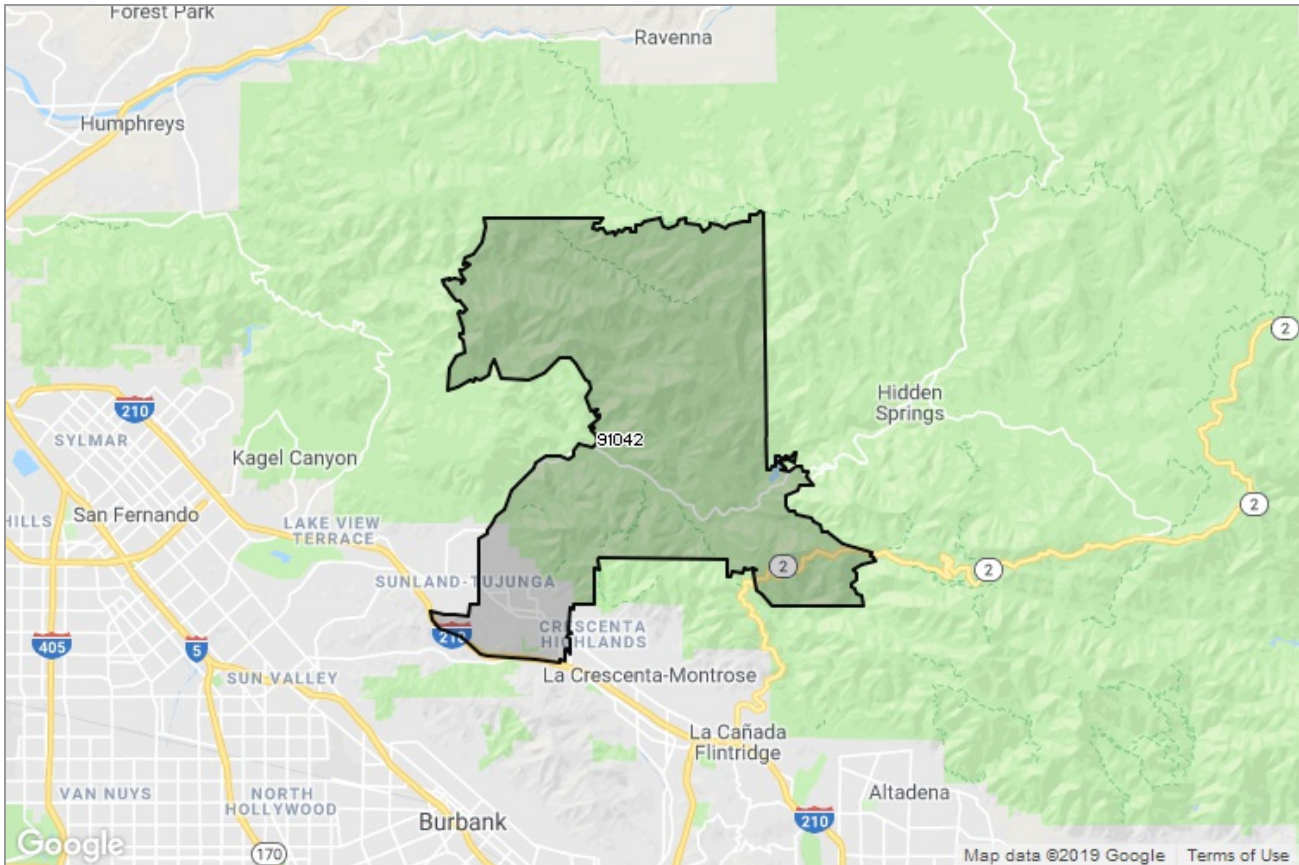




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Tujunga



Report Characteristics

Report Name:
Tujunga

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	25	29	-13.8%	225	247	-8.9%
New Listing Volume	\$17,328,768	\$19,034,995	-9%	\$155,595,574	\$161,405,290	-3.6%
Active Listing Count	41	65	-36.9%	N/A	N/A	
Active Listing Volume	\$32,185,071	\$45,009,743	-28.5%	N/A	N/A	
Average Listing Price	\$785,002	\$692,458	+13.4%	\$781,864	\$698,438	+11.9%
Median Listing Price	\$698,000	\$675,000	+3.4%	\$689,558	\$658,747	+4.7%
Months of Inventory	2.3	3	-22.9%	2.5	2.6	-4.7%
Absorption Rate	43.9%	33.85%	+10.1%	40.79%	38.88%	+1.9%
Sales Activity Charts Metrics						
Pending Sales Count	32	18	+77.8%	N/A	N/A	
Pending Sales Volume	\$20,762,391	\$12,260,387	+69.3%	N/A	N/A	
Closed Sales Count	20	40	-50%	151	175	-13.7%
Closed Sales Volume	\$14,004,000	\$24,527,750	-42.9%	\$96,446,095	\$110,154,562	-12.4%
Average Sales Price	\$700,200	\$613,194	+14.2%	\$638,716	\$629,455	+1.5%
Median Sales Price	\$714,500	\$582,500	+22.7%	\$625,063	\$594,663	+5.1%
Distressed Charts Metrics						
Distressed Listing Count	1	-	-	N/A	N/A	

