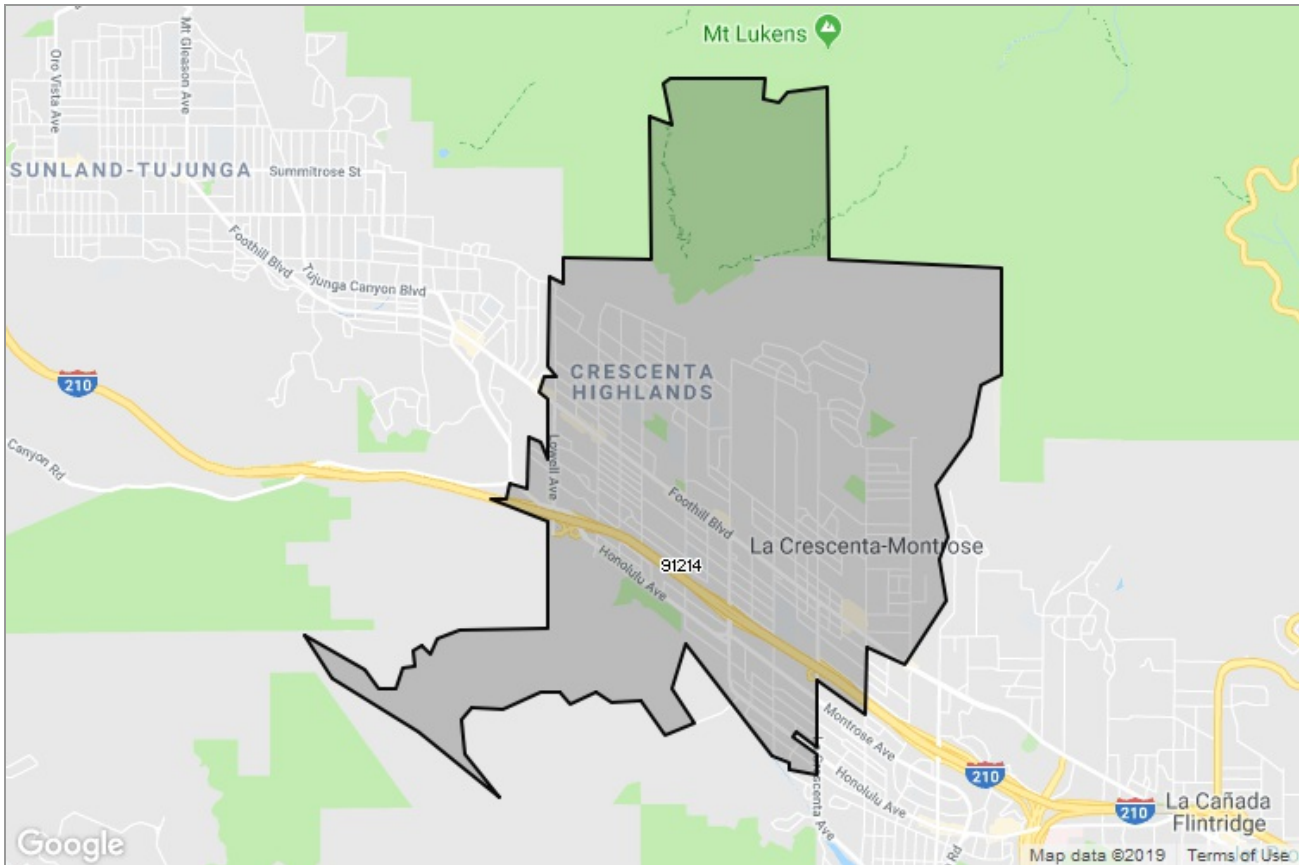




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# La Crescenta



## Report Characteristics

**Report Name:**  
La Crescenta

**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	37	33	+12.1%	299	291	+2.7%
New Listing Volume	\$30,079,137	\$29,668,236	+1.4%	\$263,767,155	\$256,815,781	+2.7%
Active Listing Count	41	54	-24.1%	N/A	N/A	
Active Listing Volume	\$36,903,735	\$51,630,480	-28.5%	N/A	N/A	
Average Listing Price	\$900,091	\$956,120	-5.9%	\$904,412	\$946,007	-4.4%
Median Listing Price	\$899,000	\$899,000	+-	\$871,554	\$867,514	+0.5%
Months of Inventory	1.1	1.7	-36.1%	1.9	1.8	+9.5%
Absorption Rate	92.68%	59.26%	+33.4%	52.03%	56.98%	-4.9%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	39	21	+85.7%	N/A	N/A	
Pending Sales Volume	\$32,720,690	\$17,770,349	+84.1%	N/A	N/A	
Closed Sales Count	27	23	+17.4%	208	231	-10%
Closed Sales Volume	\$22,211,750	\$23,043,000	-3.6%	\$186,186,338	\$202,818,545	-8.2%
Average Sales Price	\$822,657	\$1,001,870	-17.9%	\$895,127	\$878,002	+2%
Median Sales Price	\$795,000	\$950,000	-16.3%	\$857,249	\$868,012	-1.2%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	2	-	N/A	N/A	

