



PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Altadena



## Report Characteristics

**Report Name:**  
Altadena

**Report Date Range:**  
8/2018 – 8/2019

**Filters Used:**  
MLS, Property Type, Location

**Avg/Med:** Both

**Run Date:** 09/09/2019

**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	Aug 2019	Aug 2018	+ / -	YTD 2019	YTD 2018	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	34	41	-17.1%	308	349	-11.7%
New Listing Volume	\$33,732,499	\$41,162,515	-18.1%	\$315,954,566	\$346,086,977	-8.7%
Active Listing Count	59	79	-25.3%	N/A	N/A	
Active Listing Volume	\$61,507,181	\$91,032,715	-32.4%	N/A	N/A	
Average Listing Price	\$1,042,495	\$1,152,313	-9.5%	\$1,078,156	\$1,075,283	+0.3%
Median Listing Price	\$895,000	\$895,000	+/-	\$920,317	\$882,375	+4.3%
Months of Inventory	1.5	2.1	-29.1%	2	1.9	+6.6%
Absorption Rate	67.8%	48.1%	+19.7%	49.72%	52.99%	-3.3%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	37	18	+105.6%	N/A	N/A	
Pending Sales Volume	\$35,259,700	\$16,405,248	+114.9%	N/A	N/A	
Closed Sales Count	35	47	-25.5%	240	271	-11.4%
Closed Sales Volume	\$40,932,900	\$46,021,810	-11.1%	\$247,494,102	\$259,957,713	-4.8%
Average Sales Price	\$1,169,511	\$979,187	+19.4%	\$1,031,225	\$959,254	+7.5%
Median Sales Price	\$1,075,000	\$815,000	+31.9%	\$911,358	\$813,627	+12%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	4	5	-20%	N/A	N/A	

## New Listings

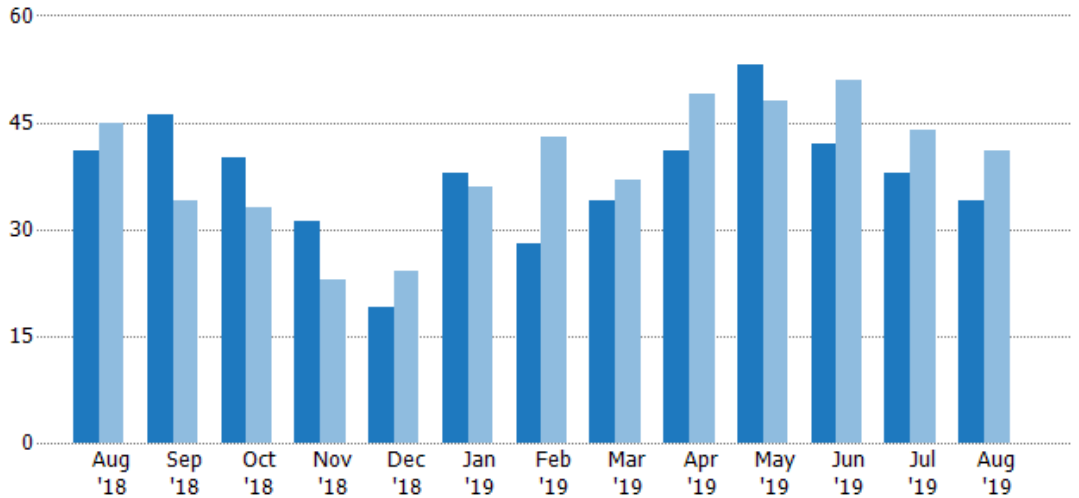
The number of new residential listings that were added each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Aug '19	34	-17.1%
Aug '18	41	-8.9%
Aug '17	45	-8.9%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	41	46	40	31	19	38	28	34	41	53	42	38	34
Prior Year	45	34	33	23	24	36	43	37	49	48	51	44	41
Percent Change from Prior Year	-9%	35%	21%	35%	-21%	6%	-35%	-8%	-16%	10%	-18%	-14%	-17%

## New Listing Volume

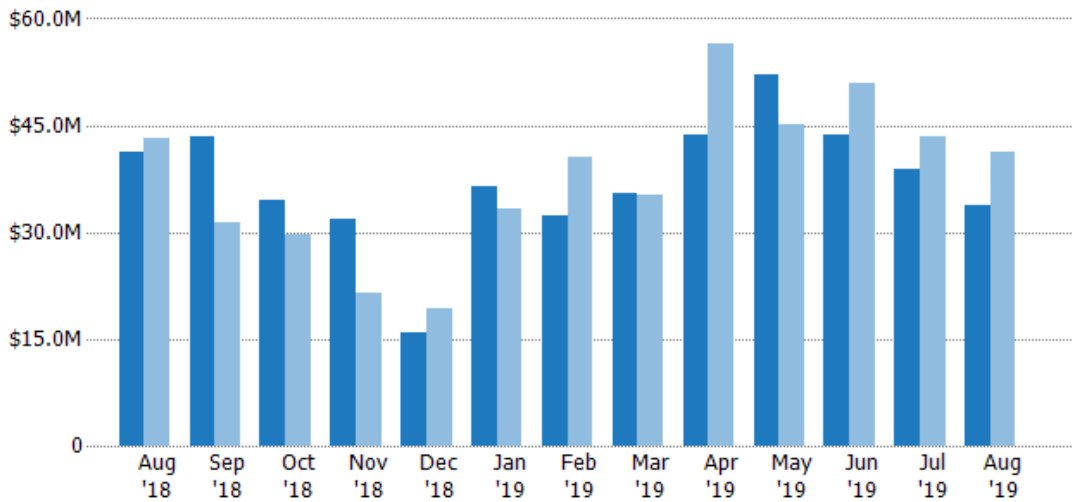
The sum of the listing price of residential listings that were added each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Aug '19	\$33.7M	-18.1%
Aug '18	\$41.2M	-4.8%
Aug '17	\$43.3M	-14.6%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$41.2M	\$43.4M	\$34.4M	\$31.7M	\$15.8M	\$36.4M	\$32.3M	\$35.5M	\$43.6M	\$52M	\$43.6M	\$38.8M	\$33.7M
Prior Year	\$43.3M	\$31.4M	\$29.7M	\$21.4M	\$19.3M	\$33.4M	\$40.4M	\$35.2M	\$56.5M	\$45.1M	\$51M	\$43.3M	\$41.2M
Percent Change from Prior Year	-5%	38%	16%	48%	-18%	9%	-20%	1%	-23%	15%	-15%	-10%	-18%

