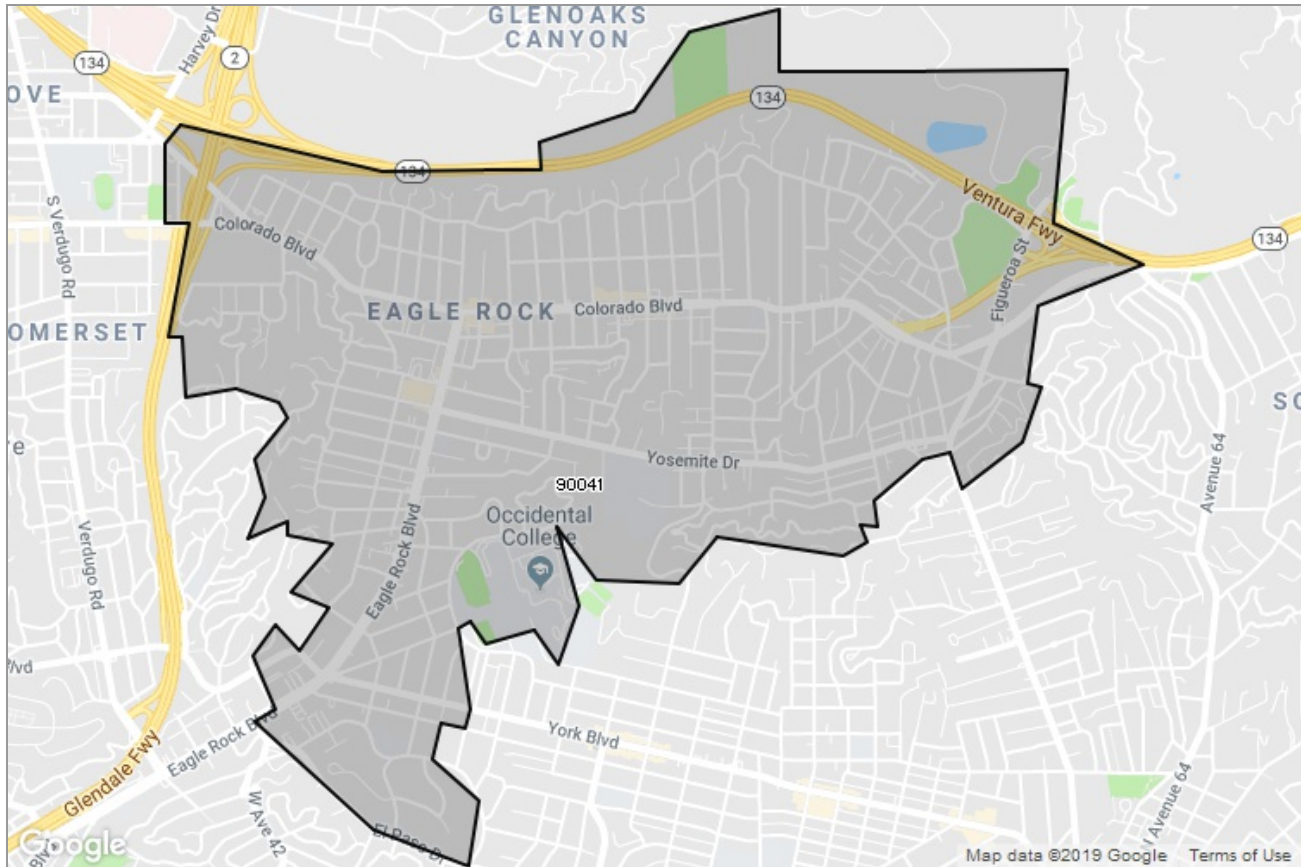




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Eagle Rock



Report Characteristics

Report Name:
Eagle Rock

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	+ / -
Listing Activity Charts Metrics						
New Listing Count	21	15	+40%	204	135	+51.1%
New Listing Volume	\$18,398,200	\$13,201,800	+39.4%	\$203,416,412	\$128,865,687	+57.9%
Active Listing Count	27	29	-6.9%	N/A	N/A	
Active Listing Volume	\$26,922,700	\$28,297,700	-4.9%	N/A	N/A	
Average Listing Price	\$997,137	\$975,783	+2.2%	\$1,024,332	\$991,358	+3.3%
Median Listing Price	\$1,000,000	\$888,000	+12.6%	\$981,374	\$903,834	+8.6%
Months of Inventory	1.4	1.4	+2.9%	2.7	1.8	+51.5%
Absorption Rate	70.37%	72.41%	-2%	36.63%	55.5%	-18.9%
Sales Activity Charts Metrics						
Pending Sales Count	22	15	+46.7%	N/A	N/A	
Pending Sales Volume	\$20,653,188	\$15,797,700	+30.7%	N/A	N/A	
Closed Sales Count	16	10	+60%	145	100	+45%
Closed Sales Volume	\$15,965,805	\$8,901,400	+79.4%	\$145,339,023	\$104,008,910	+39.7%
Average Sales Price	\$997,863	\$890,140	+12.1%	\$1,002,338	\$1,040,089	-3.6%
Median Sales Price	\$892,500	\$840,450	+6.2%	\$913,408	\$924,275	-1.2%
Distressed Charts Metrics						
Distressed Listing Count	1	1	+/-	N/A	N/A	