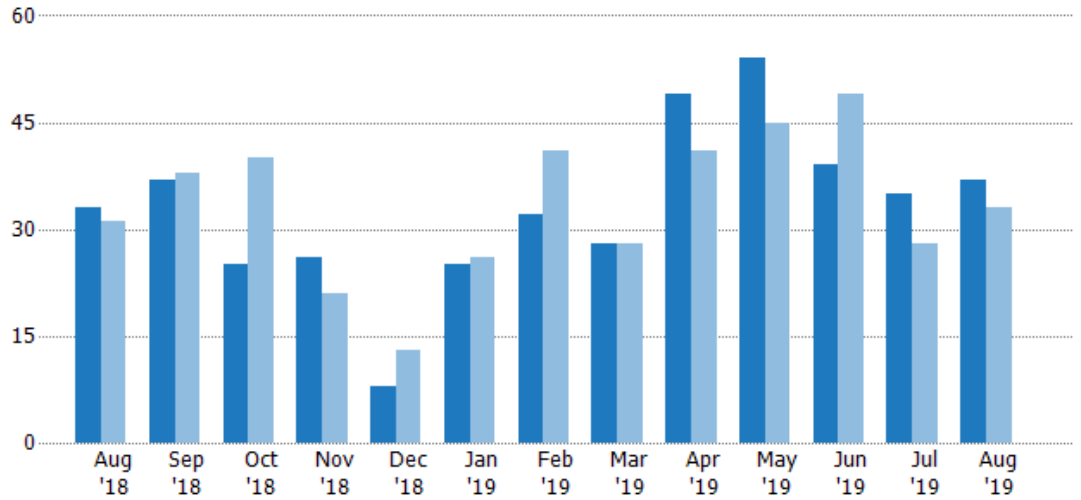
## New Listings

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Aug '19	37	12.1%
Aug '18	33	6.5%
Aug '17	31	58.1%



Current Year	33	37	25	26	8	25	32	28	49	54	39	35	37
Prior Year	31	38	40	21	13	26	41	28	41	45	49	28	33
Percent Change from Prior Year	6%	-3%	-38%	24%	-38%	-4%	-22%	0%	20%	20%	-20%	25%	12%

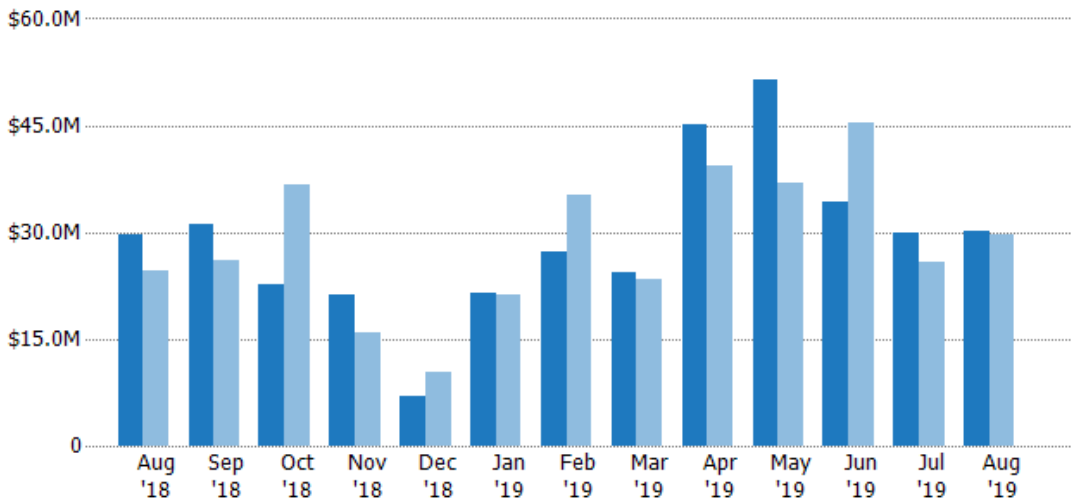
## New Listing Volume

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Aug '19	\$30.1M	1.4%
Aug '18	\$29.7M	20.3%
Aug '17	\$24.7M	40.7%



Current Year	\$29.7M	\$31.1M	\$22.8M	\$21.3M	\$6.96M	\$21.5M	\$27.3M	\$24.3M	\$45.1M	\$51.5M	\$34.2M	\$29.8M	\$30.1M
Prior Year	\$24.7M	\$26.1M	\$36.7M	\$15.8M	\$10.4M	\$21.2M	\$35.1M	\$23.3M	\$39.4M	\$36.8M	\$45.3M	\$25.9M	\$29.7M
Percent Change from Prior Year	20%	19%	-38%	34%	-33%	1%	-22%	4%	14%	40%	-24%	15%	1%

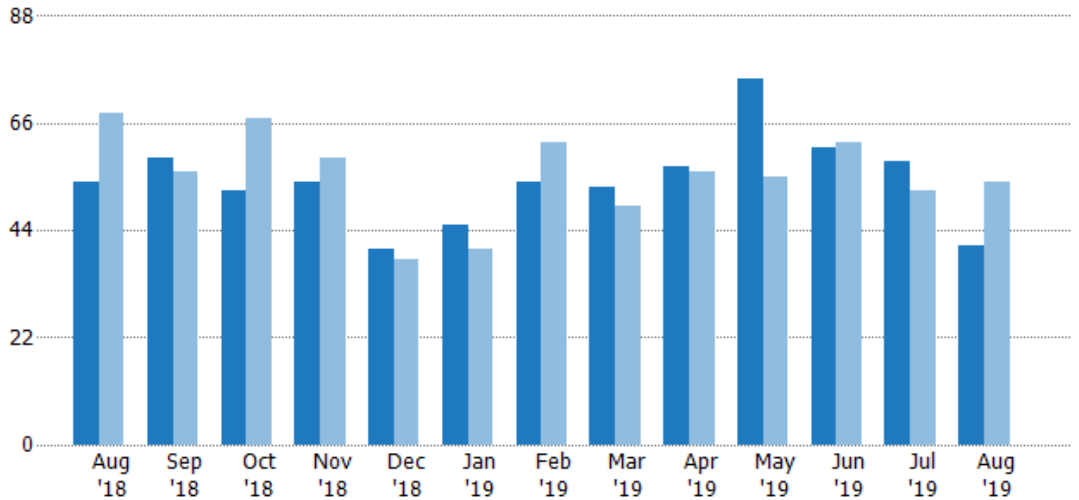
## Active Listings

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

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Aug '19	41	-24.1%
Aug '18	54	-20.6%
Aug '17	68	19.1%