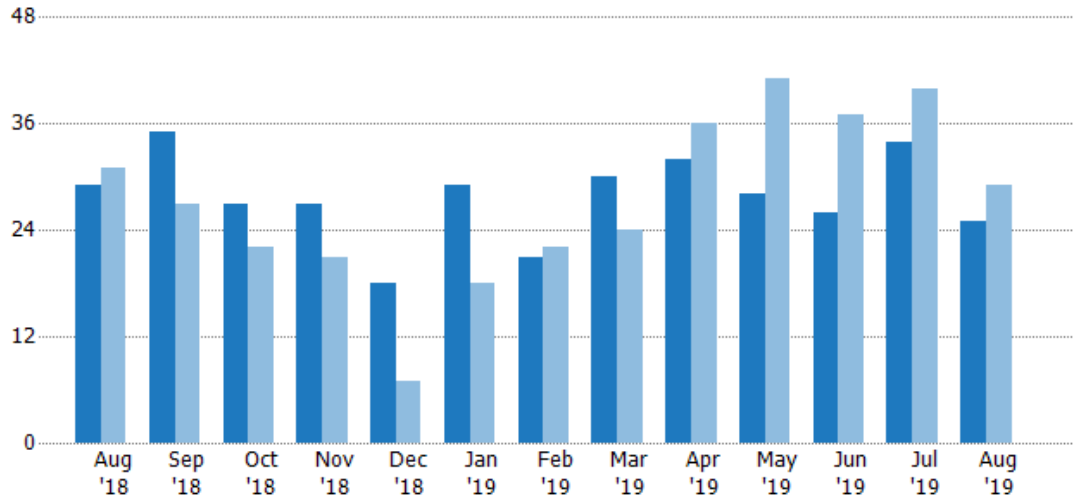
New Listings

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.
Aug '19	25	-13.8%
Aug '18	29	-6.5%
Aug '17	31	16.1%



	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	29	35	27	27	18	29	21	30	32	28	26	34	25
Prior Year	31	27	22	21	7	18	22	24	36	41	37	40	29
Percent Change from Prior Year	-6%	30%	23%	29%	157%	61%	-5%	25%	-11%	-32%	-30%	-15%	-14%

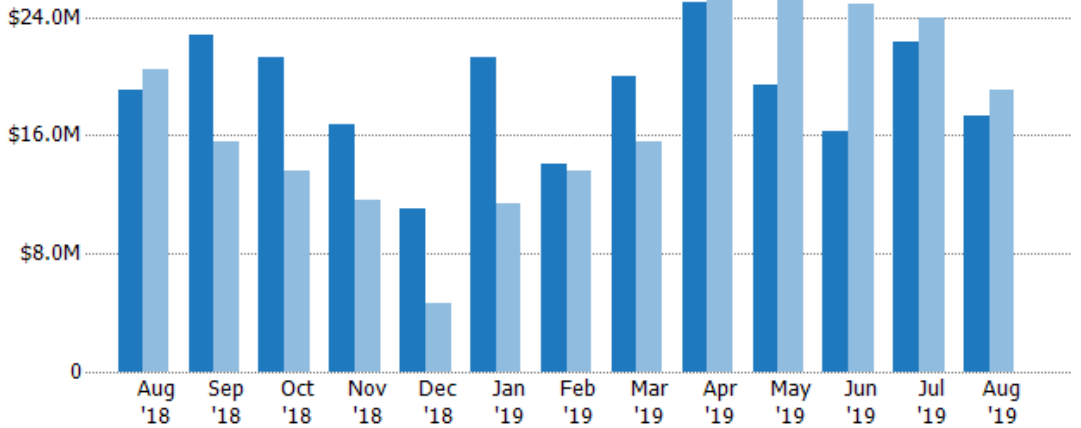
New Listing Volume

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.
Aug '19	\$17.3M	-9%
Aug '18	\$19M	-7.1%
Aug '17	\$20.5M	-2.4%



	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	\$19M	\$22.8M	\$21.3M	\$16.7M	\$11M	\$21.3M	\$14M	\$19.9M	\$25M	\$19.4M	\$16.3M	\$22.4M	\$17.3M
Prior Year	\$20.5M	\$15.6M	\$13.6M	\$11.6M	\$4.69M	\$11.4M	\$13.6M	\$15.5M	\$26.6M	\$26.4M	\$24.9M	\$24M	\$19M
Percent Change from Prior Year	-7%	46%	56%	44%	135%	87%	3%	29%	-6%	-27%	-35%	-7%	-9%

