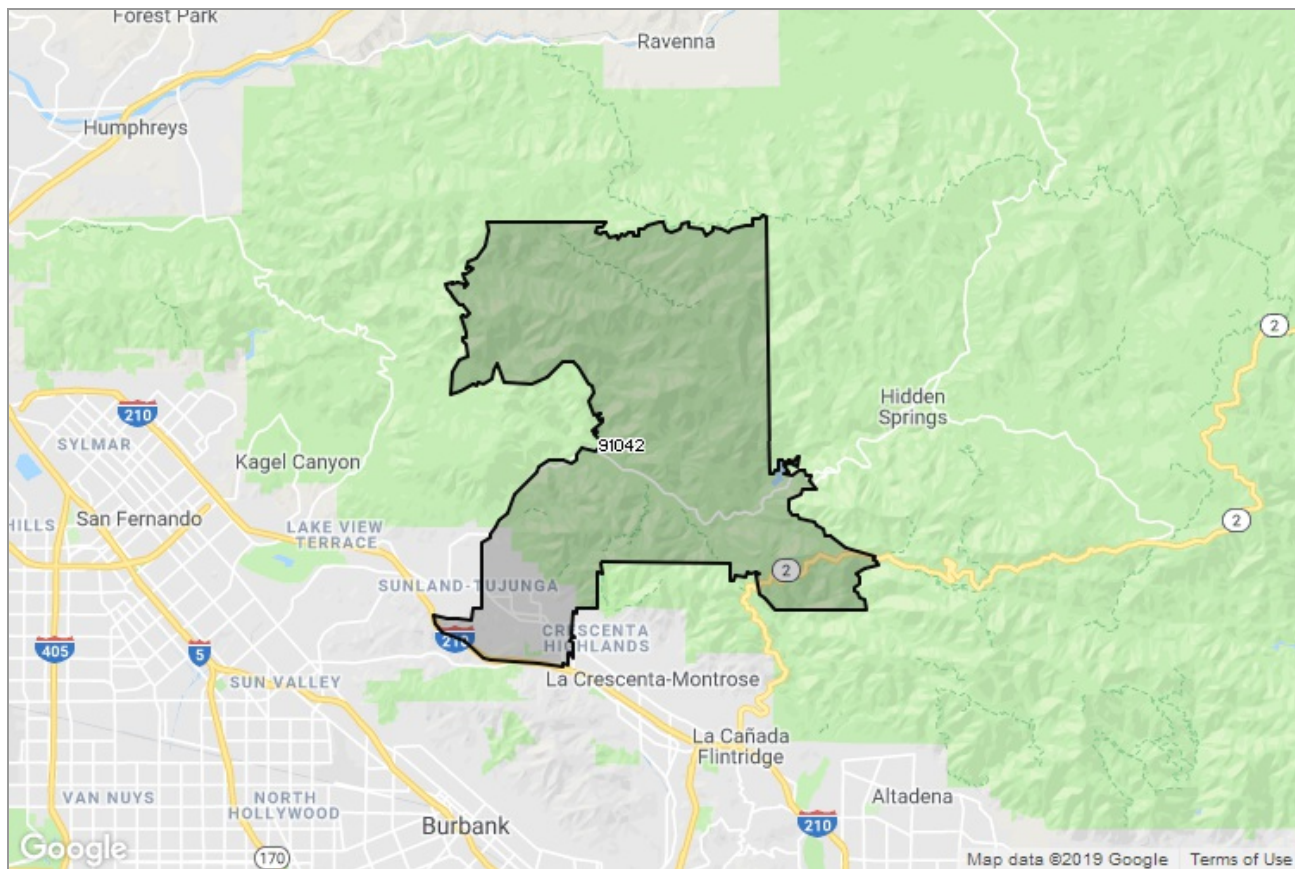




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Tujunga



Report Characteristics

Report Name:
Tujunga

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	33	39	-15.4%	199	217	-8.3%
New Listing Volume	\$22,065,086	\$23,168,438	-4.8%	\$138,365,804	\$141,591,395	-2.3%
Active Listing Count	46	79	-41.8%	N/A	N/A	
Active Listing Volume	\$36,549,734	\$53,543,336	-31.7%	N/A	N/A	
Average Listing Price	\$794,559	\$677,764	+17.2%	\$787,824	\$699,526	+12.6%
Median Listing Price	\$664,500	\$619,000	+7.4%	\$691,822	\$654,078	+5.8%
Months of Inventory	2.7	3	-10.9%	2.8	2.6	+5.1%
Absorption Rate	36.96%	32.91%	+4%	36.22%	38.06%	-1.8%
Sales Activity Charts Metrics						
Pending Sales Count	26	23	+13%	N/A	N/A	
Pending Sales Volume	\$18,181,299	\$15,500,646	+17.3%	N/A	N/A	
Closed Sales Count	18	22	-18.2%	128	138	-7.2%
Closed Sales Volume	\$11,550,500	\$13,565,000	-14.9%	\$80,398,095	\$87,595,812	-8.2%
Average Sales Price	\$641,694	\$616,591	+4.1%	\$628,110	\$634,752	-1%
Median Sales Price	\$590,500	\$583,000	+1.3%	\$607,254	\$600,167	+1.2%
Distressed Charts Metrics						
Distressed Listing Count	2	-	-	N/A	N/A	