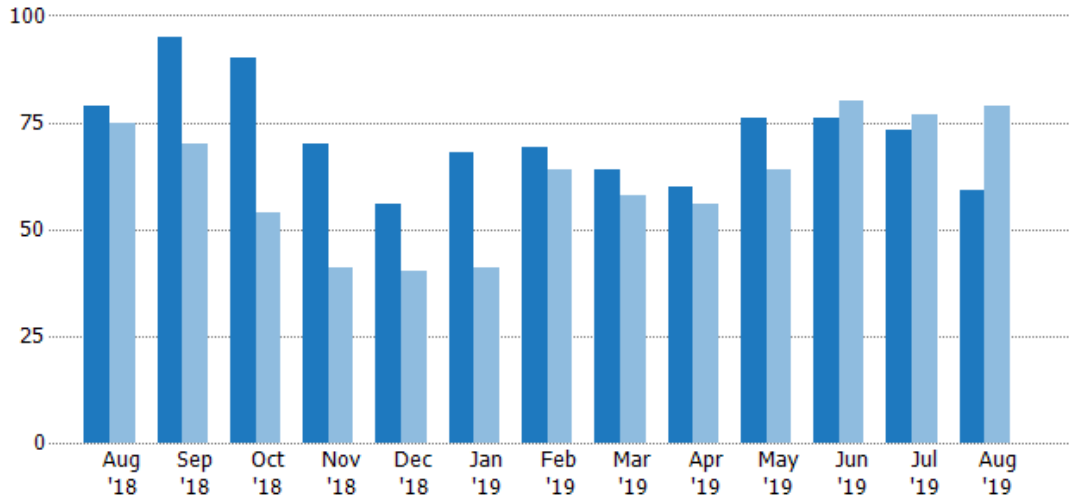
## Active Listings

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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	79	95	90	70	56	68	69	64	60	76	76	73	59
Prior Year	75	70	54	41	40	41	64	58	56	64	80	77	79
Percent Change from Prior Year	5%	36%	67%	71%	40%	66%	8%	10%	7%	19%	-5%	-5%	-25%

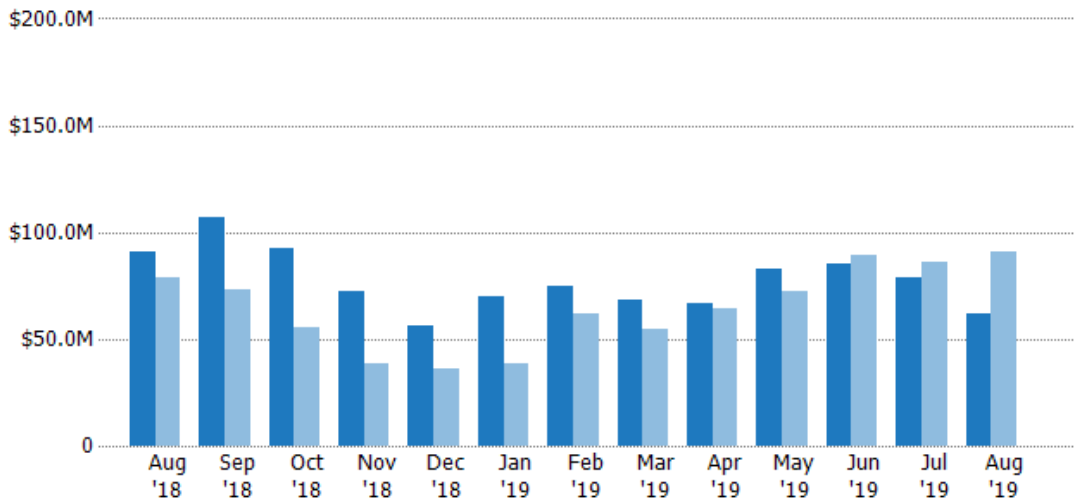
## Active Listing Volume

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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$91M	\$107M	\$92.4M	\$72.1M	\$55.9M	\$69.7M	\$74.8M	\$68.3M	\$66.7M	\$83.1M	\$84.9M	\$78.7M	\$61.5M
Prior Year	\$79M	\$72.8M	\$55.3M	\$38.9M	\$35.7M	\$38.3M	\$62.2M	\$54.9M	\$64.3M	\$72.1M	\$89.6M	\$85.6M	\$91M
Percent Change from Prior Year	15%	47%	67%	85%	56%	82%	20%	24%	4%	15%	-5%	-8%	-32%