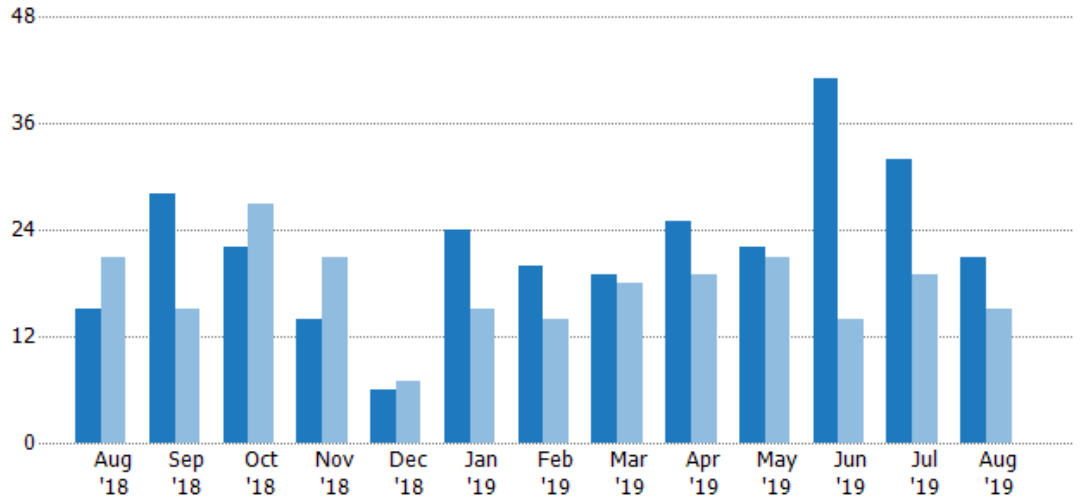
New Listings

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Aug '19	21	40%
Aug '18	15	-28.6%
Aug '17	21	-33.3%



Current Year	15	28	22	14	6	24	20	19	25	22	41	32	21
Prior Year	21	15	27	21	7	15	14	18	19	21	14	19	15
Percent Change from Prior Year	-29%	87%	-19%	-33%	-14%	60%	43%	6%	32%	5%	193%	68%	40%

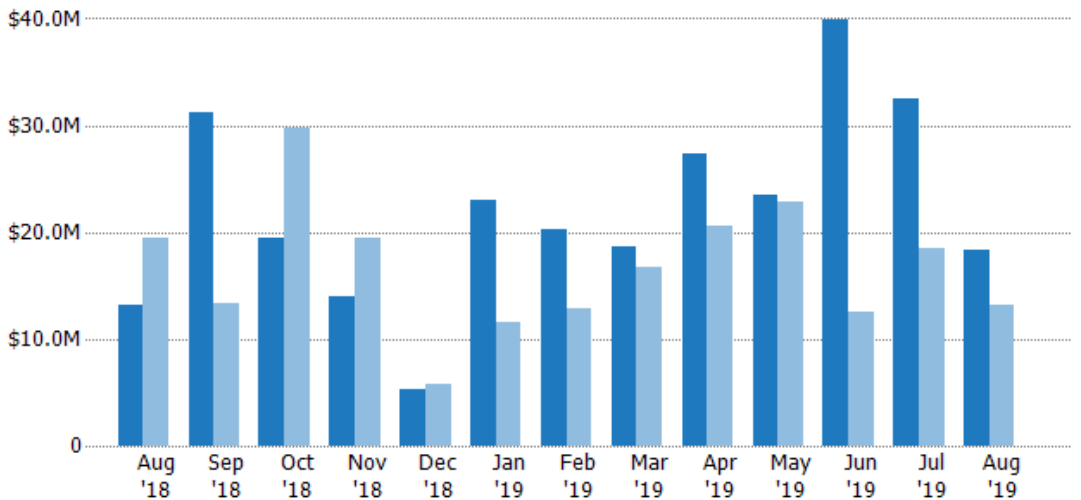
New Listing Volume

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Aug '19	\$18.4M	39.4%
Aug '18	\$13.2M	-32.3%
Aug '17	\$19.5M	-41.4%



Current Year	\$13.2M	\$31.2M	\$19.5M	\$14M	\$5.34M	\$23M	\$20.2M	\$18.6M	\$27.3M	\$23.4M	\$40M	\$32.5M	\$18.4M
Prior Year	\$19.5M	\$13.3M	\$29.8M	\$19.4M	\$5.69M	\$11.6M	\$12.8M	\$16.8M	\$20.6M	\$22.8M	\$12.6M	\$18.5M	\$13.2M
Percent Change from Prior Year	-32%	134%	-35%	-28%	-6%	98%	57%	11%	33%	3%	218%	76%	39%

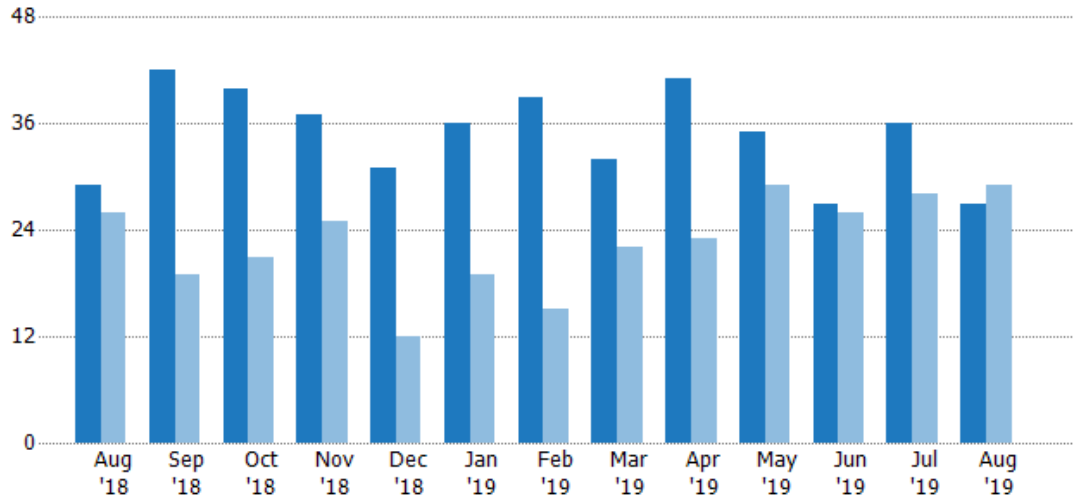
Active Listings

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Aug '19	27	-6.9%
Aug '18	29	11.5%
Aug '17	26	7.7%