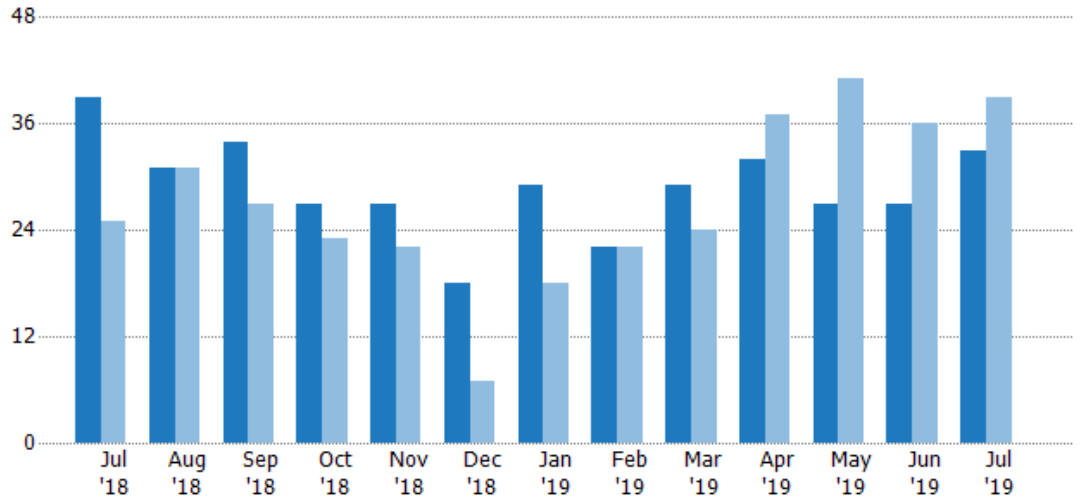
New Listings

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Jul '19	33	-15.4%
Jul '18	39	56%
Jul '17	25	56%



	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	39	31	34	27	27	18	29	22	29	32	27	27	33
Prior Year	25	31	27	23	22	7	18	22	24	37	41	36	39
Percent Change from Prior Year	56%	0%	26%	17%	23%	157%	61%	0%	21%	-14%	-34%	-25%	-15%

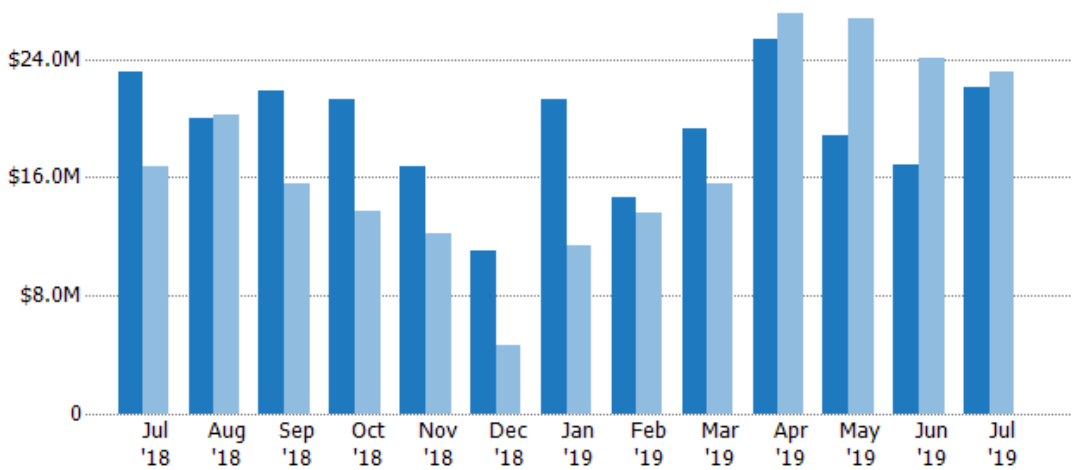
New Listing Volume

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Jul '19	\$22.1M	-4.8%
Jul '18	\$23.2M	38.6%
Jul '17	\$16.7M	33.4%



	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	\$23.2M	\$20M	\$21.9M	\$21.3M	\$16.7M	\$11M	\$21.3M	\$14.6M	\$19.3M	\$25.3M	\$18.8M	\$16.9M	\$22.1M
Prior Year	\$16.7M	\$20.3M	\$15.6M	\$13.8M	\$12.2M	\$4.69M	\$11.4M	\$13.6M	\$15.5M	\$27.1M	\$26.7M	\$24.1M	\$23.2M
Percent Change from Prior Year	39%	-1%	41%	55%	36%	135%	87%	8%	25%	-7%	-29%	-30%	-5%

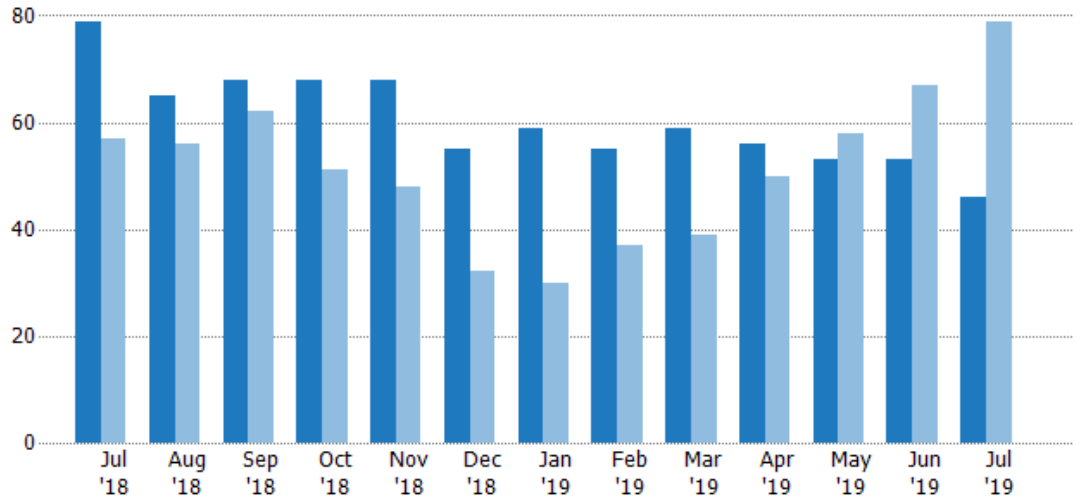
Active Listings

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Jul '19	46	-41.8%
Jul '18	79	38.6%
Jul '17	57	19.3%