	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	54	59	52	54	40	45	54	53	57	75	61	58	41
Prior Year	68	56	67	59	38	40	62	49	56	55	62	52	54
Percent Change from Prior Year	-21%	5%	-22%	-8%	5%	13%	-13%	8%	2%	36%	-2%	12%	-24%

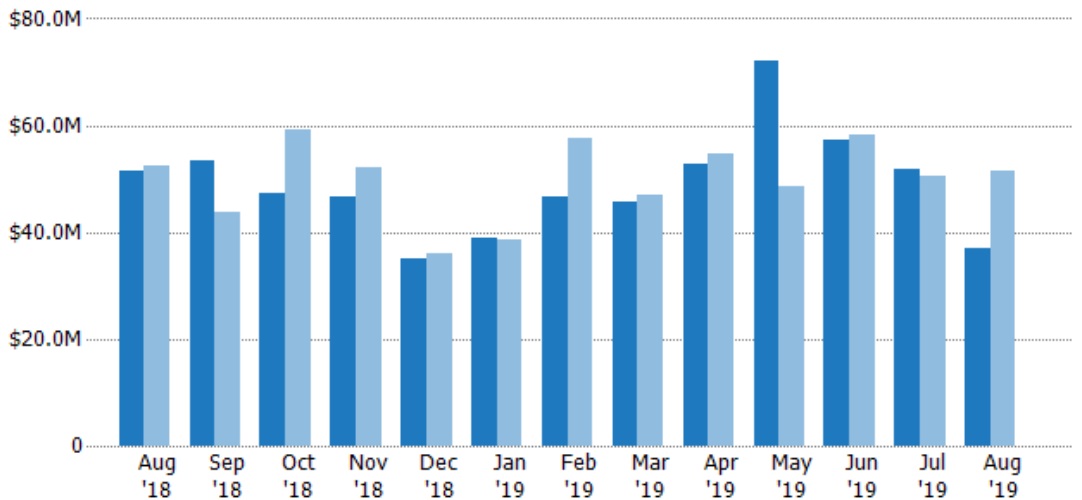
## Active Listing Volume

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

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Aug '19	\$36.9M	-28.5%
Aug '18	\$51.6M	-1.4%
Aug '17	\$52.4M	21.3%



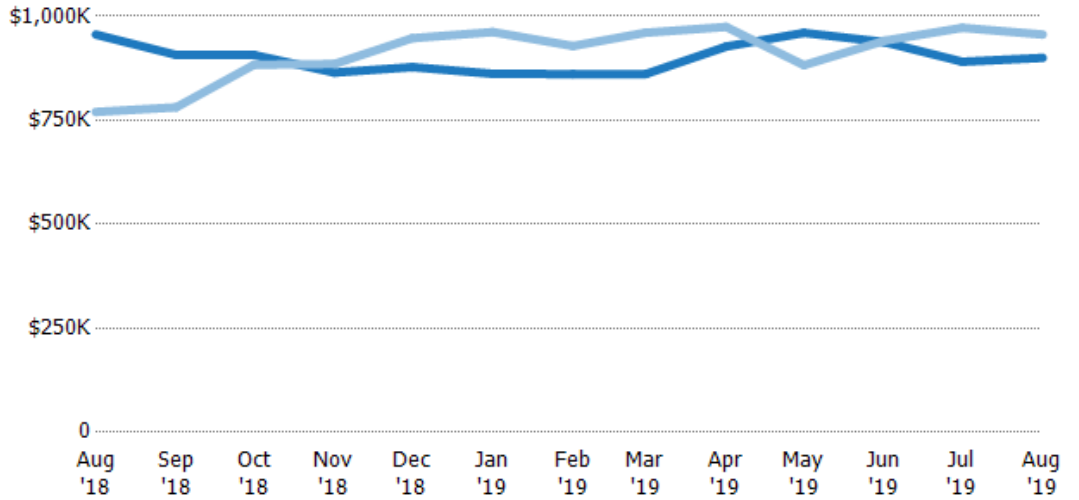
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$51.6M	\$53.5M	\$47.2M	\$46.7M	\$35.1M	\$38.8M	\$46.5M	\$45.6M	\$52.9M	\$72M	\$57.2M	\$51.7M	\$36.9M
Prior Year	\$52.4M	\$43.7M	\$59.2M	\$52.2M	\$36M	\$38.5M	\$57.6M	\$47.1M	\$54.6M	\$48.5M	\$58.4M	\$50.6M	\$51.6M
Percent Change from Prior Year	-1%	22%	-20%	-11%	-2%	1%	-19%	-3%	-3%	48%	-2%	2%	-29%