Current Year	29	42	40	37	31	36	39	32	41	35	27	36	27
Prior Year	26	19	21	25	12	19	15	22	23	29	26	28	29
Percent Change from Prior Year	12%	121%	90%	48%	158%	89%	160%	45%	78%	21%	4%	29%	-7%

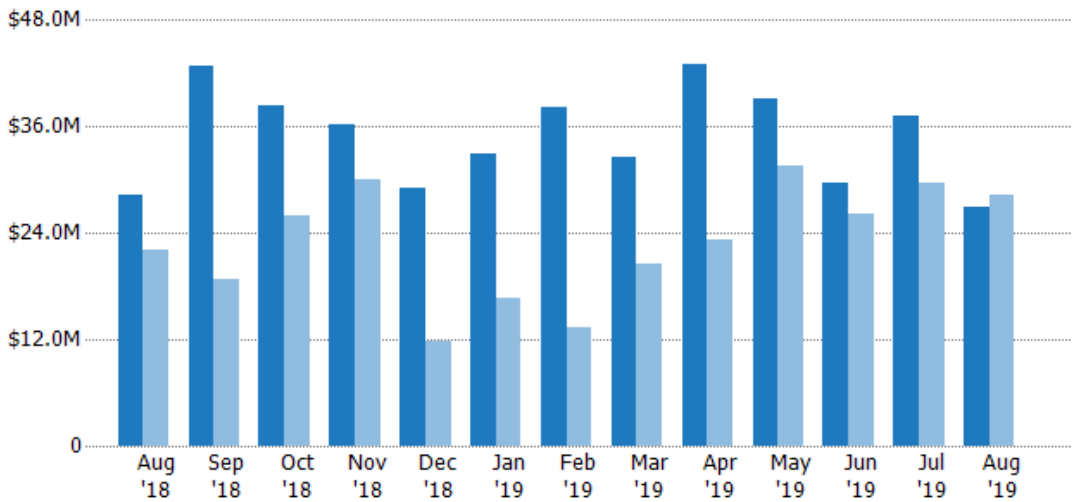
Active Listing Volume

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Aug '19	\$26.9M	-4.9%
Aug '18	\$28.3M	27.7%
Aug '17	\$22.2M	7.8%



Current Year	\$28.3M	\$42.9M	\$38.4M	\$36.1M	\$29M	\$33M	\$38.1M	\$32.6M	\$43M	\$39.2M	\$29.6M	\$37.3M	\$26.9M
Prior Year	\$22.2M	\$18.7M	\$25.9M	\$29.9M	\$11.7M	\$16.6M	\$13.3M	\$20.4M	\$23.3M	\$31.7M	\$26.2M	\$29.6M	\$28.3M
Percent Change from Prior Year	28%	129%	48%	21%	147%	98%	187%	59%	85%	24%	13%	26%	-5%

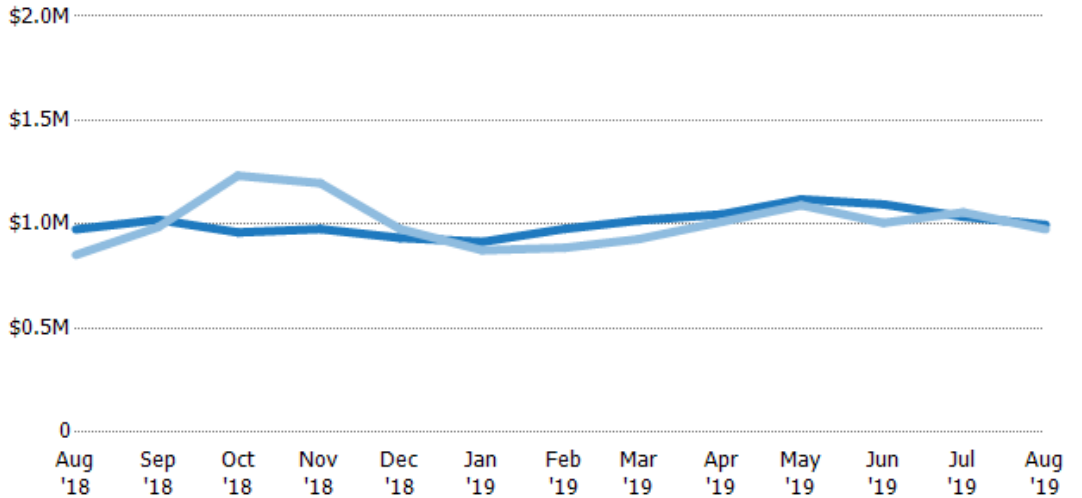
Average Listing Price

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Aug '19	\$997K	2.2%
Aug '18	\$976K	14.5%
Aug '17	\$853K	0.1%



Current Year	\$976K	\$1.02M	\$961K	\$977K	\$934K	\$916K	\$978K	\$1.02M	\$1.05M	\$1.12M	\$1.1M	\$1.04M	\$997K
Prior Year	\$853K	\$986K	\$1.23M	\$1.2M	\$977K	\$875K	\$887K	\$929K	\$1.01M	\$1.09M	\$1.01M	\$1.06M	\$976K
Percent Change from Prior Year	14%	4%	-22%	-18%	-4%	5%	10%	10%	4%	3%	9%	-2%	2%