	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	79	65	68	68	68	55	59	55	59	56	53	53	46
Prior Year	57	56	62	51	48	32	30	37	39	50	58	67	79
Percent Change from Prior Year	39%	16%	10%	33%	42%	72%	97%	49%	51%	12%	-9%	-21%	-42%

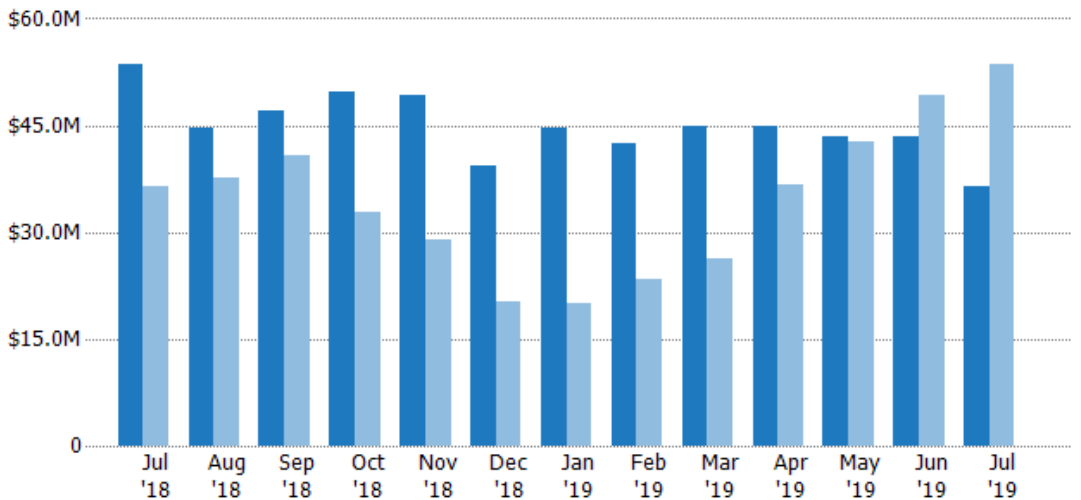
Active Listing Volume

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Jul '19	\$36.5M	-31.7%
Jul '18	\$53.5M	46.5%
Jul '17	\$36.5M	12.1%



	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	\$53.5M	\$44.7M	\$47.1M	\$49.7M	\$49.2M	\$39.4M	\$44.6M	\$42.5M	\$44.9M	\$44.8M	\$43.4M	\$43.5M	\$36.5M
Prior Year	\$36.5M	\$37.6M	\$40.7M	\$32.8M	\$29.1M	\$20.3M	\$19.9M	\$23.5M	\$26.3M	\$36.7M	\$42.7M	\$49.2M	\$53.5M
Percent Change from Prior Year	47%	19%	16%	51%	69%	94%	124%	81%	71%	22%	2%	-12%	-32%

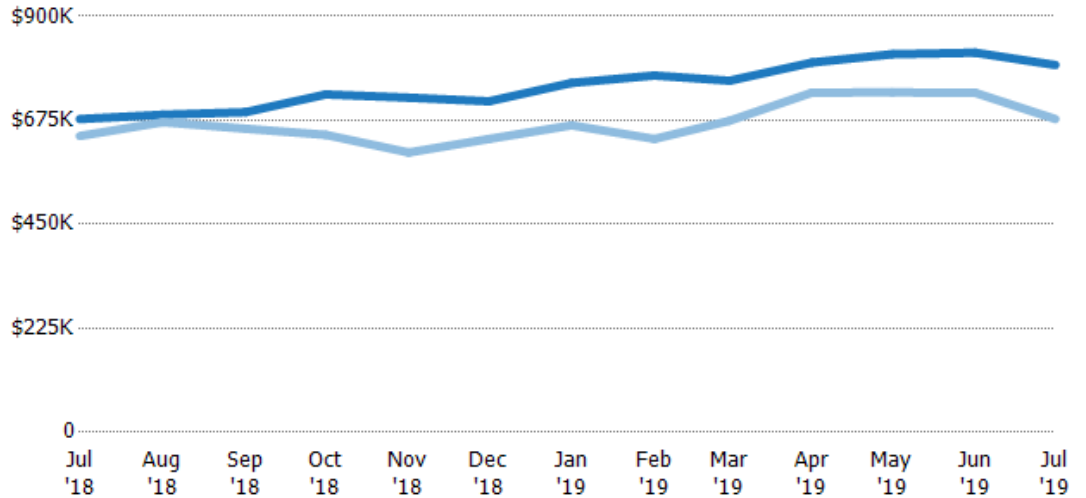
Average Listing Price

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Jul '19	\$795K	17.2%
Jul '18	\$678K	5.7%
Jul '17	\$641K	-6%



Current Year	\$678K	\$687K	\$693K	\$731K	\$724K	\$716K	\$756K	\$772K	\$761K	\$800K	\$818K	\$821K	\$795K
Prior Year	\$641K	\$671K	\$657K	\$643K	\$605K	\$634K	\$664K	\$635K	\$674K	\$735K	\$735K	\$734K	\$678K
Percent Change from Prior Year	6%	2%	5%	14%	20%	13%	14%	22%	13%	9%	11%	12%	17%