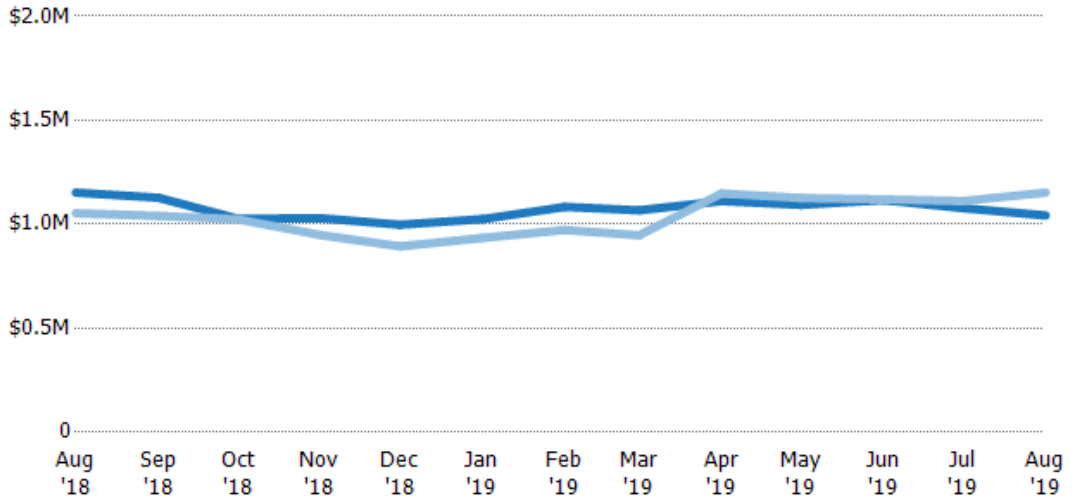
## Average Listing Price

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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$1.15M	\$1.13M	\$1.03M	\$1.03M	\$998K	\$1.02M	\$1.08M	\$1.07M	\$1.11M	\$1.09M	\$1.12M	\$1.08M	\$1.04M
Prior Year	\$1.05M	\$1.04M	\$1.02M	\$948K	\$894K	\$934K	\$973K	\$947K	\$1.15M	\$1.13M	\$1.12M	\$1.11M	\$1.15M
Percent Change from Prior Year	9%	8%	0%	9%	12%	10%	11%	13%	-3%	-3%	0%	-3%	-10%

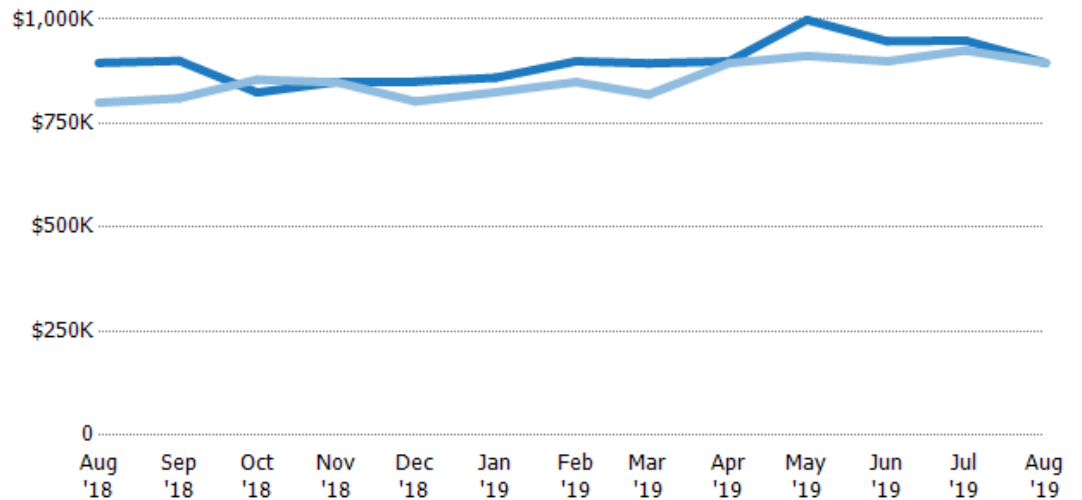
## Median Listing Price

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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$895K	\$900K	\$824K	\$850K	\$850K	\$860K	\$899K	\$894K	\$899K	\$999K	\$947K	\$949K	\$895K
Prior Year	\$800K	\$810K	\$855K	\$848K	\$803K	\$825K	\$849K	\$819K	\$895K	\$912K	\$899K	\$925K	\$895K
Percent Change from Prior Year	12%	11%	-4%	0%	6%	4%	6%	9%	1%	9%	5%	3%	0%