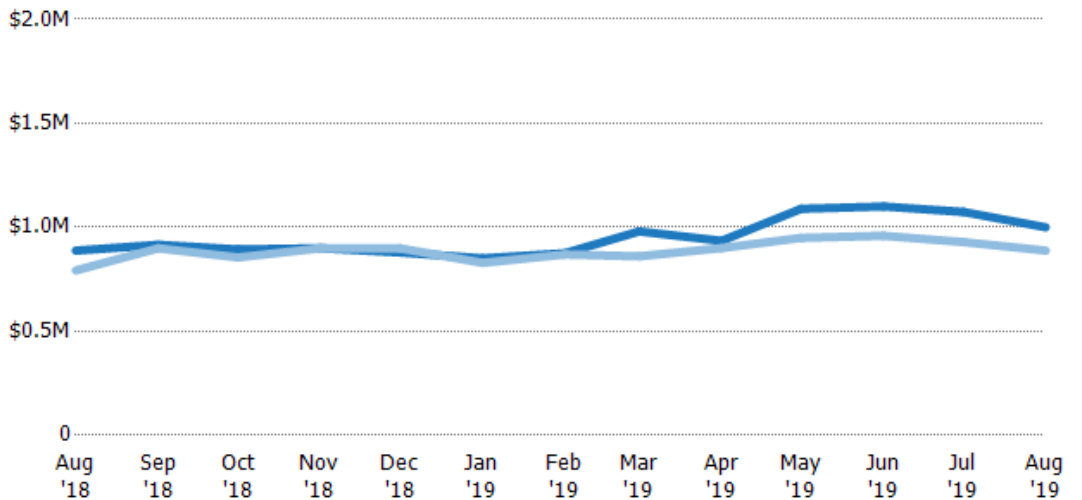
Median Listing Price

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Aug '19	\$1M	12.6%
Aug '18	\$888K	12.1%
Aug '17	\$792K	0.9%



Current Year	\$888K	\$916K	\$894K	\$899K	\$879K	\$850K	\$875K	\$980K	\$935K	\$1.09M	\$1.1M	\$1.07M	\$1M
Prior Year	\$792K	\$899K	\$855K	\$899K	\$899K	\$829K	\$869K	\$860K	\$900K	\$949K	\$959K	\$929K	\$888K
Percent Change from Prior Year	12%	2%	5%	0%	-2%	3%	1%	14%	4%	15%	15%	16%	13%

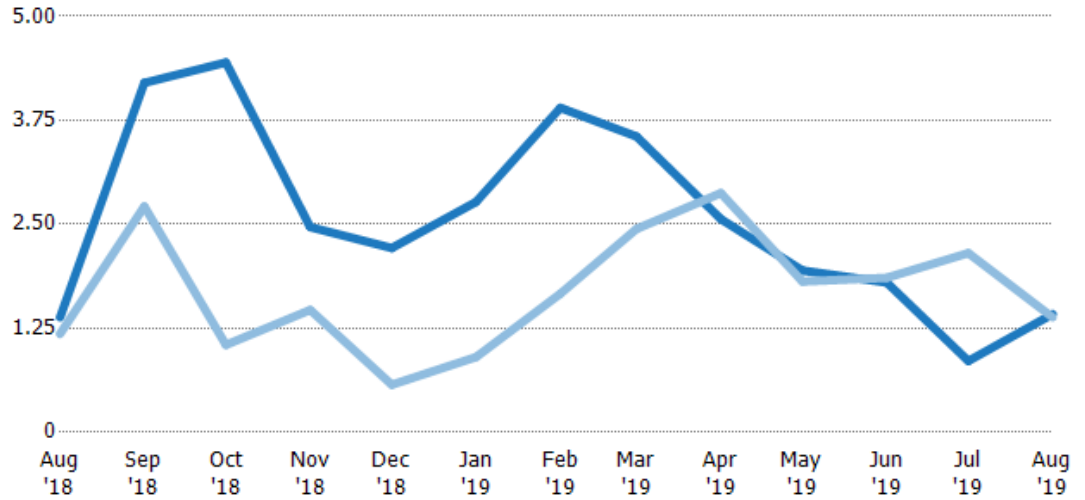
Months of Inventory

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
Aug '19	1.42	2.9%
Aug '18	1.38	16.8%
Aug '17	1.18	196.2%



Current Year	1.38	4.2	4.44	2.47	2.21	2.77	3.9	3.56	2.56	1.94	1.8	0.86	1.42
Prior Year	1.18	2.71	1.05	1.47	0.57	0.91	1.67	2.44	2.88	1.81	1.86	2.15	1.38
Percent Change from Prior Year	17%	55%	323%	68%	288%	206%	134%	45%	-11%	7%	-3%	-60%	3%

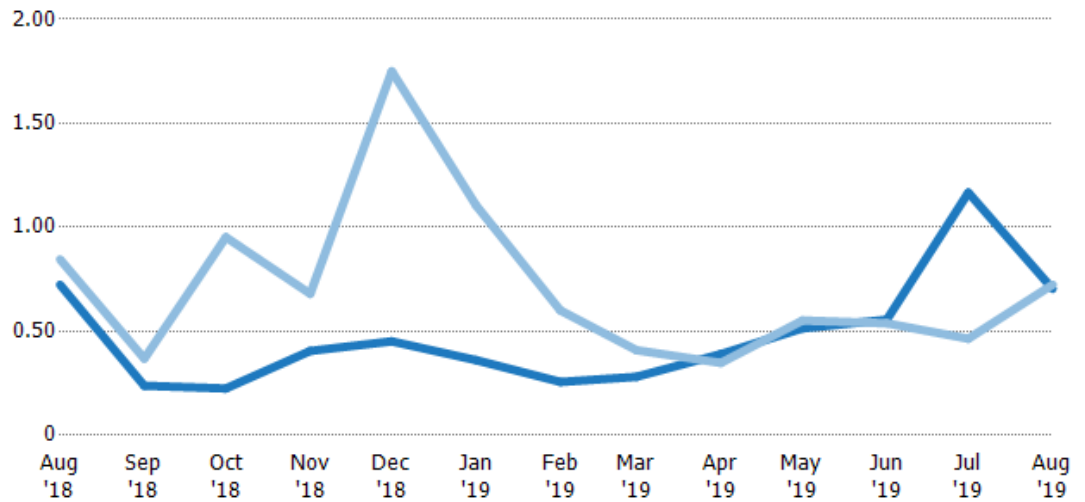
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
Aug '19	70%	2%
Aug '18	72%	12.2%
Aug '17	85%	-66.2%