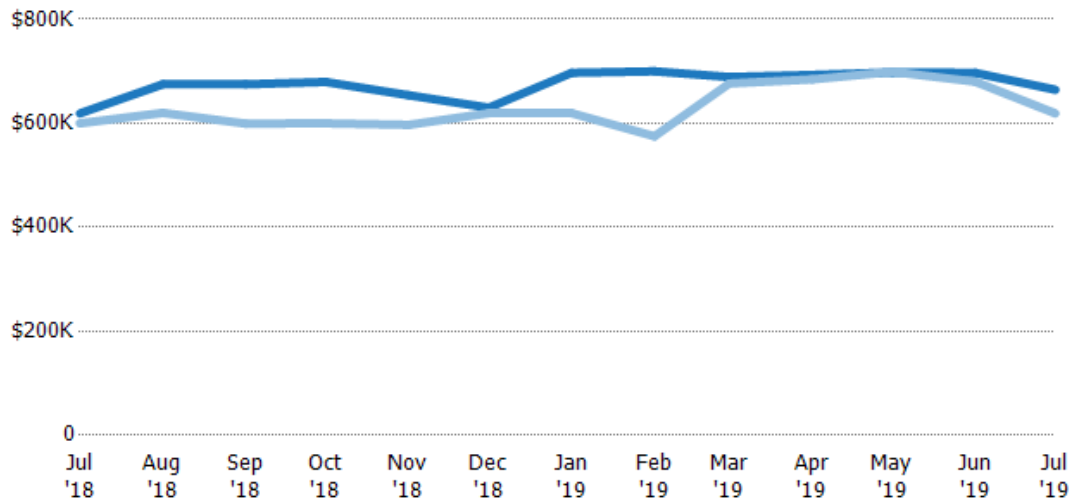
Median Listing Price

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Jul '19	\$665K	7.4%
Jul '18	\$619K	3.2%
Jul '17	\$600K	-10.1%



Current Year	\$619K	\$675K	\$675K	\$679K	\$654K	\$630K	\$697K	\$700K	\$689K	\$693K	\$698K	\$697K	\$665K
Prior Year	\$600K	\$620K	\$599K	\$600K	\$597K	\$619K	\$619K	\$575K	\$677K	\$684K	\$699K	\$680K	\$619K
Percent Change from Prior Year	3%	9%	13%	13%	10%	2%	13%	22%	2%	1%	0%	3%	7%

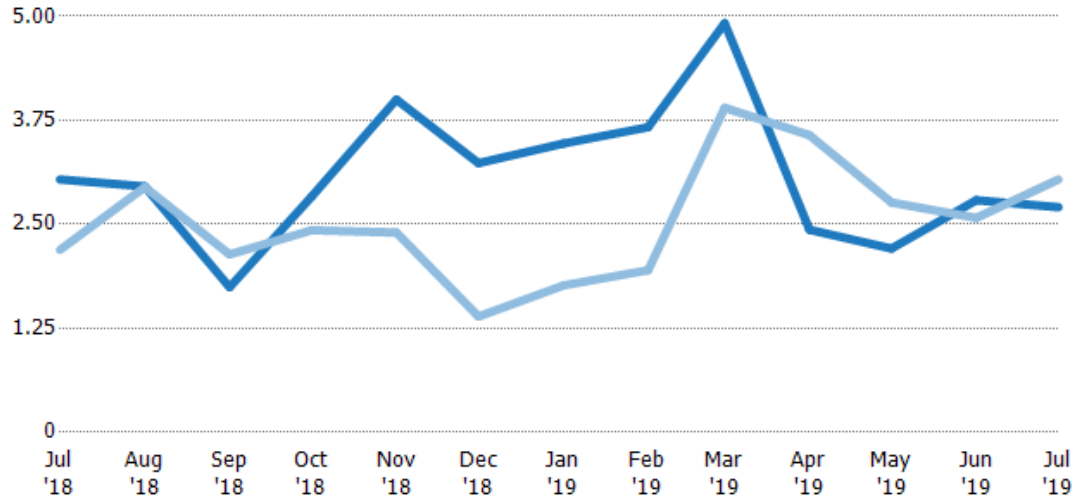
Months of Inventory

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Months	% Chg.
Jul '19	2.71	-10.9%
Jul '18	3.04	38.6%
Jul '17	2.19	14.9%



Current Year	3.04	2.95	1.74	2.83	4	3.24	3.47	3.67	4.92	2.43	2.21	2.79	2.71
Prior Year	2.19	2.95	2.14	2.43	2.4	1.39	1.76	1.95	3.9	3.57	2.76	2.58	3.04
Percent Change from Prior Year	39%	0%	-18%	17%	67%	133%	97%	88%	26%	-32%	-20%	8%	-11%

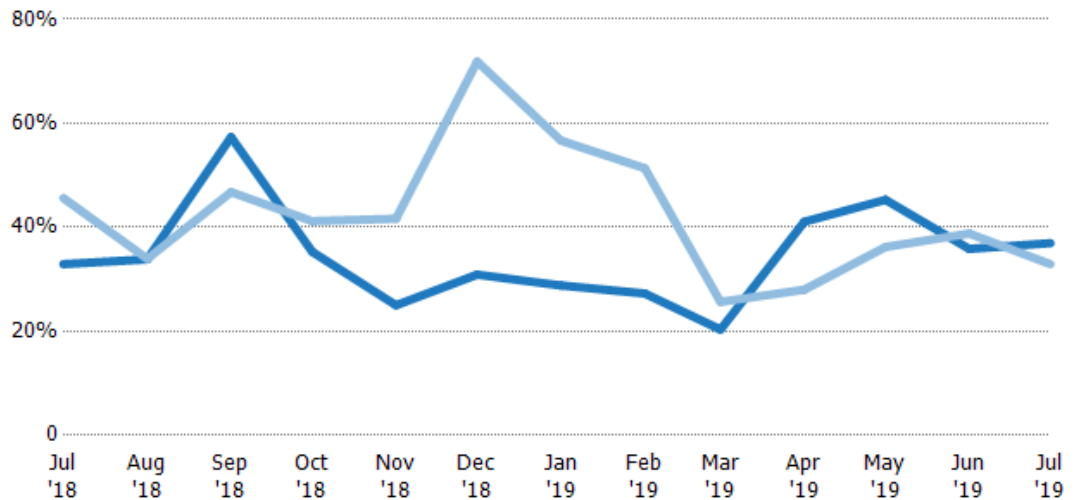
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Rate	Chg.
Jul '19	37%	-4%
Jul '18	33%	12.7%
Jul '17	46%	-13%