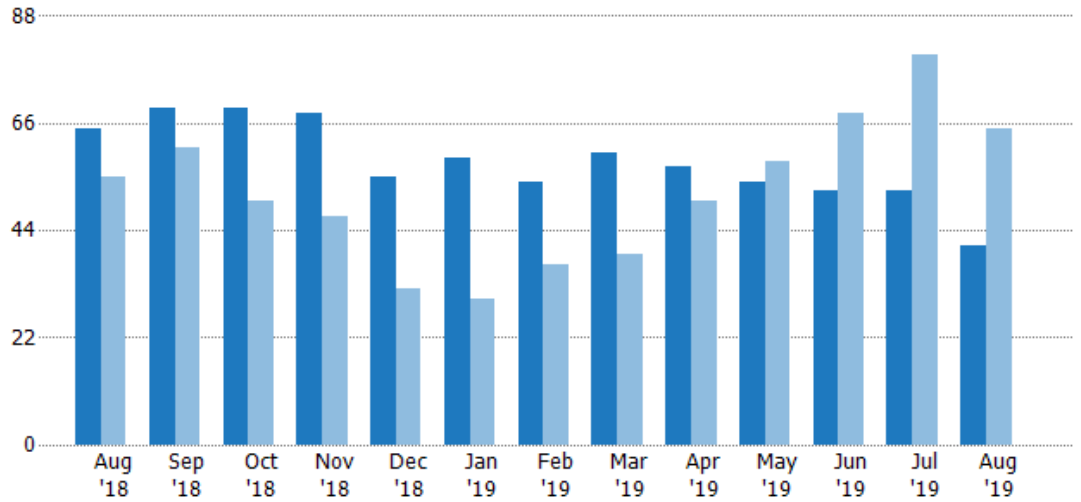
Active Listings

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.
Aug '19	41	-36.9%
Aug '18	65	18.2%
Aug '17	55	12.7%



Current Year	65	69	69	68	55	59	54	60	57	54	52	52	41
Prior Year	55	61	50	47	32	30	37	39	50	58	68	80	65
Percent Change from Prior Year	18%	13%	38%	45%	72%	97%	46%	54%	14%	-7%	-24%	-35%	-37%

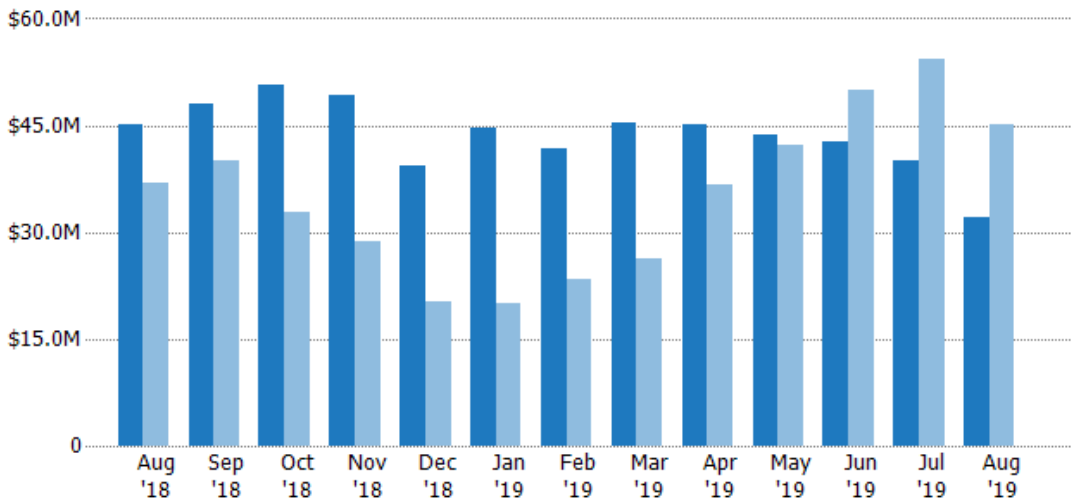
Active Listing Volume

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.
Aug '19	\$32.2M	-28.5%
Aug '18	\$45M	21.7%
Aug '17	\$37M	-5.7%



Current Year	\$45M	\$48M	\$50.6M	\$49.2M	\$39.4M	\$44.6M	\$41.9M	\$45.5M	\$45M	\$43.6M	\$42.7M	\$39.9M	\$32.2M
Prior Year	\$37M	\$40.1M	\$32.7M	\$28.7M	\$20.4M	\$20M	\$23.5M	\$26.3M	\$36.7M	\$42.3M	\$50M	\$54.4M	\$45M
Percent Change from Prior Year	22%	19%	55%	72%	93%	123%	78%	73%	23%	3%	-15%	-27%	-28%