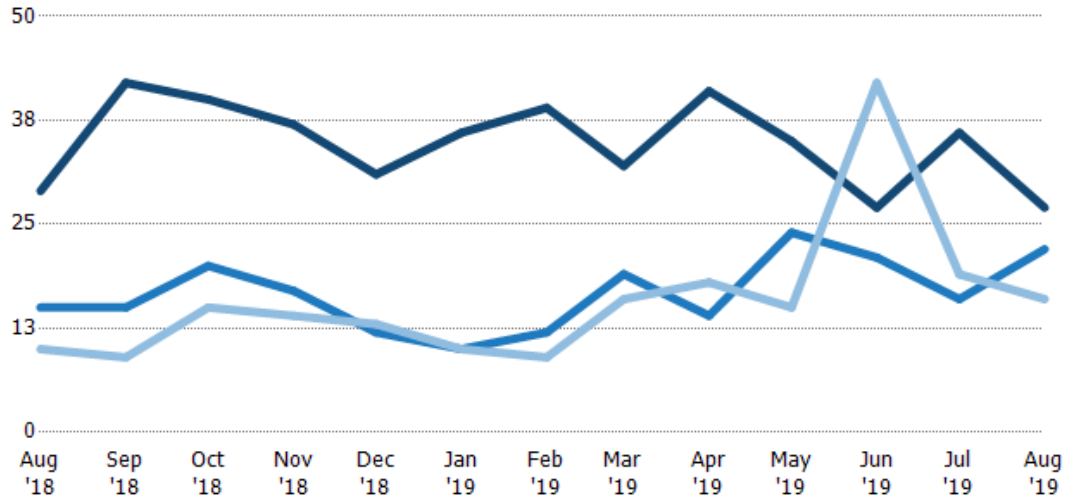
Current Year	72%	24%	23%	41%	45%	36%	26%	28%	39%	51%	56%	117%	70%
Prior Year	85%	37%	95%	68%	175%	111%	60%	41%	35%	55%	54%	46%	72%
Change from Prior Year	12%	13%	73%	27%	130%	74%	34%	13%	-4%	4%	-2%	-70%	2%

Active/Pending/Sold Units

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



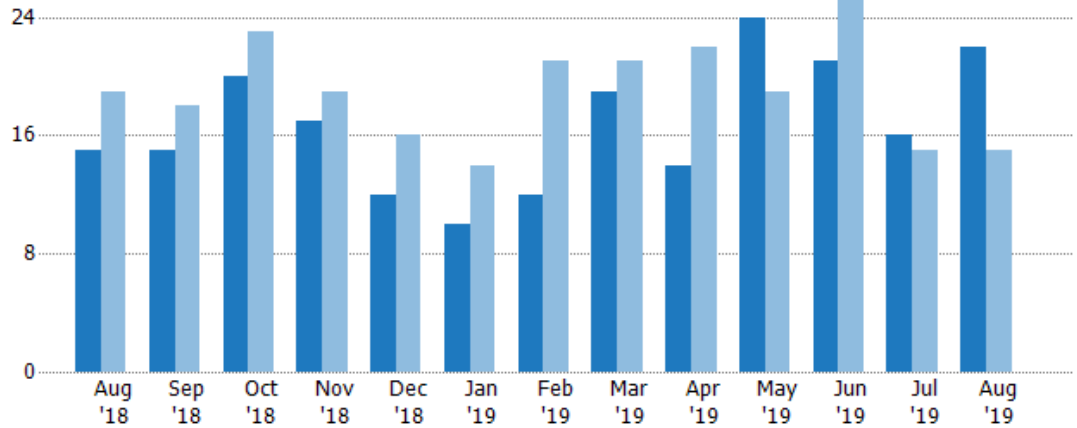
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Active	29	42	40	37	31	36	39	32	41	35	27	36	27
Pending	15	15	20	17	12	10	12	19	14	24	21	16	22
Sold	10	9	15	14	13	10	9	16	18	15	42	19	16

Pending Sales

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Count	% Chg.
Aug '19	22	46.7%
Aug '18	15	-21.1%
Aug '17	19	-5.3%

	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	15	15	20	17	12	10	12	19	14	24	21	16	22
Prior Year	19	18	23	19	16	14	21	21	22	19	26	15	15
Percent Change from Prior Year	-21%	-17%	-13%	-11%	-25%	-29%	-43%	-10%	-36%	26%	-19%	7%	47%