## Months of Inventory

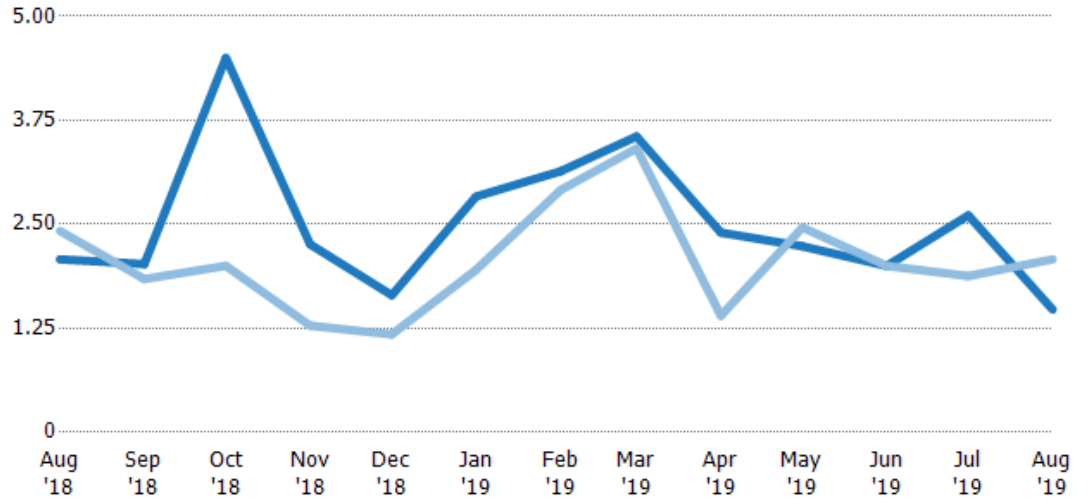
The number of months it would take to exhaust active listings at the current sales rate.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Months	% Chg.
Aug '19	1.48	-29%
Aug '18	2.08	-14.1%
Aug '17	2.42	45.6%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	2.08	2.02	4.5	2.26	1.65	2.83	3.14	3.56	2.4	2.24	2	2.61	1.48
Prior Year	2.42	1.84	2	1.28	1.18	1.95	2.91	3.41	1.4	2.46	2	1.88	2.08
Percent Change from Prior Year	-14%	10%	125%	76%	40%	45%	8%	4%	71%	-9%	0%	39%	-29%

## Absorption Rate

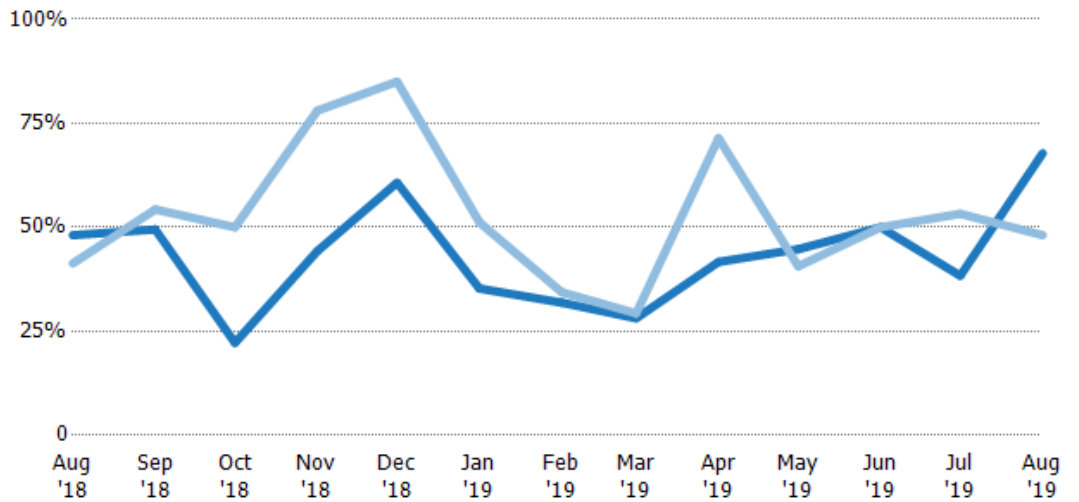
The percentage of inventory sold per month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Rate	Chg.
Aug '19	68%	-19.7%
Aug '18	48%	-6.8%
Aug '17	41%	-31.3%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	48%	49%	22%	44%	61%	35%	32%	28%	42%	45%	50%	38%	68%
Prior Year	41%	54%	50%	78%	85%	51%	34%	29%	71%	41%	50%	53%	48%
Change from Prior Year	-7%	5%	28%	34%	24%	16%	2%	1%	30%	-4%	0%	15%	-20%