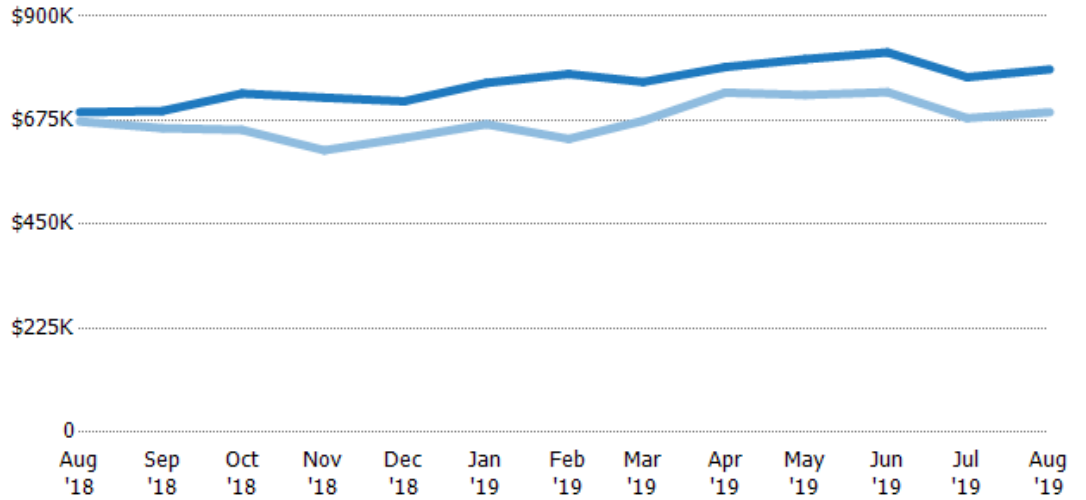
Average Listing Price

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.
Aug '19	\$785K	13.4%
Aug '18	\$692K	3%
Aug '17	\$672K	-16.3%



Current Year	\$692K	\$695K	\$733K	\$724K	\$716K	\$756K	\$775K	\$758K	\$790K	\$807K	\$822K	\$768K	\$785K
Prior Year	\$672K	\$658K	\$654K	\$610K	\$637K	\$666K	\$635K	\$674K	\$735K	\$730K	\$736K	\$680K	\$692K
Percent Change from Prior Year	3%	6%	12%	19%	12%	13%	22%	12%	8%	11%	12%	13%	13%

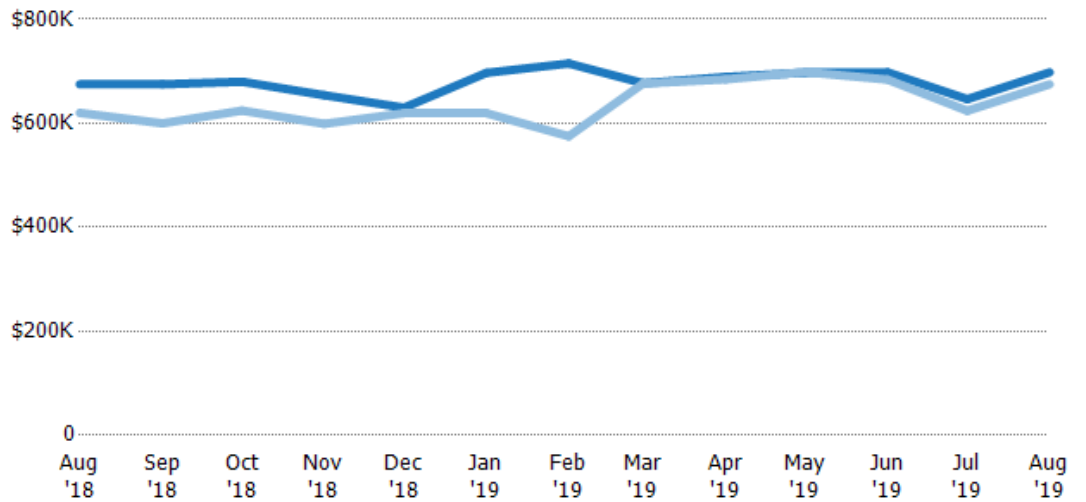
Median Listing Price

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.
Aug '19	\$698K	3.4%
Aug '18	\$675K	8.9%
Aug '17	\$620K	-14.5%



Current Year	\$675K	\$675K	\$680K	\$654K	\$630K	\$697K	\$715K	\$677K	\$689K	\$698K	\$698K	\$647K	\$698K
Prior Year	\$620K	\$600K	\$625K	\$599K	\$619K	\$619K	\$575K	\$677K	\$684K	\$699K	\$684K	\$624K	\$675K
Percent Change from Prior Year	9%	13%	9%	9%	2%	13%	24%	0%	1%	0%	2%	4%	3%

