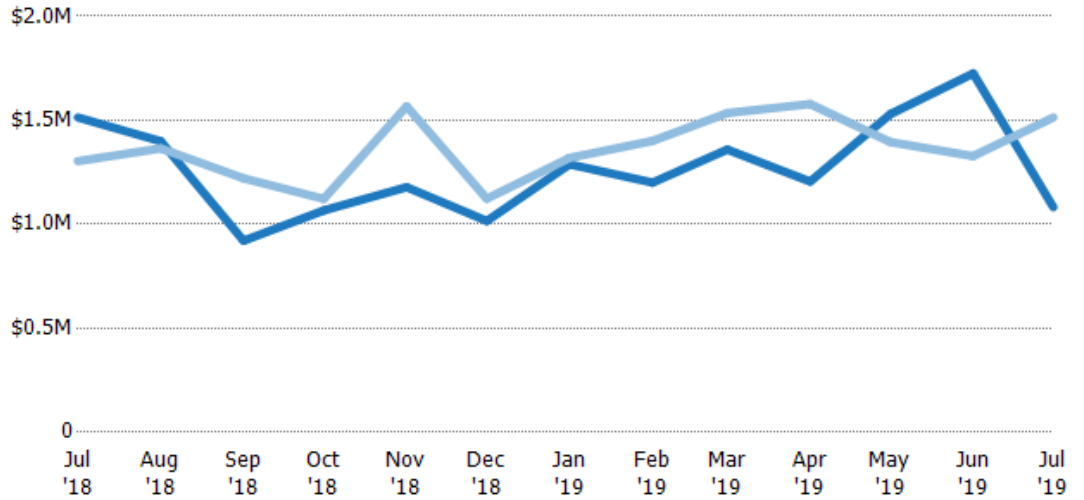
## Average Sales Price

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.
Jul '19	\$1.08M	-28.5%
Jul '18	\$1.51M	16.1%
Jul '17	\$1.3M	-18.7%



Current Year	\$1.51M	\$1.4M	\$921K	\$1.07M	\$1.18M	\$1.02M	\$1.29M	\$1.2M	\$1.36M	\$1.21M	\$1.53M	\$1.73M	\$1.08M
Prior Year	\$1.3M	\$1.36M	\$1.22M	\$1.12M	\$1.57M	\$1.12M	\$1.32M	\$1.4M	\$1.53M	\$1.58M	\$1.4M	\$1.33M	\$1.51M
Percent Change from Prior Year	16%	3%	-25%	-5%	-25%	-10%	-2%	-14%	-11%	-24%	10%	30%	-29%

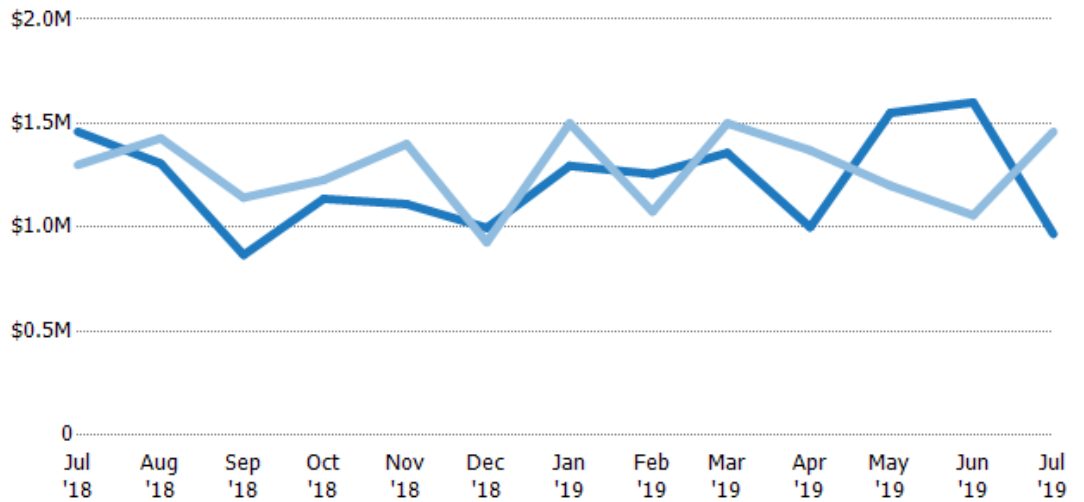
## Median Sales Price

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.
Jul '19	\$968K	-33.7%
Jul '18	\$1.46M	12.2%
Jul '17	\$1.3M	-14.6%