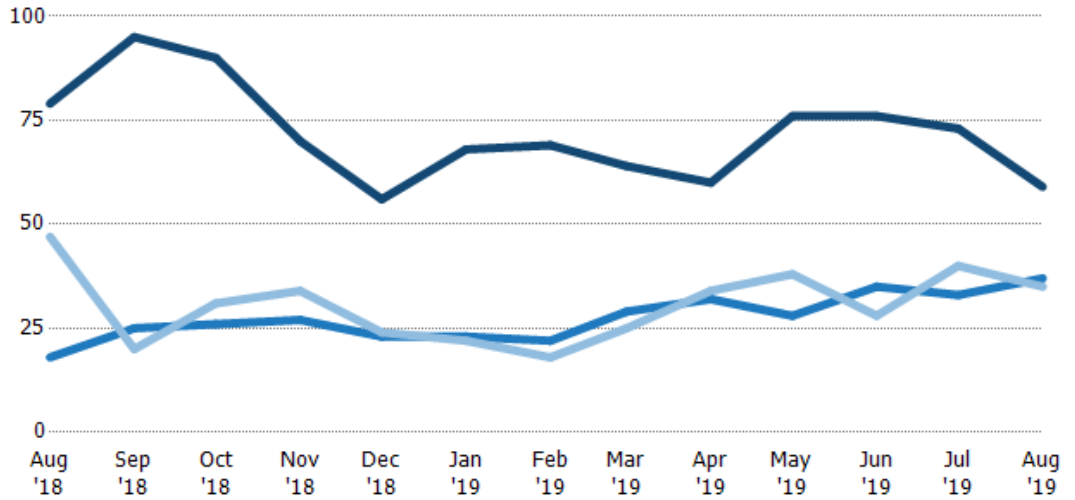
## Active/Pending/Sold Units

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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Active	79	95	90	70	56	68	69	64	60	76	76	73	59
Pending	18	25	26	27	23	23	22	29	32	28	35	33	37
Sold	47	20	31	34	24	22	18	25	34	38	28	40	35

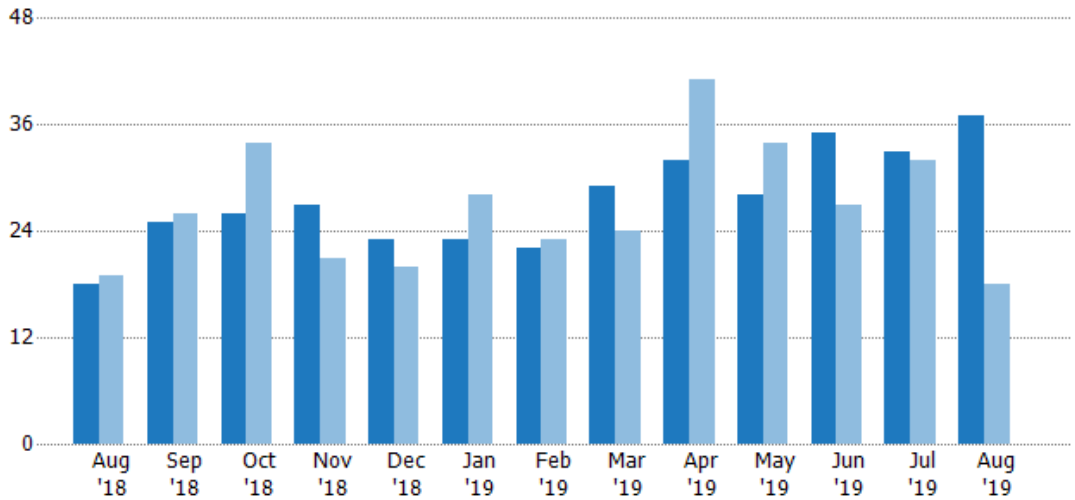
## Pending Sales

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.
Aug '19	37	105.6%
Aug '18	18	-5.3%
Aug '17	19	68.4%

	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	18	25	26	27	23	23	22	29	32	28	35	33	37
Prior Year	19	26	34	21	20	28	23	24	41	34	27	32	18
Percent Change from Prior Year	-5%	-4%	-24%	29%	15%	-18%	-4%	21%	-22%	-18%	30%	3%	106%

## Pending Sales Volume

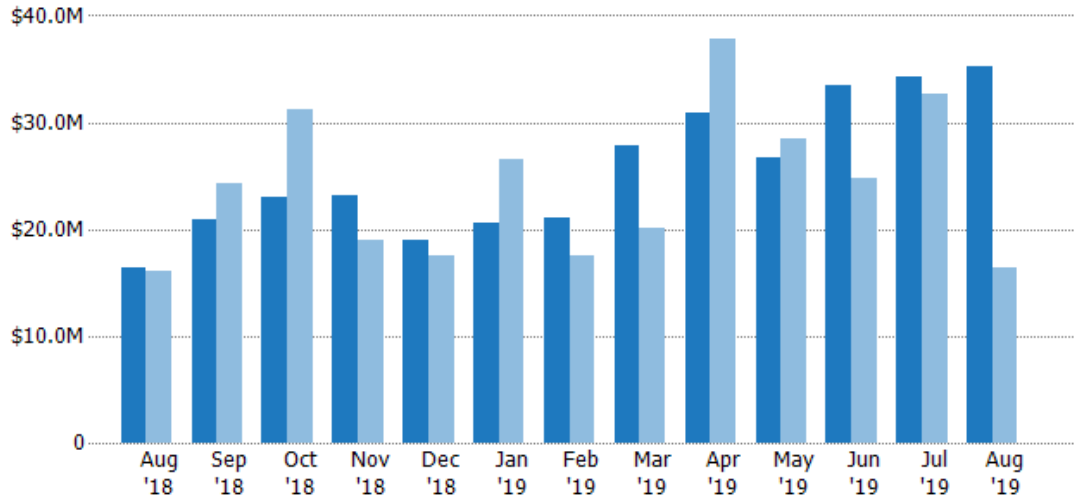
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Aug '19	\$35.3M	114.9%
Aug '18	\$16.4M	1.7%
Aug '17	\$16.1M	57.5%



Current Year	\$16.4M	\$21M	\$23M	\$23.1M	\$18.9M	\$20.6M	\$21.1M	\$27.8M	\$31M	\$26.8M	\$33.4M	\$34.3M	\$35.3M
Prior Year	\$16.1M	\$24.3M	\$31.2M	\$19M	\$17.5M	\$26.5M	\$17.6M	\$20.1M	\$37.9M	\$28.5M	\$24.7M	\$32.6M	\$16.4M
Percent Change from Prior Year	2%	-14%	-26%	22%	8%	-22%	20%	38%	-18%	-6%	35%	5%	115%