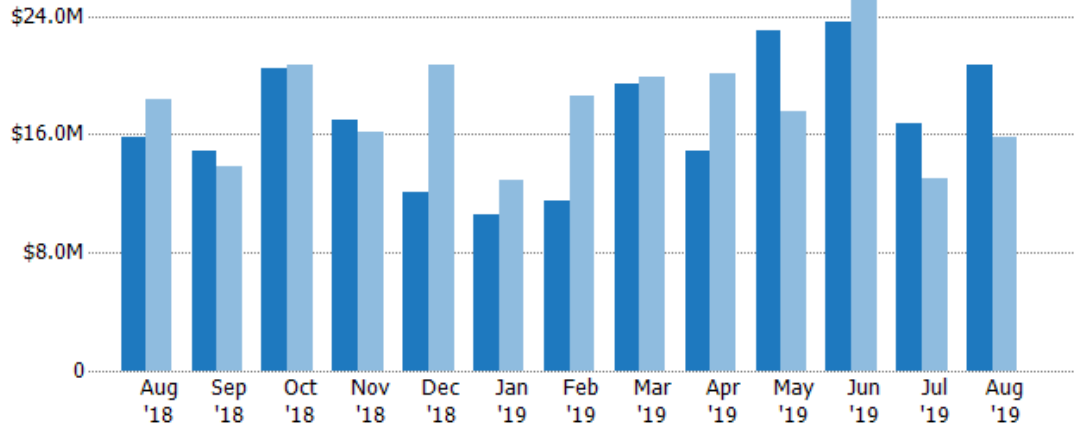
Pending Sales Volume

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Aug '19	\$20.7M	30.7%
Aug '18	\$15.8M	-13.8%
Aug '17	\$18.3M	-33.8%



Current Year	\$15.8M	\$14.9M	\$20.4M	\$17M	\$12.1M	\$10.6M	\$11.5M	\$19.4M	\$14.9M	\$23M	\$23.6M	\$16.7M	\$20.7M
Prior Year	\$18.3M	\$13.8M	\$20.7M	\$16.2M	\$20.7M	\$12.9M	\$18.6M	\$19.9M	\$20.1M	\$17.6M	\$25.6M	\$13M	\$15.8M
Percent Change from Prior Year	-14%	8%	-2%	5%	-41%	-18%	-38%	-2%	-26%	31%	-8%	28%	31%

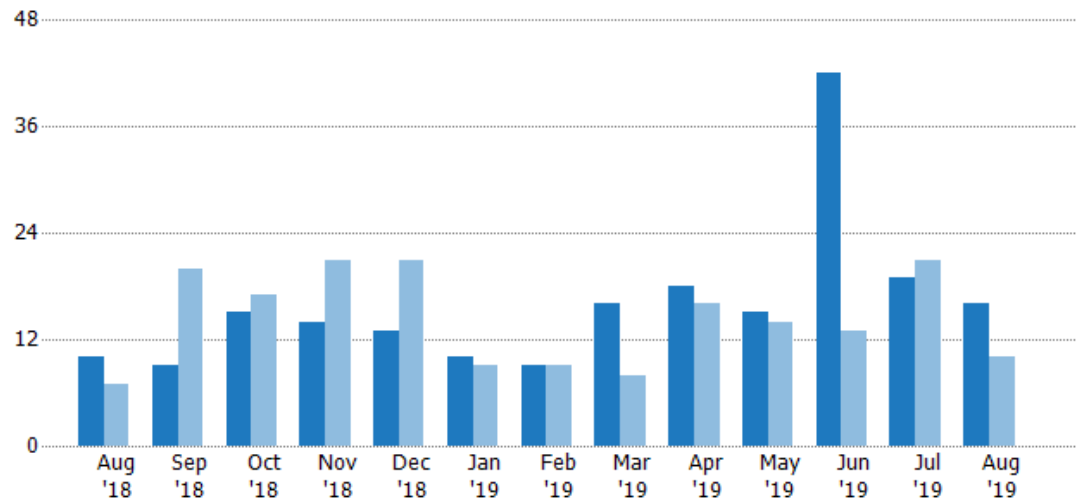
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Aug '19	16	60%
Aug '18	10	42.9%
Aug '17	7	142.9%



Current Year	10	9	15	14	13	10	9	16	18	15	42	19	16
Prior Year	7	20	17	21	21	9	9	8	16	14	13	21	10
Percent Change from Prior Year	43%	-55%	-12%	-33%	-38%	11%	0%	100%	13%	7%	223%	-10%	60%

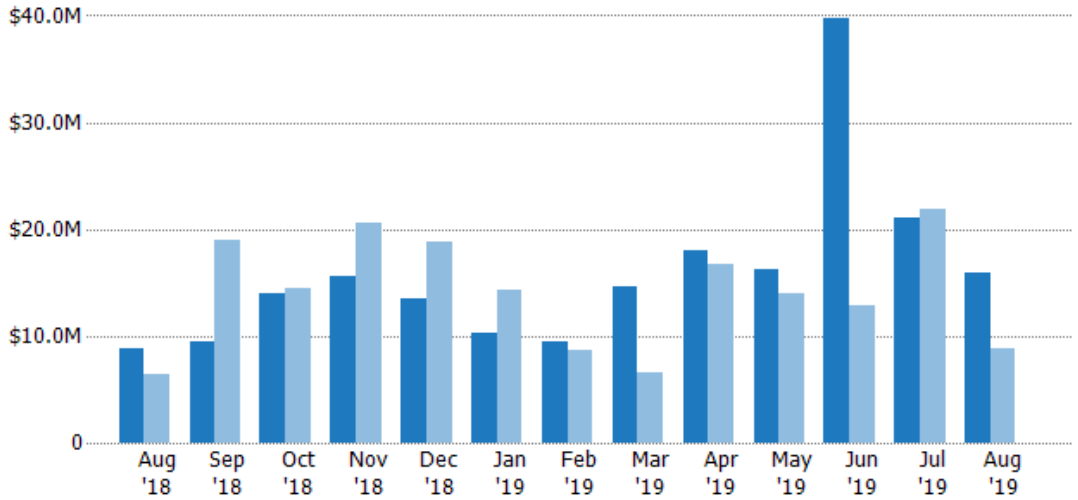
Closed Sales Volume

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Aug '19	\$16M	79.4%
Aug '18	\$8.9M	39.7%
Aug '17	\$6.37M	98.2%