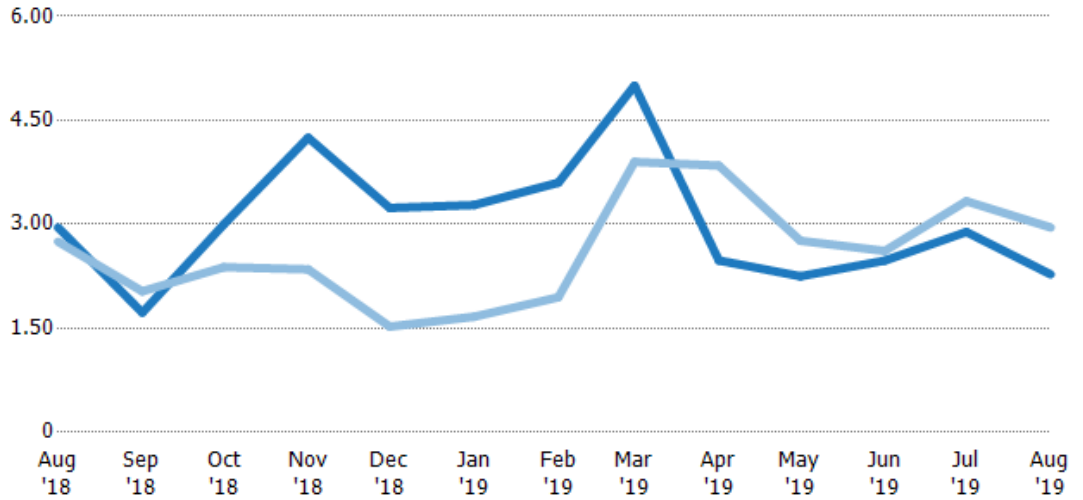
Months of Inventory

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.
Aug '19	2.28	-22.9%
Aug '18	2.95	7.4%
Aug '17	2.75	7.4%



	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	2.95	1.73	3	4.25	3.24	3.28	3.6	5	2.48	2.25	2.48	2.89	2.28
Prior Year	2.75	2.03	2.38	2.35	1.52	1.67	1.95	3.9	3.85	2.76	2.62	3.33	2.95
Percent Change from Prior Year	7%	-15%	26%	81%	112%	97%	85%	28%	-36%	-19%	-5%	-13%	-23%

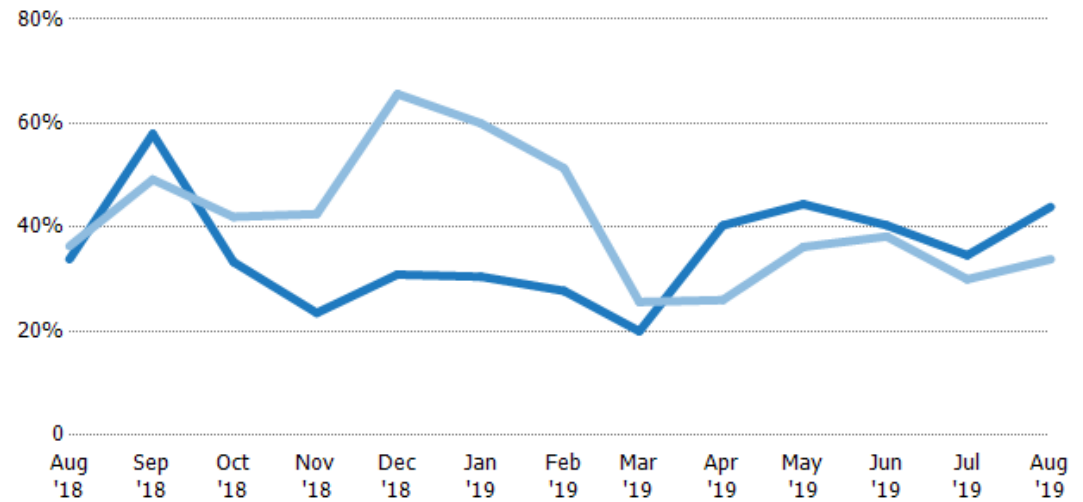
Absorption Rate

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.
Aug '19	44%	-10.1%
Aug '18	34%	2.5%
Aug '17	36%	-6.8%