## Closed Sales

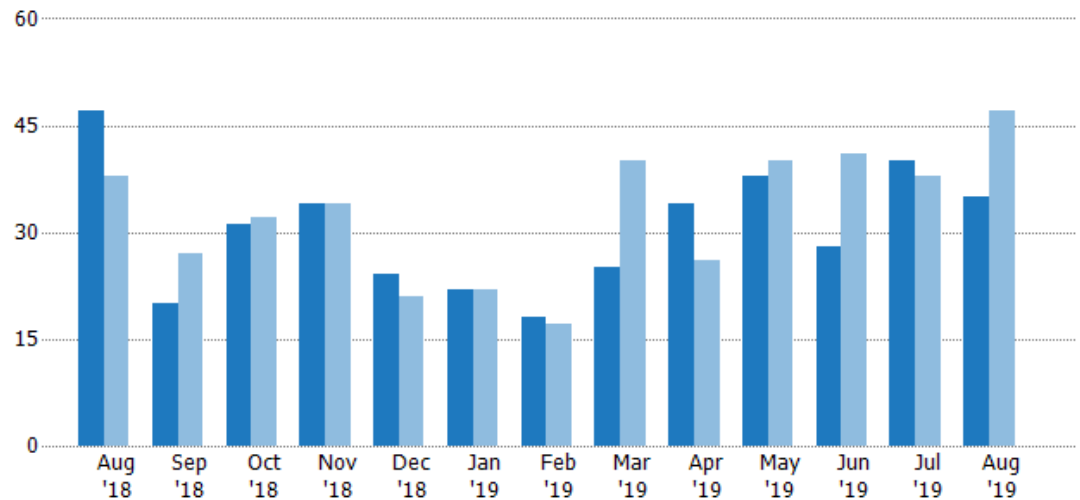
The total number of residential properties sold each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Aug '19	35	-25.5%
Aug '18	47	23.7%
Aug '17	38	31.6%



Current Year	47	20	31	34	24	22	18	25	34	38	28	40	35
Prior Year	38	27	32	34	21	22	17	40	26	40	41	38	47
Percent Change from Prior Year	24%	-26%	-3%	0%	14%	0%	6%	-38%	31%	-5%	-32%	5%	-26%



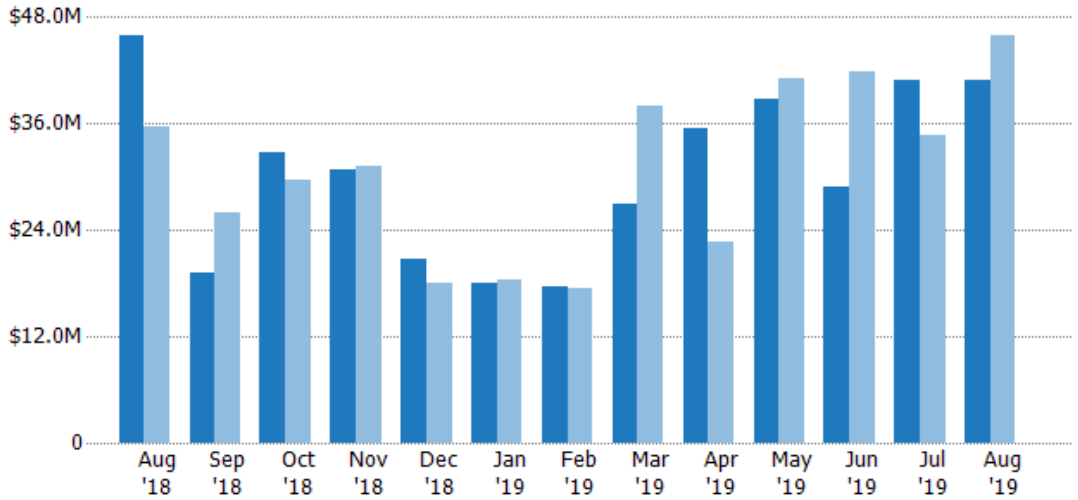
## Closed Sales Volume

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	Current Year	Prior Year	Percent Change from Prior Year
Aug '18	\$46M	\$35.7M	29%
Sep '18	\$19.2M	\$26M	-26%
Oct '18	\$32.7M	\$29.7M	10%
Nov '18	\$30.8M	\$31.1M	-1%
Dec '18	\$20.7M	\$18.1M	15%
Jan '19	\$18M	\$18.4M	-2%
Feb '19	\$17.7M	\$17.4M	2%
Mar '19	\$26.9M	\$37.9M	-29%
Apr '19	\$35.5M	\$22.6M	57%
May '19	\$38.7M	\$41.1M	-6%
Jun '19	\$28.8M	\$41.9M	-31%
Jul '19	\$40.9M	\$34.6M	18%
Aug '19	\$40.9M	\$46M	-11%