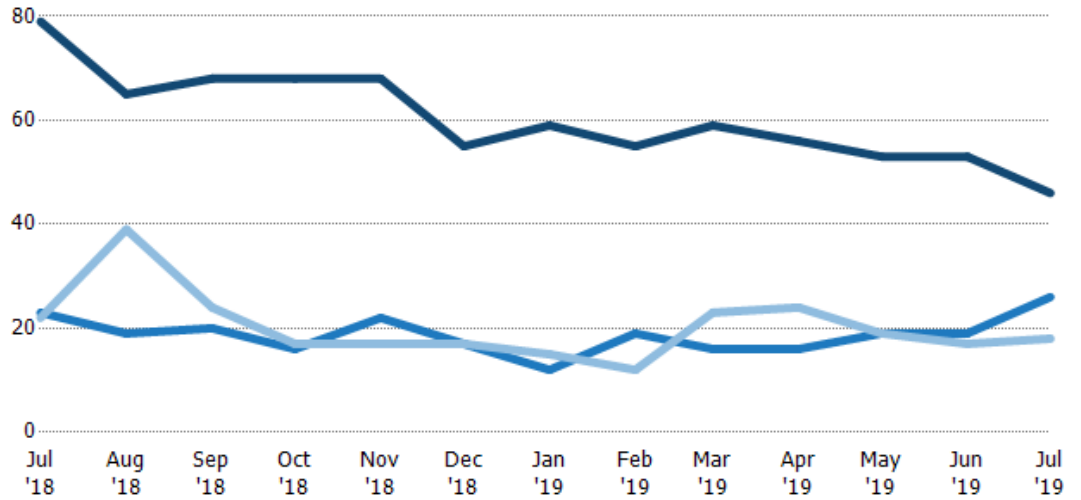
Current Year	33%	34%	57%	35%	25%	31%	29%	27%	20%	41%	45%	36%	37%
Prior Year	46%	34%	47%	41%	42%	72%	57%	51%	26%	28%	36%	39%	33%
Change from Prior Year	13%	0%	-11%	6%	17%	41%	28%	24%	5%	-13%	-9%	3%	-4%

Active/Pending/Sold Units

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



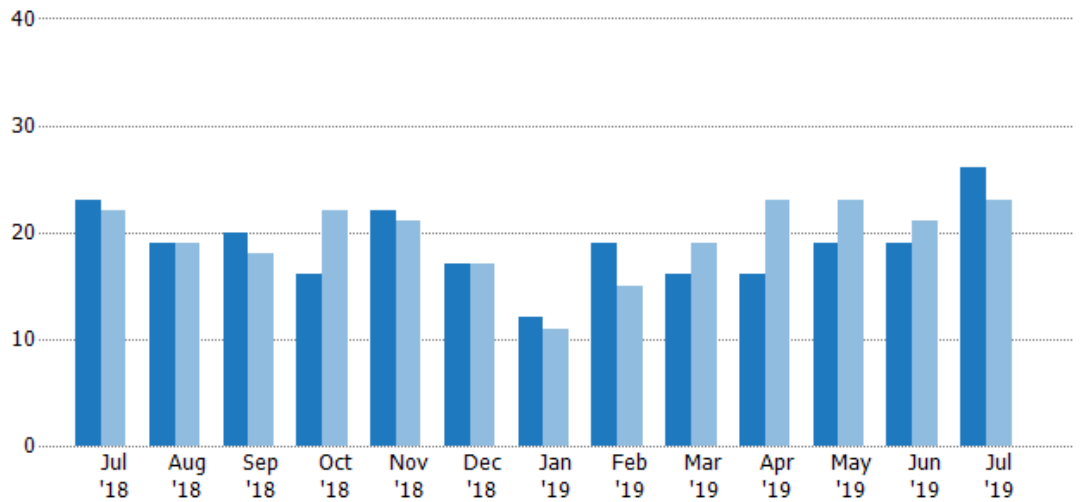
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Active	79	65	68	68	68	55	59	55	59	56	53	53	46
Pending	23	19	20	16	22	17	12	19	16	16	19	19	26
Sold	22	39	24	17	17	17	15	12	23	24	19	17	18

Pending Sales

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
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Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
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Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
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Jul '17	22	50%

Month/Year	Count	% Chg.
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Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

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Month/Year	Count	% Chg.
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Jul '19	26	13%
Jul '18	23	4.5%
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Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%
Jul '18	23	4.5%
Jul '17	22	50%