## Average Listing Price

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

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



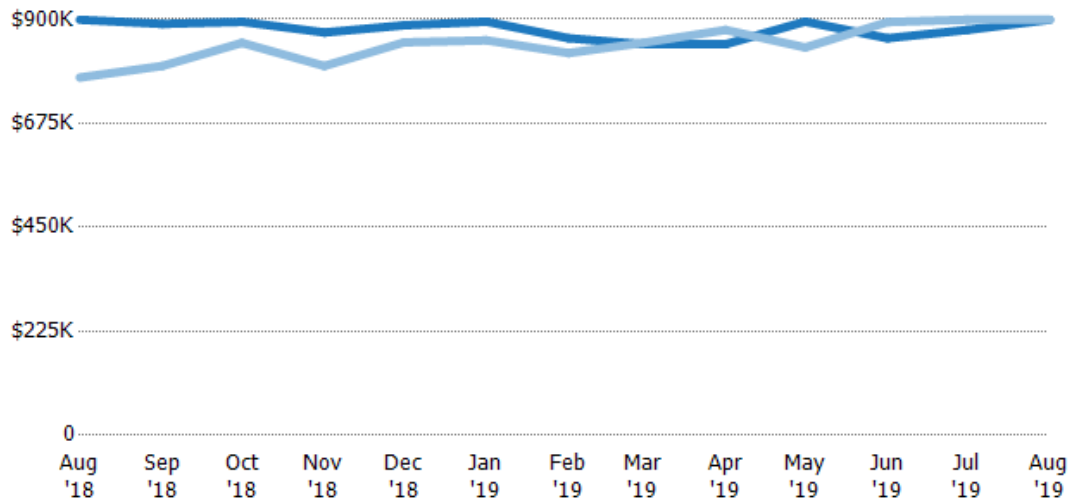
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Aug '18	\$956K	\$770K	24%
Sep '18	\$907K	\$781K	16%
Oct '18	\$907K	\$884K	3%
Nov '18	\$865K	\$885K	-2%
Dec '18	\$878K	\$947K	-7%
Jan '19	\$862K	\$962K	-10%
Feb '19	\$861K	\$929K	-7%
Mar '19	\$861K	\$961K	-10%
Apr '19	\$927K	\$975K	-5%
May '19	\$960K	\$883K	9%
Jun '19	\$938K	\$941K	0%
Jul '19	\$891K	\$972K	-8%
Aug '19	\$900K	\$956K	-6%

## Median Listing Price

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

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Aug '18	\$899K	\$774K	16%
Sep '18	\$890K	\$799K	11%
Oct '18	\$895K	\$849K	5%
Nov '18	\$872K	\$799K	9%
Dec '18	\$887K	\$850K	4%
Jan '19	\$895K	\$855K	5%
Feb '19	\$859K	\$827K	4%
Mar '19	\$846K	\$849K	0%
Apr '19	\$846K	\$877K	-4%
May '19	\$895K	\$839K	7%
Jun '19	\$859K	\$894K	-4%
Jul '19	\$877K	\$899K	-2%
Aug '19	\$899K	\$899K	0%

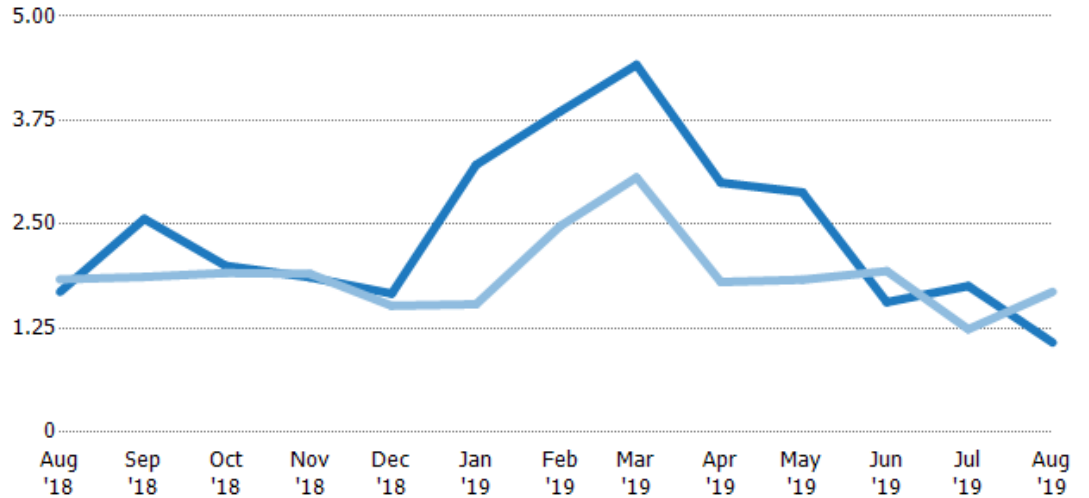
## Months of Inventory

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

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/Year	Months	% Chg.
Aug '19	1.08	-36.1%
Aug '18	1.69	-8.2%
Aug '17	1.84	29.6%



Current Year	1.69	2.57	2.00	1.86	1.67	3.21	3.86	4.42	3.00	2.88	1.56	1.76	1.08
Prior Year	1.84	1.87	1.91	1.90	1.52	1.54	2.48	3.06	1.81	1.83	1.94	1.24	1.69
Percent Change from Prior Year	-8%	37%	4%	-2%	10%	109%	56%	44%	66%	57%	-19%	42%	-36%

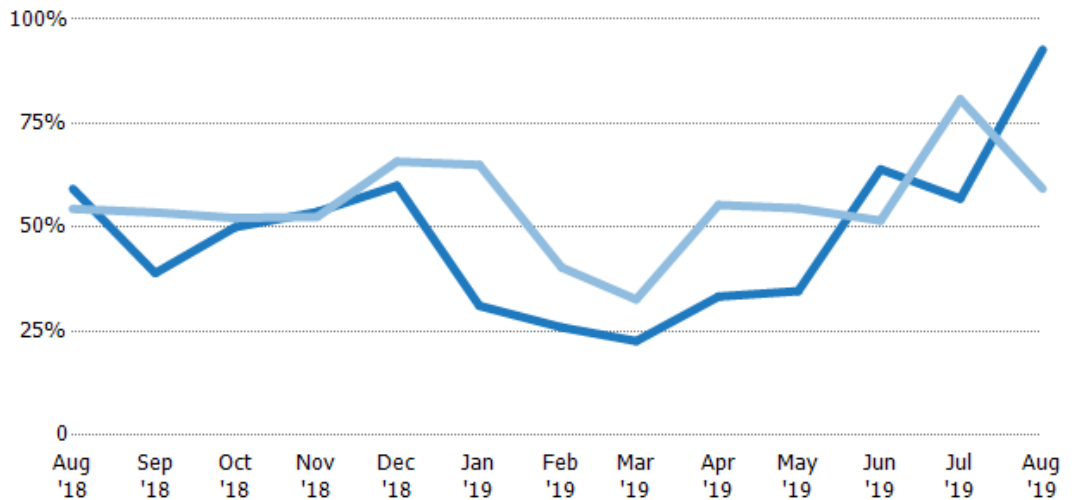
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/Year	Rate	Chg.
Aug '19	93%	-33.4%
Aug '18	59%	-4.8%
Aug '17	54%	-22.9%