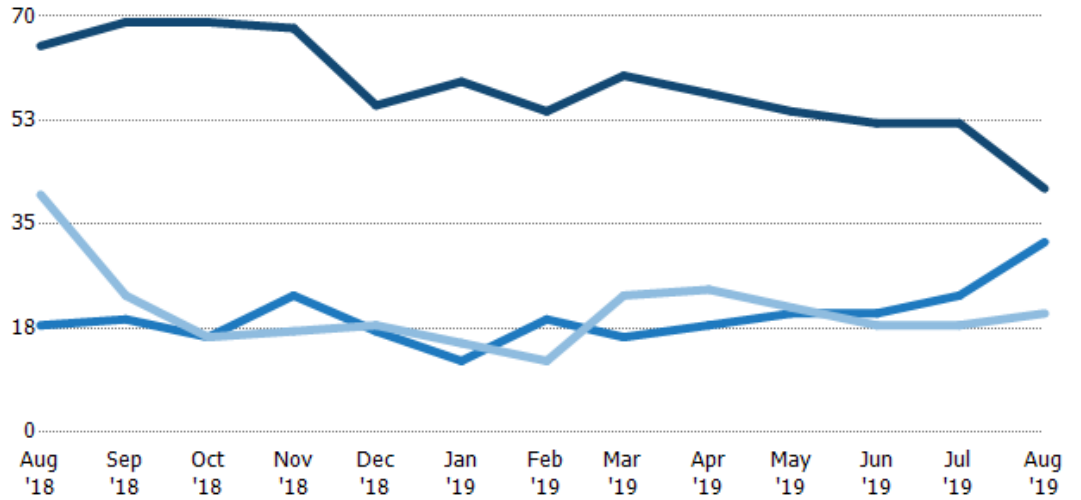
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	34%	58%	33%	24%	31%	31%	28%	20%	40%	44%	40%	35%	44%
Prior Year	36%	49%	42%	43%	66%	60%	51%	26%	26%	36%	38%	30%	34%
Change from Prior Year	3%	-9%	9%	19%	35%	30%	24%	6%	-14%	-8%	-2%	-5%	-10%

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



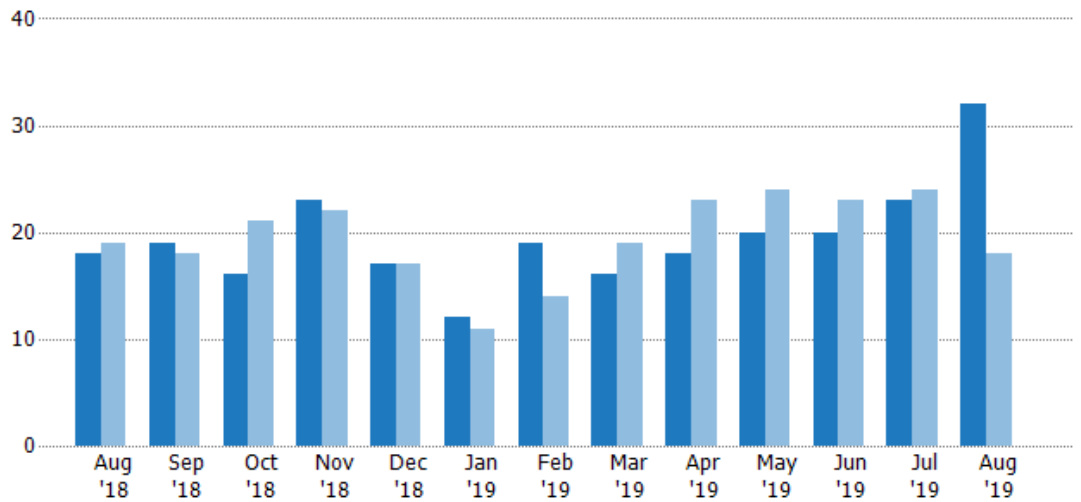
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Active	65	69	69	68	55	59	54	60	57	54	52	52	41
Pending	18	19	16	23	17	12	19	16	18	20	20	23	32
Sold	40	23	16	17	18	15	12	23	24	21	18	18	20

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.
Aug '19	32	77.8%
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	19	16	23	17	12	19	16	18	20	20	23	32
Prior Year	19	18	21	22	17	11	14	19	23	24	23	24	18
Percent Change from Prior Year	-5%	6%	-24%	5%	0%	9%	36%	-16%	-22%	-17%	-13%	-4%	78%

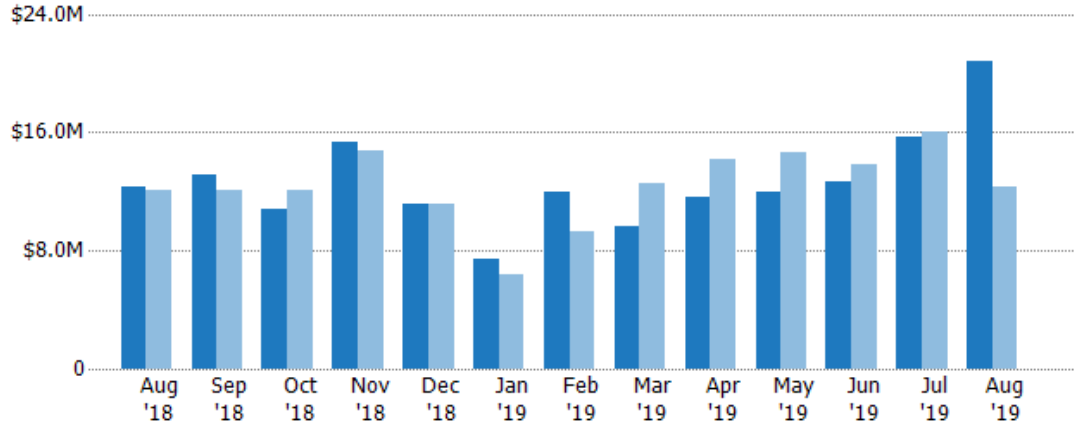
Pending Sales Volume

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.
Aug '19	\$20.8M	69.3%
Aug '18	\$12.3M	1.8%
Aug '17	\$12M	46.5%