Month/Year	Count	% Chg.
Jul '19	26	13%

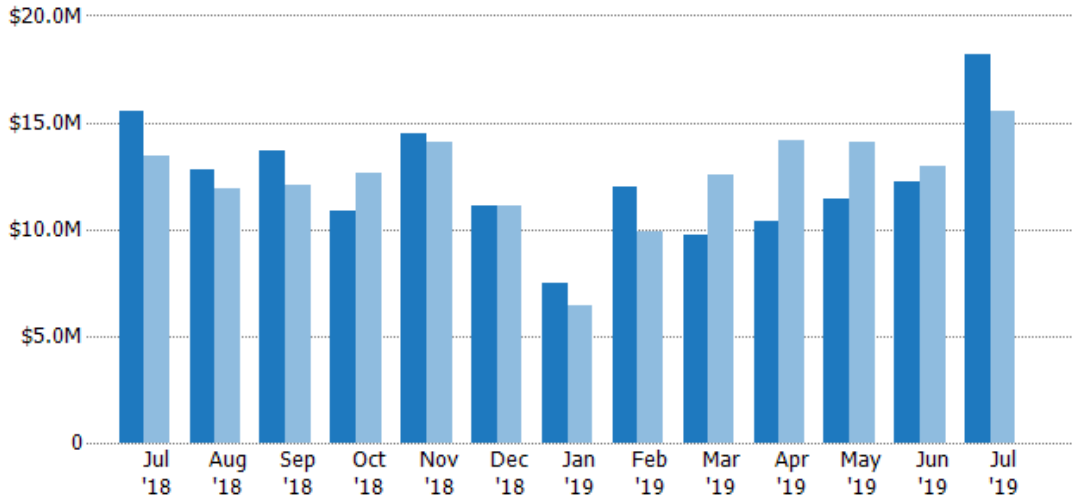
Pending Sales Volume

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Jul '19	\$18.2M	17.3%
Jul '18	\$15.5M	15.1%
Jul '17	\$13.5M	30.7%



Current Year	\$15.5M	\$12.8M	\$13.7M	\$10.8M	\$14.5M	\$11.1M	\$7.44M	\$11.9M	\$9.69M	\$10.4M	\$11.4M	\$12.2M	\$18.2M
Prior Year	\$13.5M	\$11.9M	\$12M	\$12.6M	\$14.1M	\$11.1M	\$6.43M	\$9.9M	\$12.6M	\$14.2M	\$14.1M	\$12.9M	\$15.5M
Percent Change from Prior Year	15%	7%	14%	-14%	3%	0%	16%	21%	-23%	-27%	-19%	-5%	17%

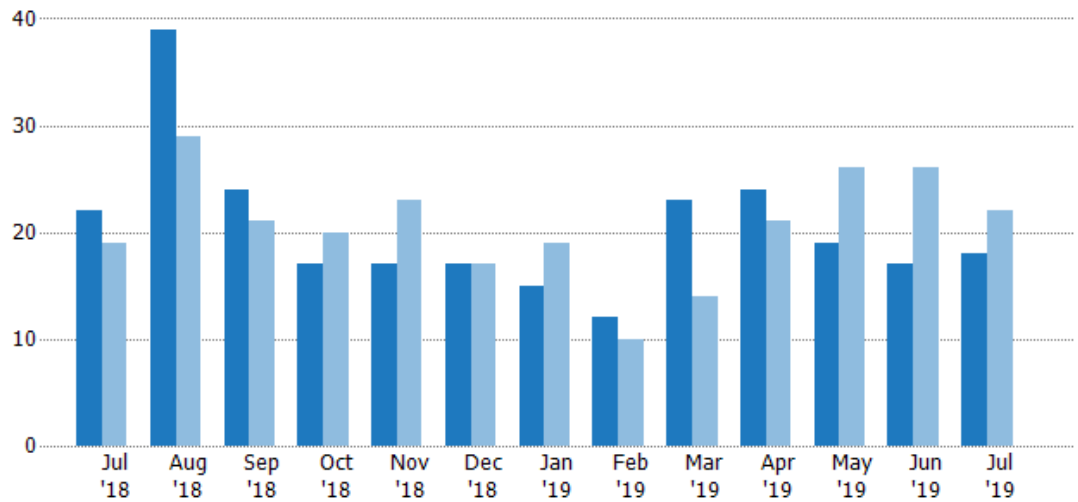
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Jul '19	18	-18.2%
Jul '18	22	15.8%
Jul '17	19	10.5%



Current Year	22	39	24	17	17	17	15	12	23	24	19	17	18
Prior Year	19	29	21	20	23	17	19	10	14	21	26	26	22
Percent Change from Prior Year	16%	34%	14%	-15%	-26%	0%	-21%	20%	64%	14%	-27%	-35%	-18%

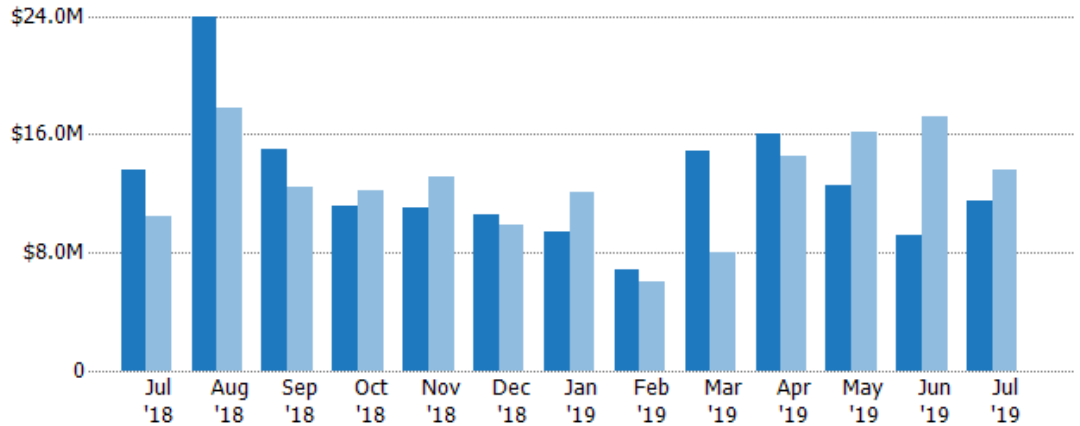
Closed Sales Volume

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Jul '19	\$11.6M	-14.9%
Jul '18	\$13.6M	29.9%
Jul '17	\$10.4M	16%