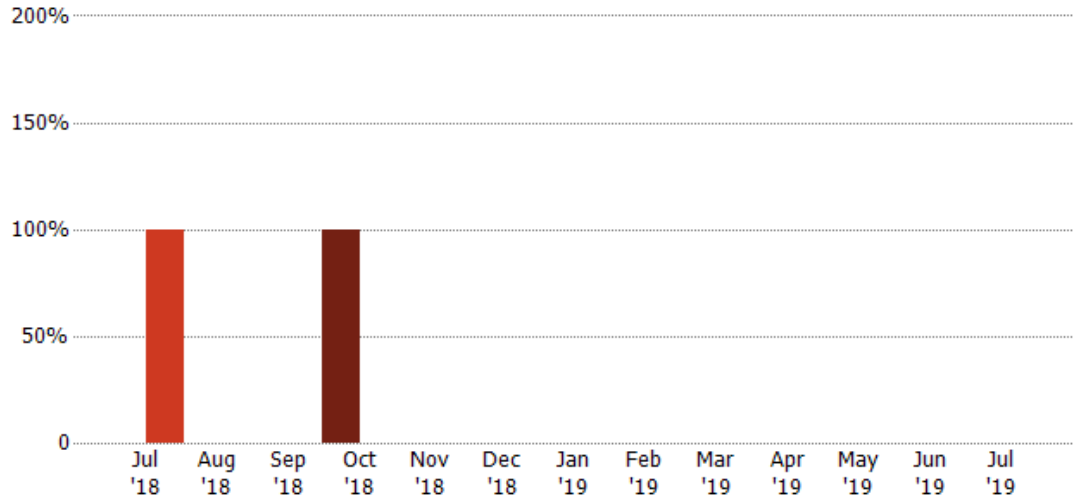
Current Year	\$1.46M	\$1.31M	\$867K	\$1.14M	\$1.11M	\$997K	\$1.3M	\$1.26M	\$1.36M	\$1M	\$1.55M	\$1.6M	\$968K
Prior Year	\$1.3M	\$1.43M	\$1.14M	\$1.23M	\$1.4M	\$928K	\$1.5M	\$1.08M	\$1.5M	\$1.37M	\$1.2M	\$1.06M	\$1.46M
Percent Change from Prior Year	12%	-8%	-24%	-7%	-21%	7%	-14%	17%	-10%	-27%	29%	51%	-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



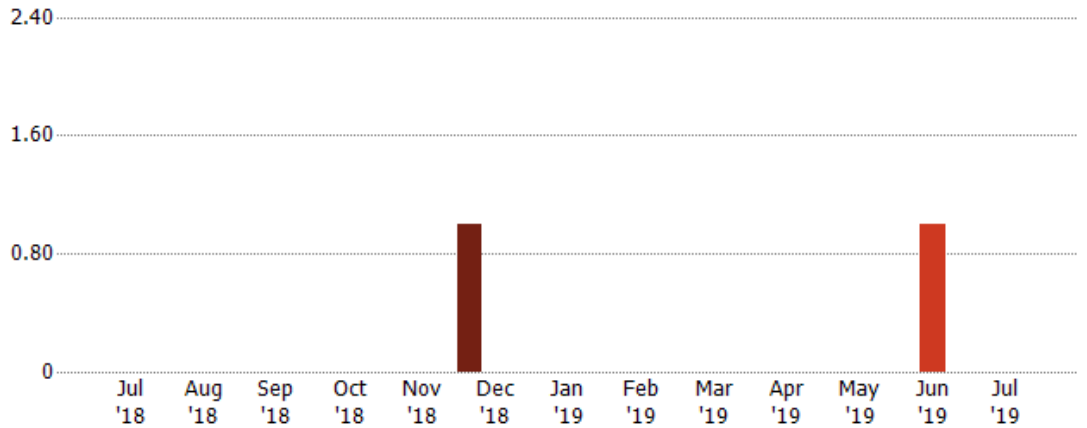
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	-	-	-	1	-	-	-	-	-	-	-	-	-
Prior Year	1	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	-	100%	-	-	-	-	-	-	-	-	-

## 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



	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	-	-	-	-	-	1	-	-	-	-	-	-	-
Prior Year	-	-	-	-	-	-	-	-	-	-	-	1	-
Percent Change from Prior Year	-	-	-	-	-	100%	-	-	-	-	-	-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:** South Pasadena

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

**Scheduled:** No

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

### Information Included

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Include Cover Sheet          | <input checked="" type="checkbox"/> Averages         |
| <input checked="" type="checkbox"/> Include Key Metric Summary * | <input checked="" type="checkbox"/> Include Appendix |
| <input type="checkbox"/> Include Metrics By                      | <input checked="" type="checkbox"/> 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:** 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 7/2019 data

- Listing Activity by ZIP
- Listing Activity by Metro Area
- Sales Activity by ZIP
- Sales Activity by Metro Area