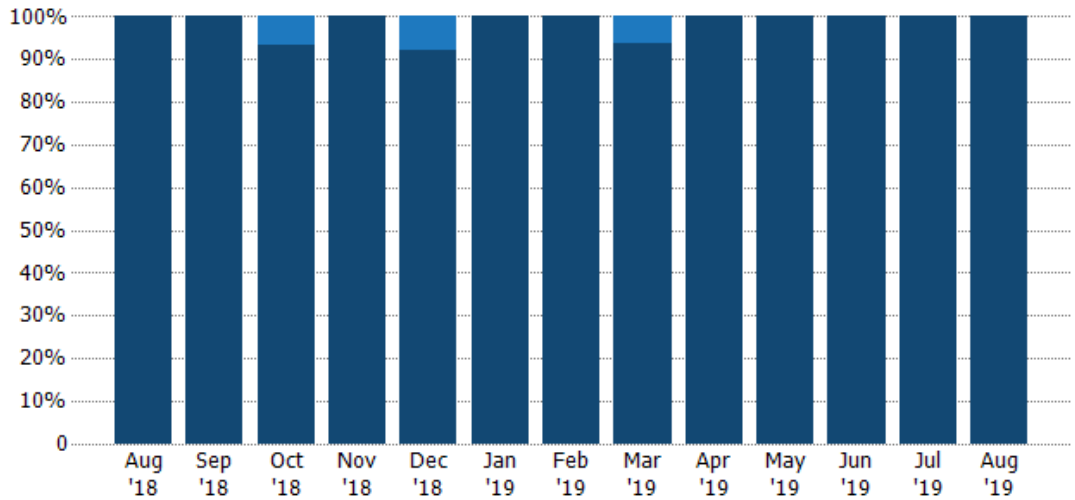
Current Year	\$8.9M	\$9.48M	\$13.9M	\$15.6M	\$13.5M	\$10.2M	\$9.51M	\$14.6M	\$18M	\$16.3M	\$39.8M	\$21.1M	\$16M
Prior Year	\$6.37M	\$19M	\$14.4M	\$20.6M	\$18.8M	\$14.2M	\$8.69M	\$6.59M	\$16.7M	\$14M	\$12.9M	\$21.9M	\$8.9M
Percent Change from Prior Year	40%	-50%	-3%	-24%	-28%	-28%	9%	121%	7%	16%	208%	-4%	79%

Closed Sales by Property Type

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Condo/Townhouse	-	-	7%	-	8%	-	-	6%	-	-	-	-	-
Single Family Residence	100%	100%	93%	100%	92%	100%	100%	94%	100%	100%	100%	100%	100%

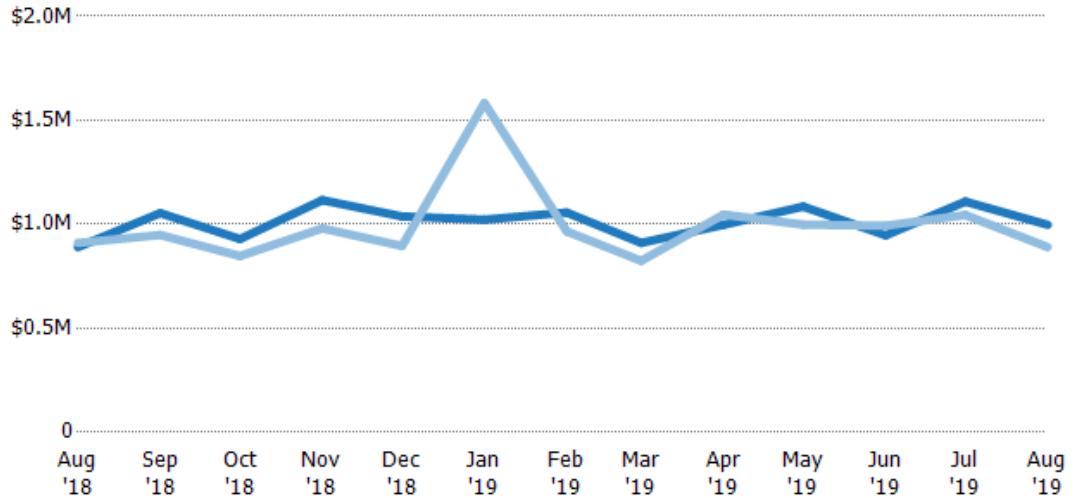
Average Sales Price

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Aug '19	\$998K	12.1%
Aug '18	\$890K	-2.2%
Aug '17	\$910K	-18.4%



Current Year	\$890K	\$1.05M	\$929K	\$1.12M	\$1.04M	\$1.02M	\$1.06M	\$911K	\$997K	\$1.09M	\$947K	\$1.11M	\$998K
Prior Year	\$910K	\$949K	\$847K	\$980K	\$896K	\$1.58M	\$966K	\$824K	\$1.05M	\$999K	\$993K	\$1.04M	\$890K
Percent Change from Prior Year	-2%	11%	10%	14%	16%	-35%	9%	10%	-5%	9%	-5%	6%	12%