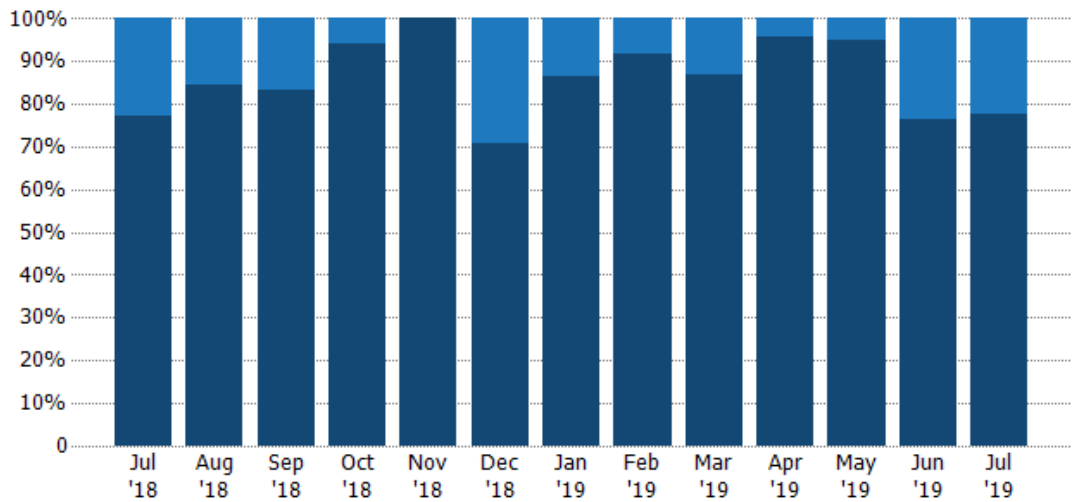
Current Year	\$13.6M	\$24M	\$15M	\$11.2M	\$11M	\$10.5M	\$9.36M	\$6.81M	\$14.9M	\$16.1M	\$12.5M	\$9.17M	\$11.6M
Prior Year	\$10.4M	\$17.8M	\$12.4M	\$12.2M	\$13.1M	\$9.89M	\$12.1M	\$6.05M	\$8.06M	\$14.5M	\$16.2M	\$17.2M	\$13.6M
Percent Change from Prior Year	30%	34%	21%	-9%	-16%	6%	-23%	13%	85%	11%	-22%	-47%	-15%

Closed Sales by Property Type

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Condo/Townhouse	23%	15%	17%	6%	-	29%	13%	8%	13%	4%	5%	24%	22%
Single Family Residence	77%	85%	83%	94%	100%	71%	87%	92%	87%	96%	95%	76%	78%

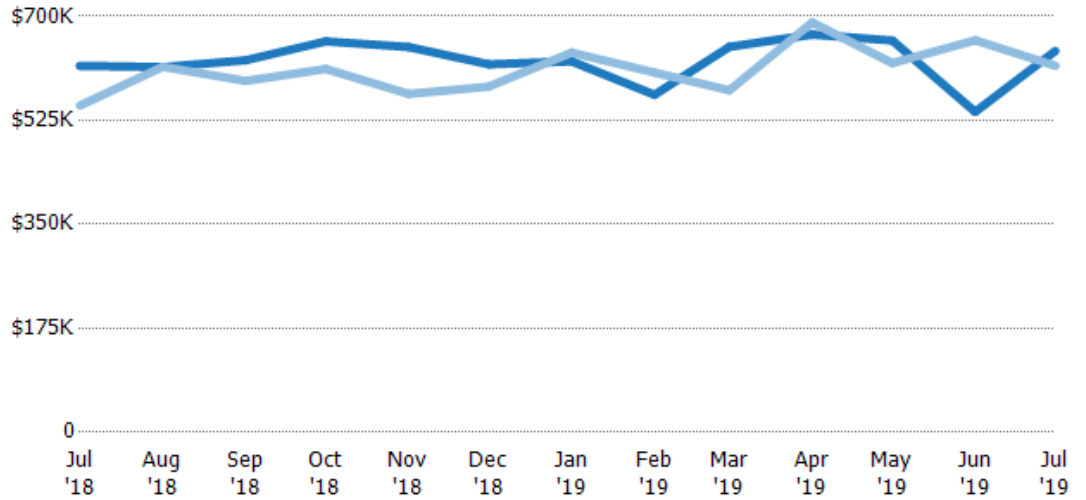
Average Sales Price

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Jul '19	\$642K	4.1%
Jul '18	\$617K	12.2%
Jul '17	\$550K	5%



Current Year	\$617K	\$615K	\$626K	\$658K	\$648K	\$619K	\$624K	\$568K	\$649K	\$669K	\$659K	\$539K	\$642K
Prior Year	\$550K	\$615K	\$591K	\$611K	\$569K	\$582K	\$639K	\$605K	\$575K	\$690K	\$621K	\$660K	\$617K
Percent Change from Prior Year	12%	0%	6%	8%	14%	6%	-2%	-6%	13%	-3%	6%	-18%	4%