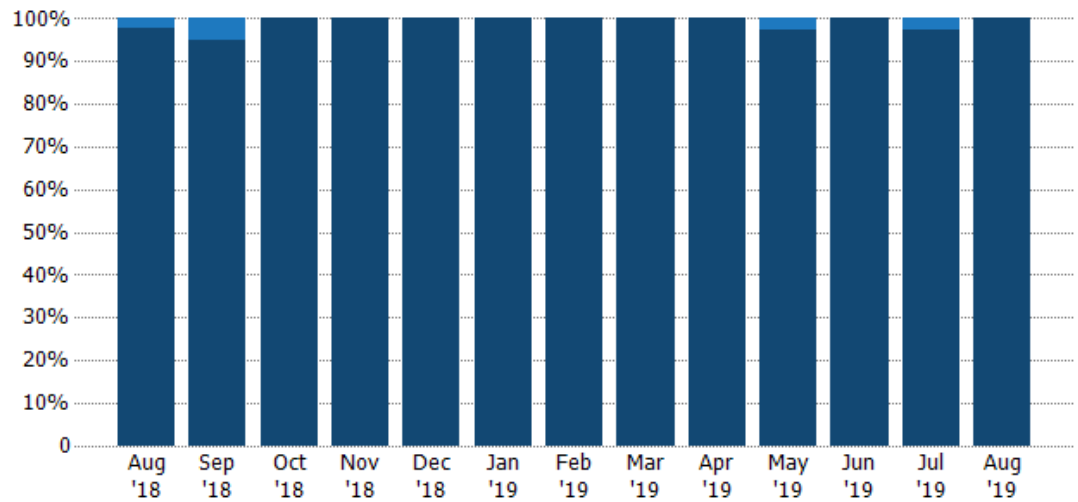
## Closed Sales by Property Type

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



Month/Year	Condo/Townhouse	Single Family Residence
Aug '18	2%	98%
Sep '18	5%	95%
Oct '18	-	100%
Nov '18	-	100%
Dec '18	-	100%
Jan '19	-	100%
Feb '19	-	100%
Mar '19	-	100%
Apr '19	-	100%
May '19	3%	97%
Jun '19	-	100%
Jul '19	3%	98%
Aug '19	-	100%

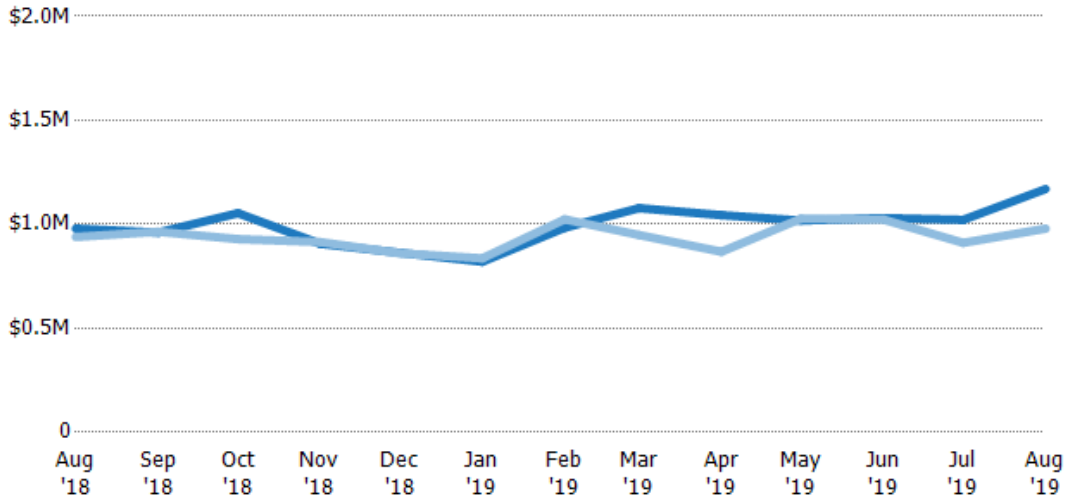
## Average Sales Price

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



Current Year	\$979K	\$960K	\$1.05M	\$906K	\$863K	\$820K	\$983K	\$1.08M	\$1.04M	\$1.02M	\$1.03M	\$1.02M	\$1.17M
Prior Year	\$939K	\$964K	\$929K	\$915K	\$860K	\$836K	\$1.02M	\$948K	\$868K	\$1.03M	\$1.02M	\$911K	\$979K
Percent Change from Prior Year	4%	0%	13%	-1%	0%	-2%	-4%	14%	20%	-1%	1%	12%	19%