Current Year	\$12.3M	\$13.1M	\$10.8M	\$15.3M	\$11.1M	\$7.44M	\$11.9M	\$9.69M	\$11.6M	\$11.9M	\$12.6M	\$15.7M	\$20.8M
Prior Year	\$12M	\$12M	\$12M	\$14.8M	\$11.1M	\$6.43M	\$9.25M	\$12.6M	\$14.2M	\$14.6M	\$13.8M	\$16M	\$12.3M
Percent Change from Prior Year	2%	9%	-10%	3%	0%	16%	29%	-23%	-18%	-18%	-9%	-2%	69%

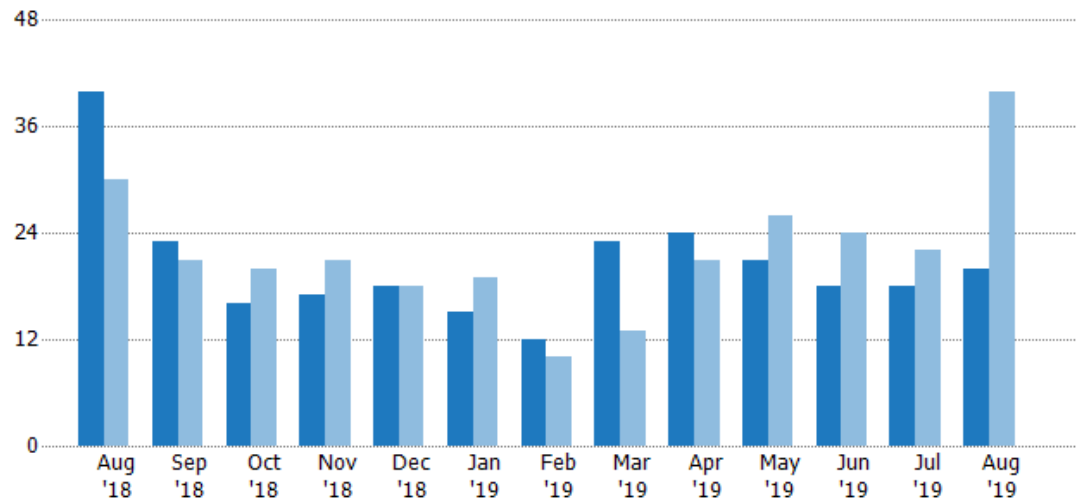
Closed Sales

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.
Aug '19	20	-50%
Aug '18	40	33.3%
Aug '17	30	3.3%



Current Year	40	23	16	17	18	15	12	23	24	21	18	18	20
Prior Year	30	21	20	21	18	19	10	13	21	26	24	22	40
Percent Change from Prior Year	33%	10%	-20%	-19%	0%	-21%	20%	77%	14%	-19%	-25%	-18%	-50%

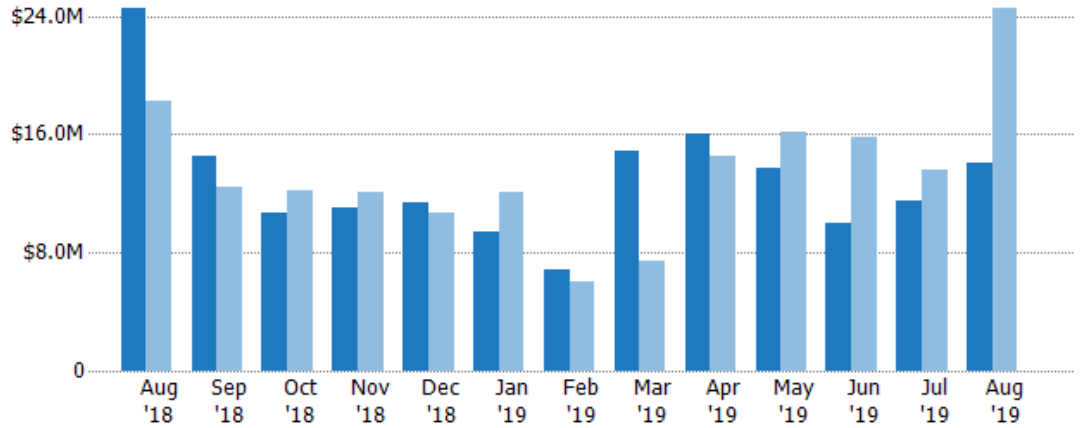
Closed Sales Volume

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.
Aug '19	\$14M	-42.9%
Aug '18	\$24.5M	34.4%
Aug '17	\$18.3M	-3.7%