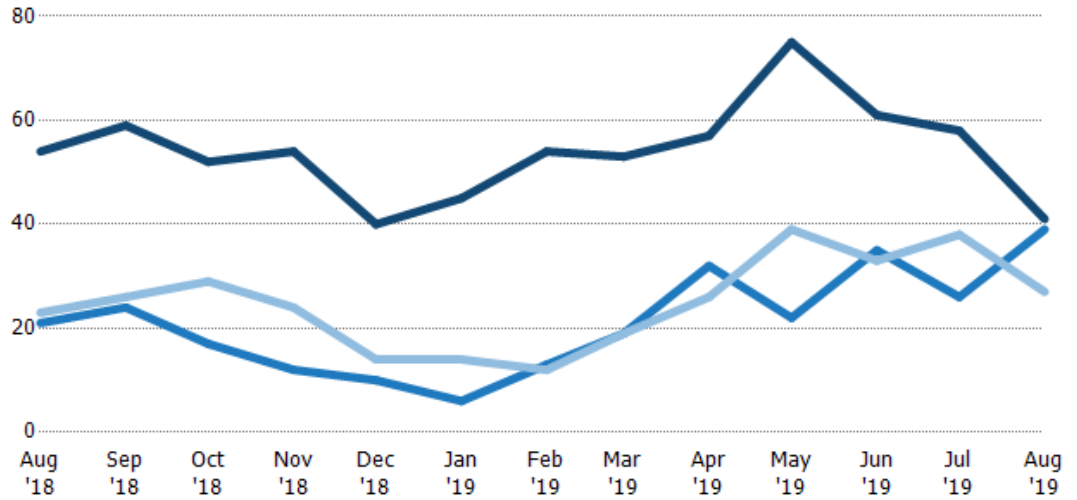
Current Year	59%	39%	50%	54%	60%	31%	26%	23%	33%	35%	64%	57%	93%
Prior Year	54%	54%	52%	53%	66%	65%	40%	33%	55%	55%	52%	81%	59%
Change from Prior Year	-5%	15%	2%	-1%	6%	34%	14%	10%	22%	20%	-12%	24%	-33%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



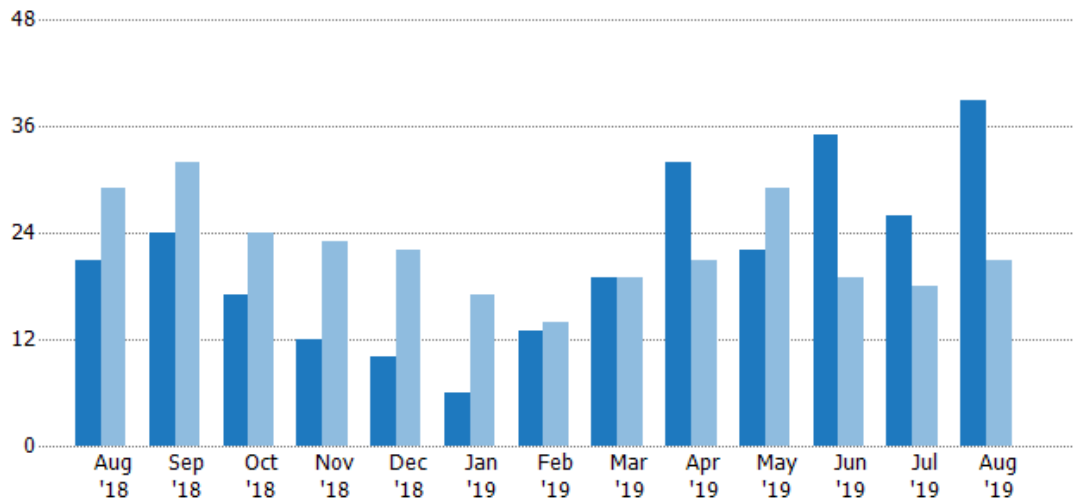
Active	54	59	52	54	40	45	54	53	57	75	61	58	41
Pending	21	24	17	12	10	6	13	19	32	22	35	26	39
Sold	23	26	29	24	14	14	12	19	26	39	33	38	27

## Pending Sales

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

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Current Year	21	24	17	12	10	6	13	19	32	22	35	26	39
Prior Year	29	32	24	23	22	17	14	19	21	29	19	18	21
Percent Change from Prior Year	-28%	-25%	-29%	-48%	-55%	-65%	-7%	0%	52%	-24%	84%	44%	86%