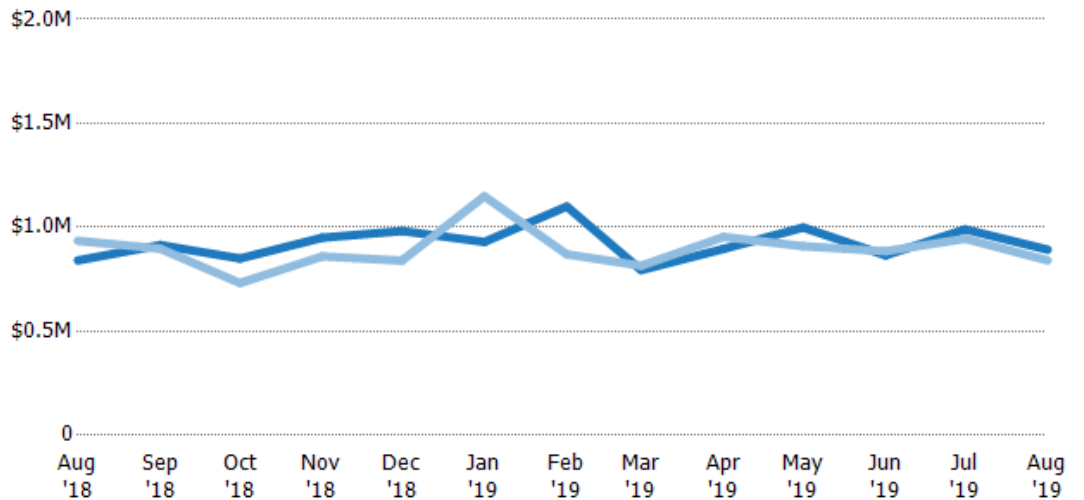
Median Sales Price

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Aug '19	\$893K	6.2%
Aug '18	\$840K	-10.1%
Aug '17	\$935K	-18.6%



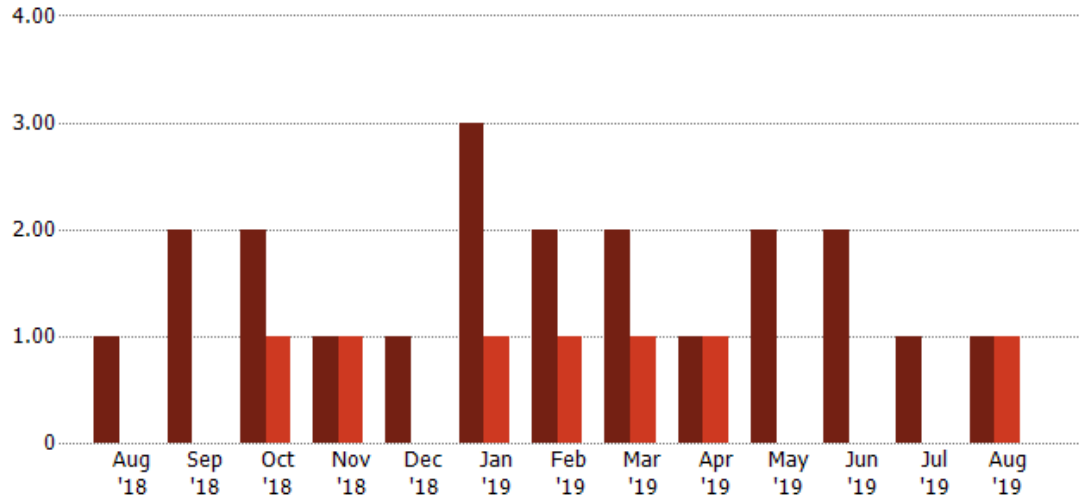
Current Year	\$840K	\$914K	\$850K	\$950K	\$982K	\$930K	\$1.1M	\$794K	\$896K	\$999K	\$865K	\$990K	\$893K
Prior Year	\$935K	\$897K	\$732K	\$860K	\$840K	\$1.15M	\$870K	\$815K	\$954K	\$909K	\$885K	\$945K	\$840K
Percent Change from Prior Year	-10%	2%	16%	10%	17%	-19%	26%	-3%	-6%	10%	-2%	5%	6%

Distressed Listings

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



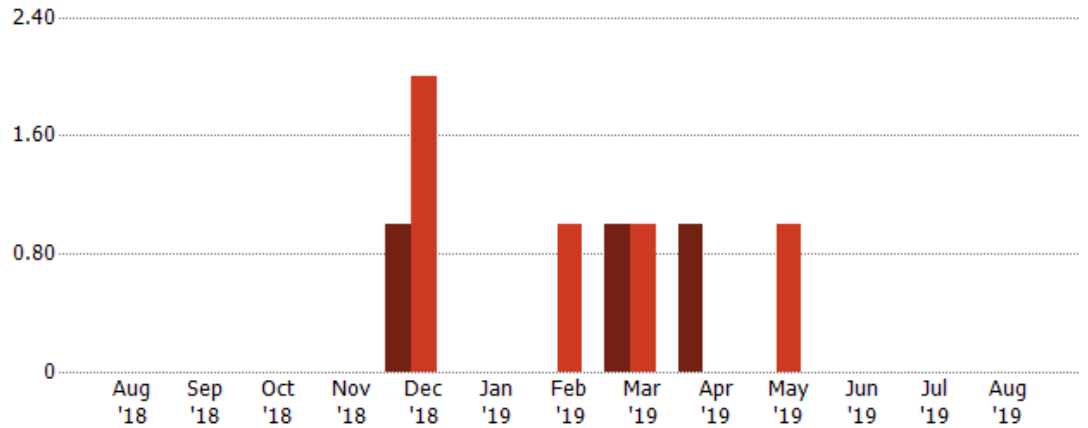
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	1	2	2	1	1	3	2	2	1	2	2	1	1
Prior Year	-	-	1	1	-	1	1	1	1	-	-	-	1
Percent Change from Prior Year	100%	100%	100%	0%	100%	200%	100%	100%	0%	100%	100%	100%	0%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Los Angeles, CA 90041
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	-	-	1	1	-	-	-	-
Prior Year	-	-	-	-	2	-	1	1	-	1	-	-	-
Percent Change from Prior Year	-	-	-	-	-50%	-	-100%	0%	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: Eagle Rock

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

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: Los Angeles, CA 90041

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