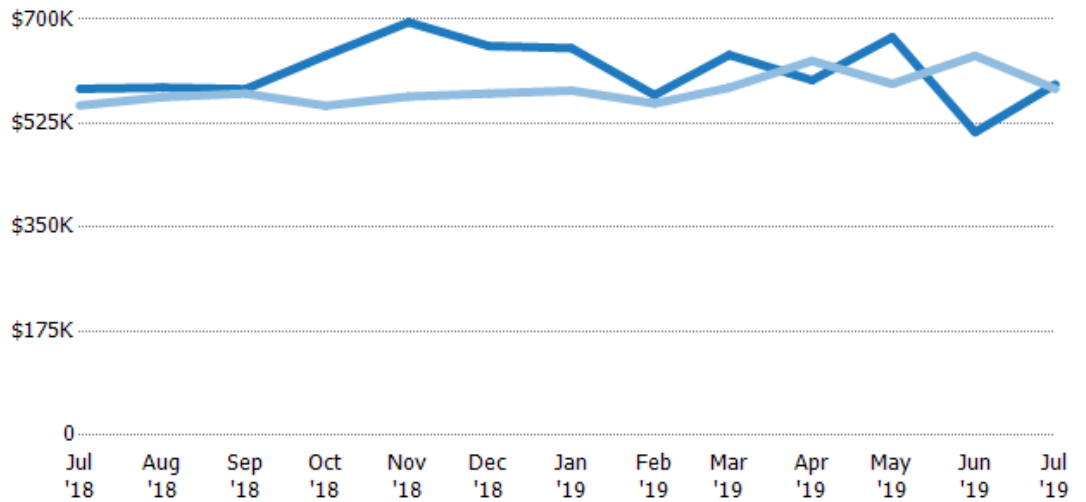
Median Sales Price

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Jul '19	\$591K	1.3%
Jul '18	\$583K	5%
Jul '17	\$555K	8.1%



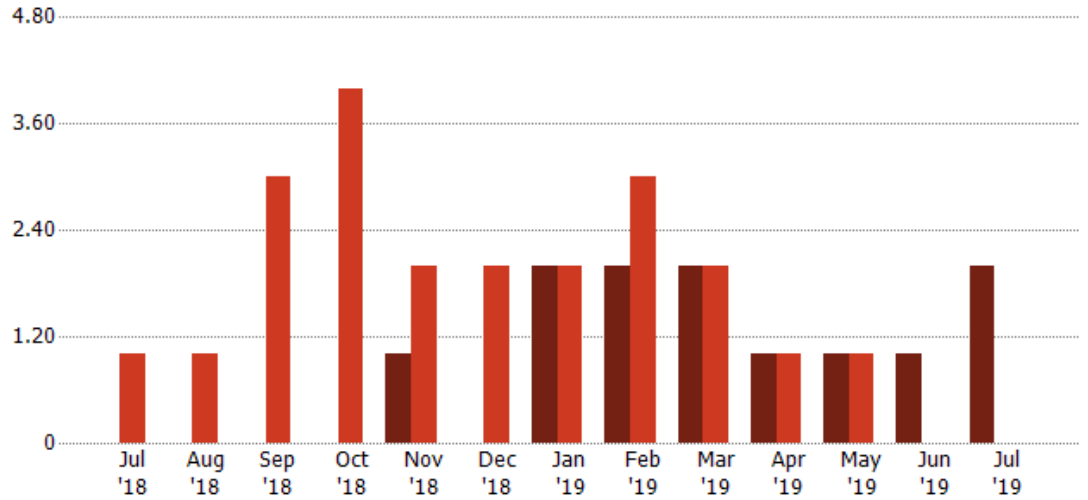
Current Year	\$583K	\$585K	\$583K	\$639K	\$695K	\$655K	\$651K	\$573K	\$640K	\$598K	\$670K	\$510K	\$591K
Prior Year	\$555K	\$569K	\$575K	\$555K	\$570K	\$575K	\$580K	\$558K	\$585K	\$630K	\$591K	\$639K	\$583K
Percent Change from Prior Year	5%	3%	1%	15%	22%	14%	12%	3%	9%	-5%	13%	-20%	1%

Distressed Listings

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



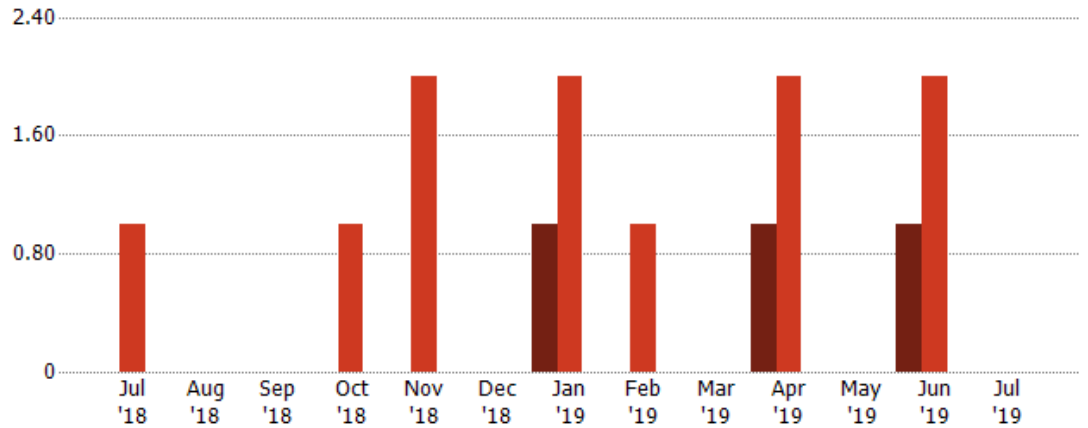
Current Year	-	-	-	-	1	-	2	2	2	1	1	1	2
Prior Year	1	1	3	4	2	2	2	3	2	1	1	-	-
Percent Change from Prior Year	-100%	-100%	-100%	-100%	-50%	-100%	0%	-33%	0%	0%	0%	100%	100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



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

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: Tujunga

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: Tujunga, CA 91042

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