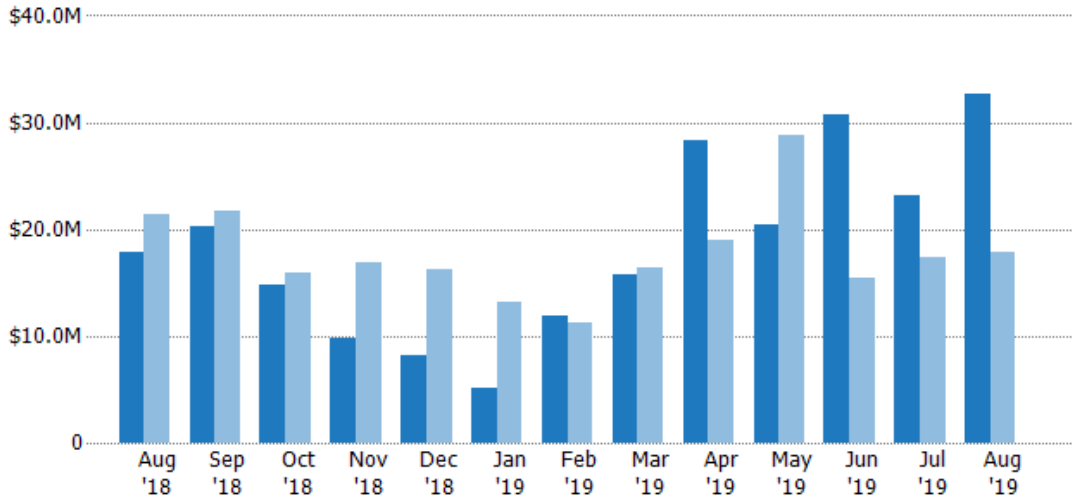
## Pending Sales Volume

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

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Aug '19	\$32.7M	84.1%
Aug '18	\$17.8M	-16.8%
Aug '17	\$21.3M	32.1%



Current Year	\$17.8M	\$20.3M	\$14.8M	\$9.81M	\$8.2M	\$5.14M	\$11.8M	\$15.8M	\$28.3M	\$20.4M	\$30.7M	\$23.2M	\$32.7M
Prior Year	\$21.3M	\$21.8M	\$15.9M	\$16.9M	\$16.3M	\$13.1M	\$11.2M	\$16.4M	\$19M	\$28.7M	\$15.4M	\$17.3M	\$17.8M
Percent Change from Prior Year	-17%	-7%	-7%	-42%	-50%	-61%	5%	-4%	49%	-29%	100%	34%	84%

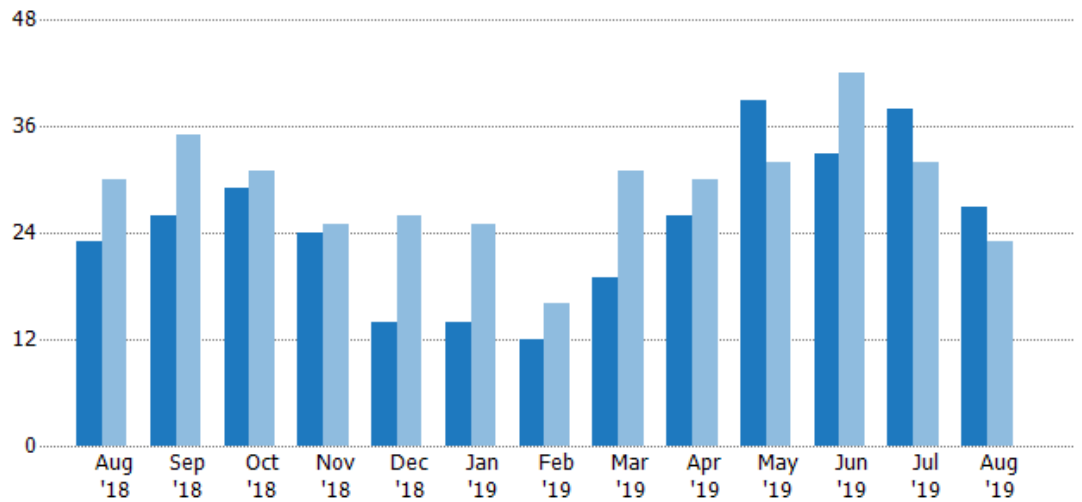
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Aug '19	27	17.4%
Aug '18	23	-23.3%
Aug '17	30	30%



Current Year	23	26	29	24	14	14	12	19	26	39	33	38	27
Prior Year	30	35	31	25	26	25	16	31	30	32	42	32	23
Percent Change from Prior Year	-23%	-26%	-6%	-4%	-46%	-44%	-25%	-39%	-13%	22%	-21%	19%	17%



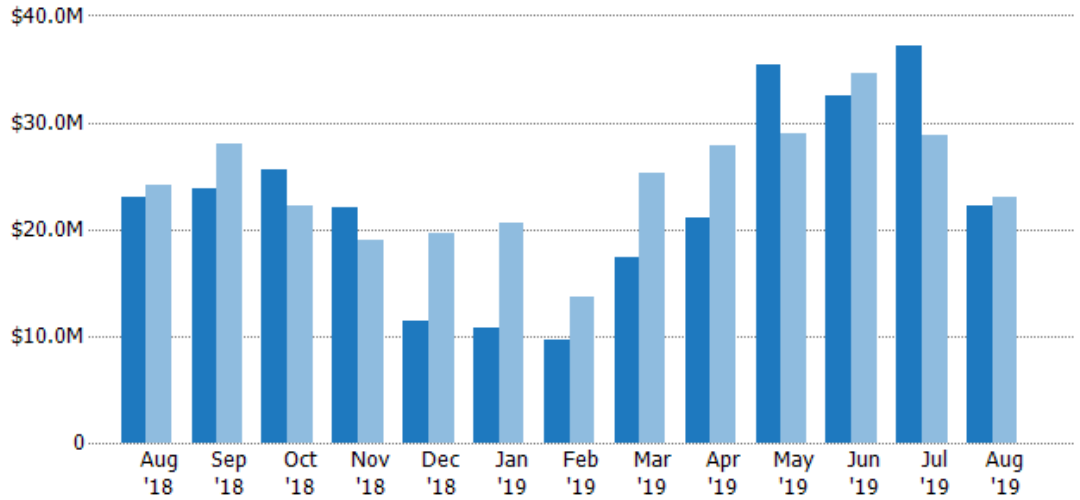
## Closed Sales Volume

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

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Aug '19	\$22.2M	-3.6%
Aug '18	\$23M	-4.4%
Aug '17	\$24.1M	34.9%