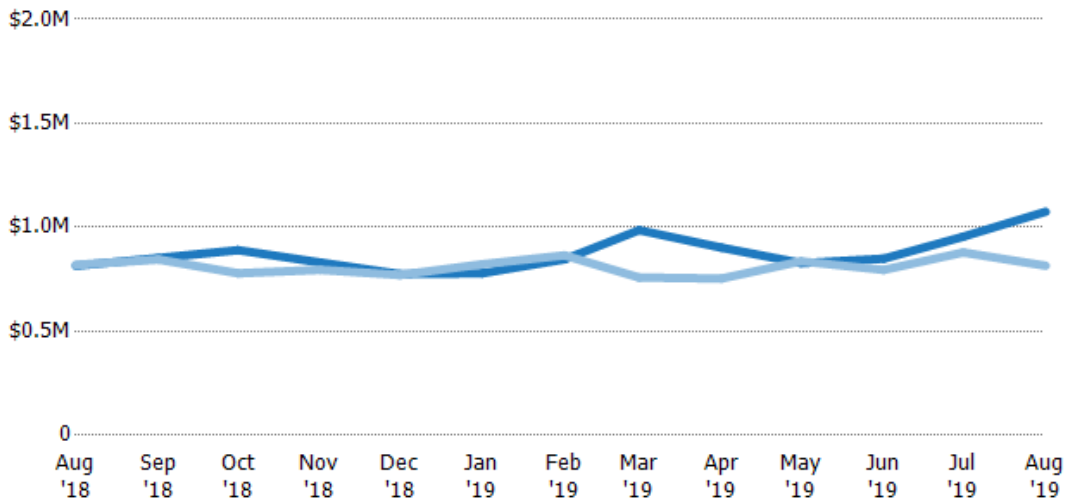
## Median Sales Price

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



Current Year	\$815K	\$853K	\$890K	\$831K	\$775K	\$779K	\$846K	\$986K	\$902K	\$828K	\$849K	\$955K	\$1.08M
Prior Year	\$820K	\$845K	\$779K	\$796K	\$771K	\$823K	\$865K	\$759K	\$754K	\$837K	\$795K	\$879K	\$815K
Percent Change from Prior Year	-1%	1%	14%	4%	1%	-5%	-2%	30%	20%	-1%	7%	9%	32%

## Distressed Listings

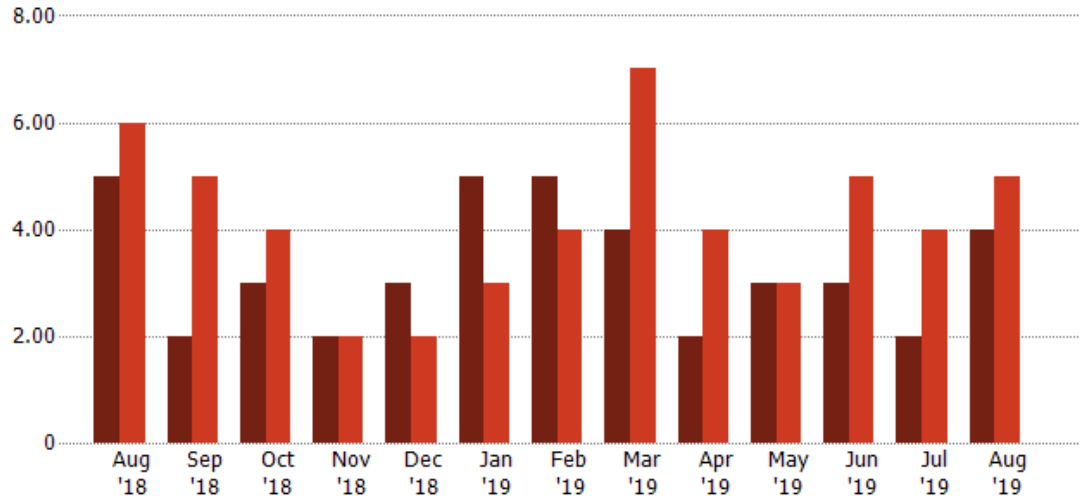
The number of distressed residential properties that were for sale at the end of each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Aug '19	4	-20%
Aug '18	5	-16.7%
Aug '17	6	-33.3%



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

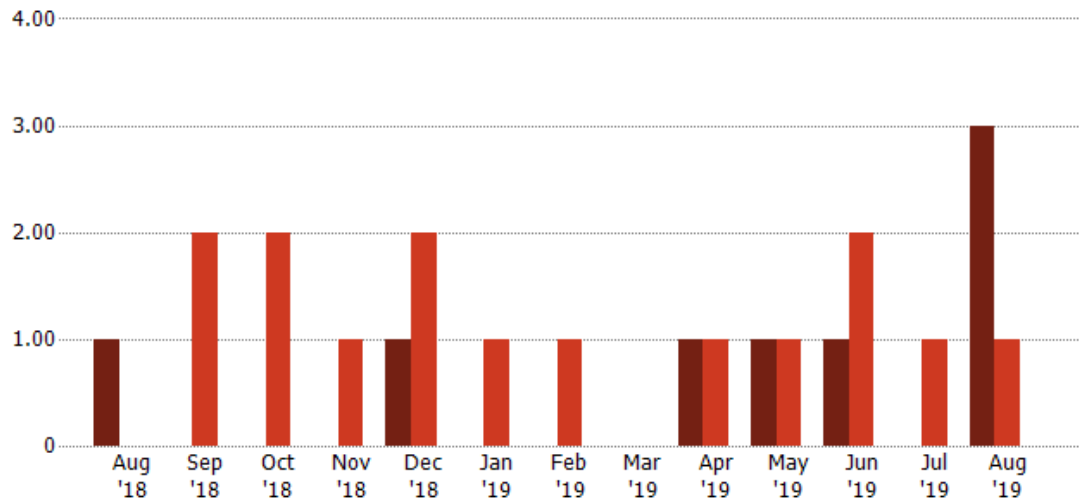
## Distressed Sales

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	-	3
Prior Year	-	2	2	1	2	1	1	-	1	1	2	1	1
Percent Change from Prior Year	100%	-100%	-100%	-100%	-50%	-100%	-100%	-	0%	0%	-50%	-100%	200%

## 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:** 09/09/2019

**Scheduled:** No

**Report Date Range:** From 8/2018 To: 8/2019

### 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

**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 8/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area