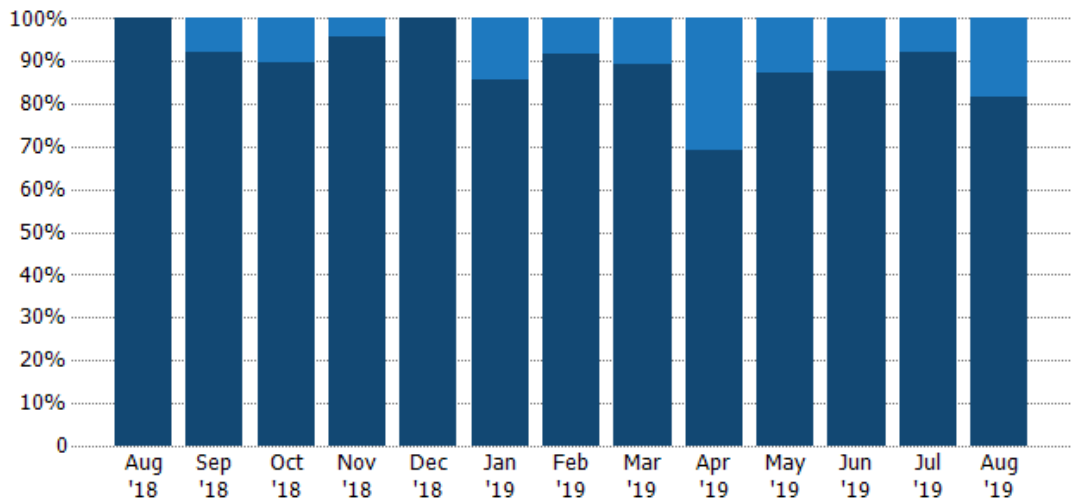
Current Year	\$23M	\$23.9M	\$25.6M	\$22M	\$11.5M	\$10.7M	\$9.68M	\$17.3M	\$21.1M	\$35.4M	\$32.6M	\$37.1M	\$22.2M
Prior Year	\$24.1M	\$27.9M	\$22.2M	\$18.9M	\$19.6M	\$20.6M	\$13.6M	\$25.3M	\$27.9M	\$29M	\$34.7M	\$28.7M	\$23M
Percent Change from Prior Year	-4%	-14%	15%	16%	-42%	-48%	-29%	-31%	-24%	22%	-6%	29%	-4%

## Closed Sales by Property Type

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

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Condo/Townhouse	-	8%	10%	4%	-	14%	8%	11%	31%	13%	12%	8%	19%
Single Family Residence	100%	92%	90%	96%	100%	86%	92%	89%	69%	87%	88%	92%	81%

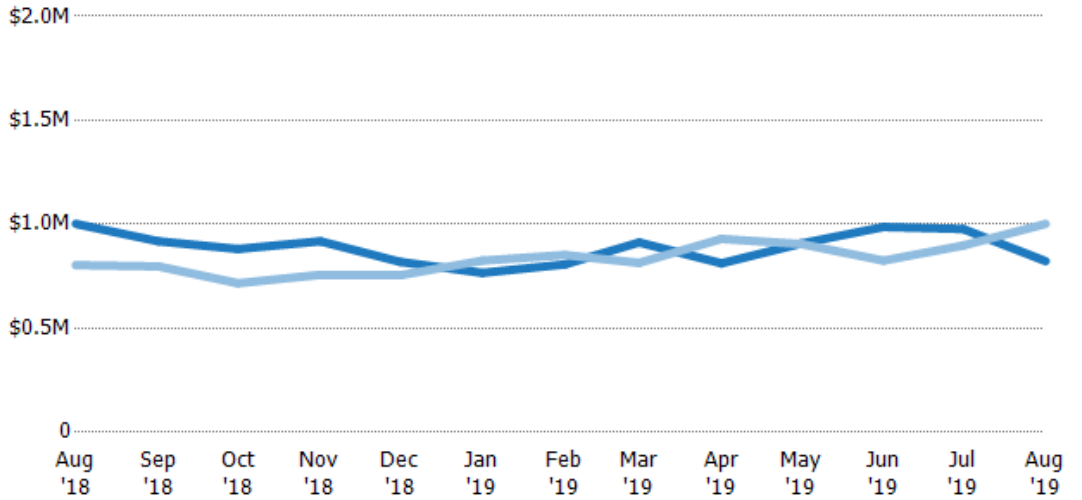
## Average Sales Price

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Aug '19	\$823K	-17.9%
Aug '18	\$1M	24.7%
Aug '17	\$803K	3.7%



Current Year	\$1M	\$918K	\$881K	\$918K	\$819K	\$766K	\$807K	\$913K	\$812K	\$908K	\$987K	\$977K	\$823K
Prior Year	\$803K	\$798K	\$716K	\$757K	\$755K	\$825K	\$852K	\$815K	\$930K	\$905K	\$825K	\$898K	\$1M
Percent Change from Prior Year	25%	15%	23%	21%	9%	-7%	-5%	12%	-13%	0%	20%	9%	-18%

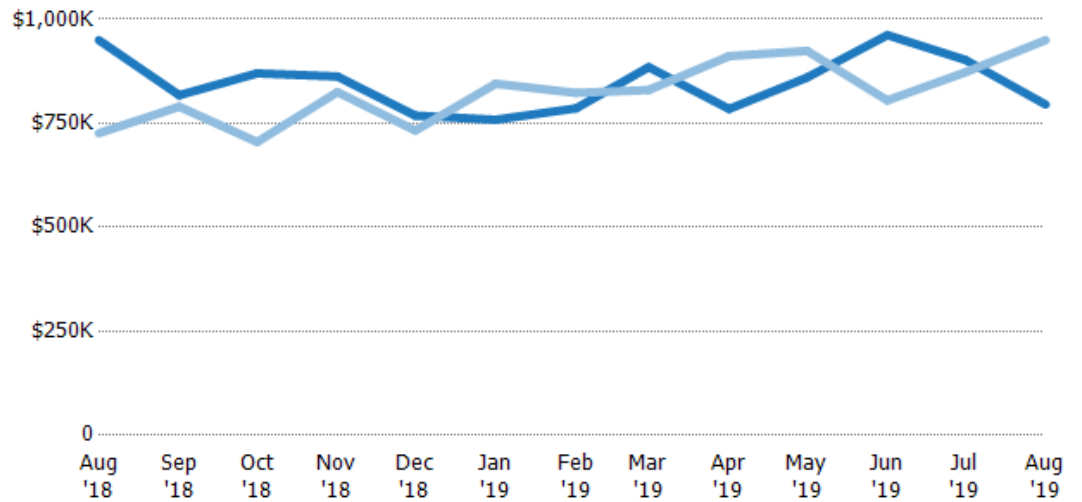
## Median Sales Price

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Aug '19	\$795K	-16.3%
Aug '18	\$950K	30.9%
Aug '17	\$726K	18.5%



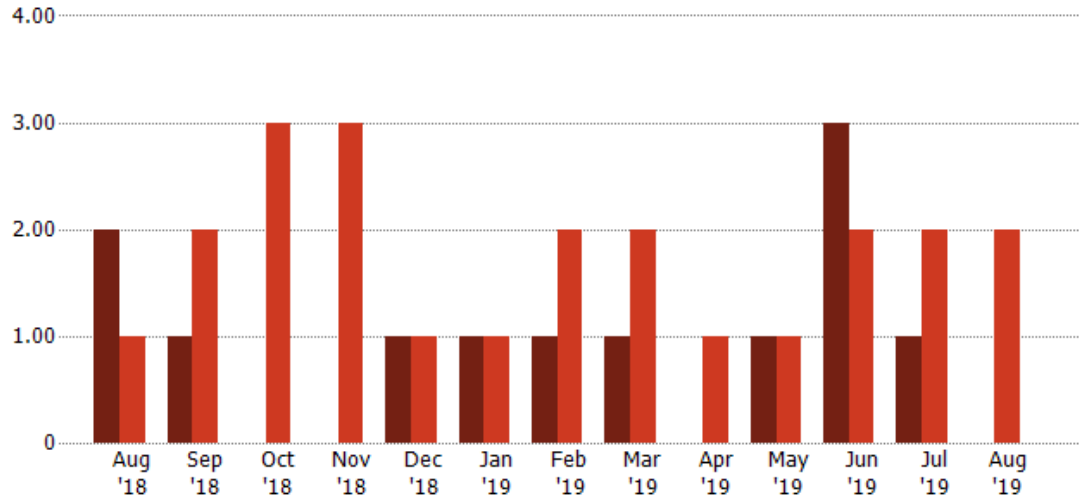
Current Year	\$950K	\$818K	\$870K	\$863K	\$769K	\$759K	\$786K	\$885K	\$785K	\$860K	\$962K	\$903K	\$795K
Prior Year	\$726K	\$790K	\$705K	\$825K	\$733K	\$845K	\$823K	\$830K	\$911K	\$924K	\$805K	\$873K	\$950K
Percent Change from Prior Year	31%	3%	23%	5%	5%	-10%	-5%	7%	-14%	-7%	20%	3%	-16%

## Distressed Listings

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



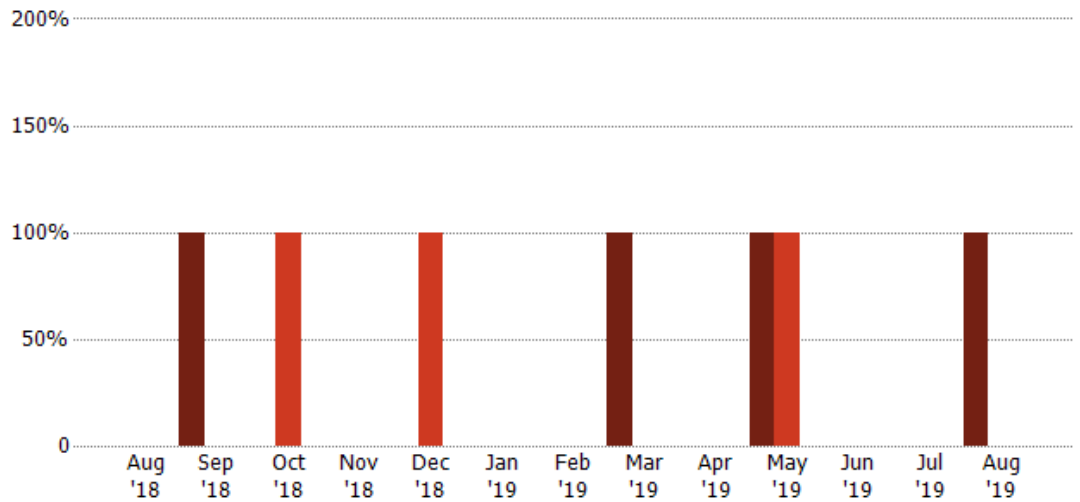
Current Year	2	1	-	-	1	1	1	1	-	1	3	1	-
Prior Year	1	2	3	3	1	1	2	2	1	1	2	2	2
Percent Change from Prior Year	100%	-50%	-100%	-100%	0%	0%	-50%	-50%	-100%	0%	50%	-50%	-100%

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Current Year	-	1	-	-	-	-	-	1	-	1	-	-	1
Prior Year	-	-	1	-	1	-	-	-	-	1	-	-	-
Percent Change from Prior Year	-	100%	-100%	-	-100%	-	-	100%	-	0%	-	-	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:** La Crescenta

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

**Scheduled:** No

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

### 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:** La Crescenta, CA 91214

### 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