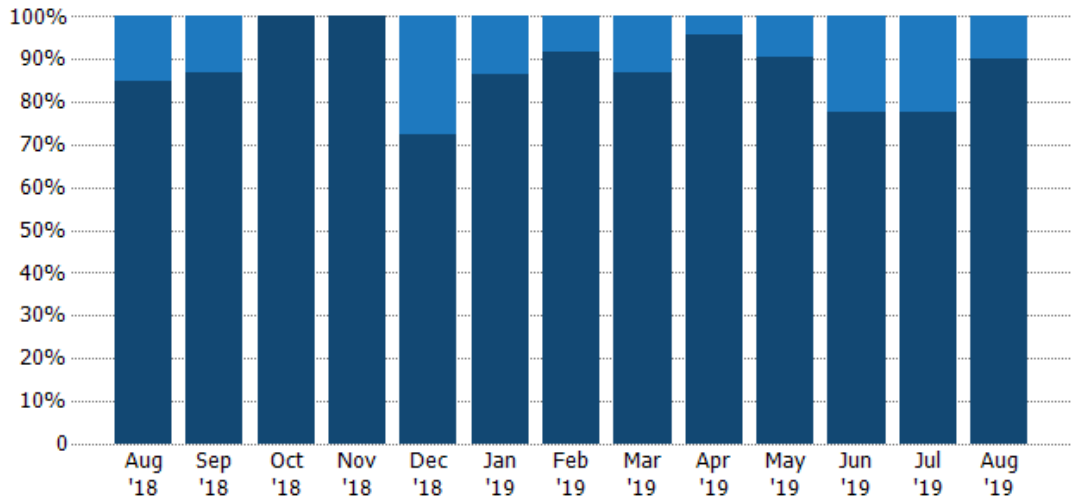
Current Year	\$24.5M	\$14.6M	\$10.7M	\$11M	\$11.4M	\$9.36M	\$6.81M	\$14.9M	\$16.1M	\$13.7M	\$9.99M	\$11.6M	\$14M
Prior Year	\$18.3M	\$12.5M	\$12.2M	\$12.1M	\$10.7M	\$12.1M	\$6.05M	\$7.4M	\$14.5M	\$16.2M	\$15.8M	\$13.6M	\$24.5M
Percent Change from Prior Year	34%	17%	-13%	-9%	6%	-23%	13%	102%	11%	-15%	-37%	-15%	-43%

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	15%	13%	-	-	28%	13%	8%	13%	4%	10%	22%	22%	10%
Single Family Residence	85%	87%	100%	100%	72%	87%	92%	87%	96%	90%	78%	78%	90%

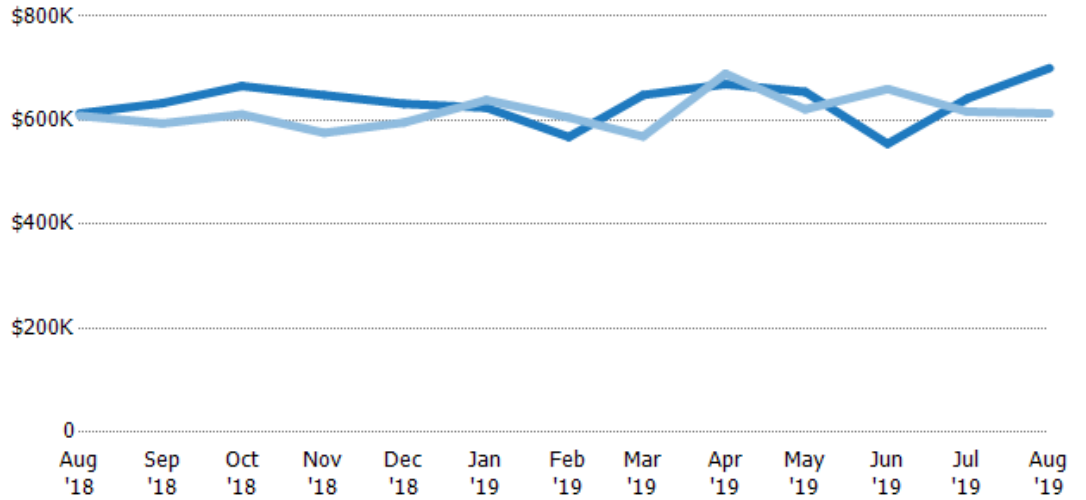
Average Sales Price

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.
Aug '19	\$700K	14.2%
Aug '18	\$613K	0.8%
Aug '17	\$609K	-6.8%



Current Year	\$613K	\$633K	\$666K	\$648K	\$632K	\$624K	\$568K	\$649K	\$669K	\$655K	\$555K	\$642K	\$700K
Prior Year	\$609K	\$594K	\$611K	\$576K	\$596K	\$639K	\$605K	\$569K	\$690K	\$621K	\$660K	\$617K	\$613K
Percent Change from Prior Year	1%	7%	9%	13%	6%	-2%	-6%	14%	-3%	5%	-16%	4%	14%

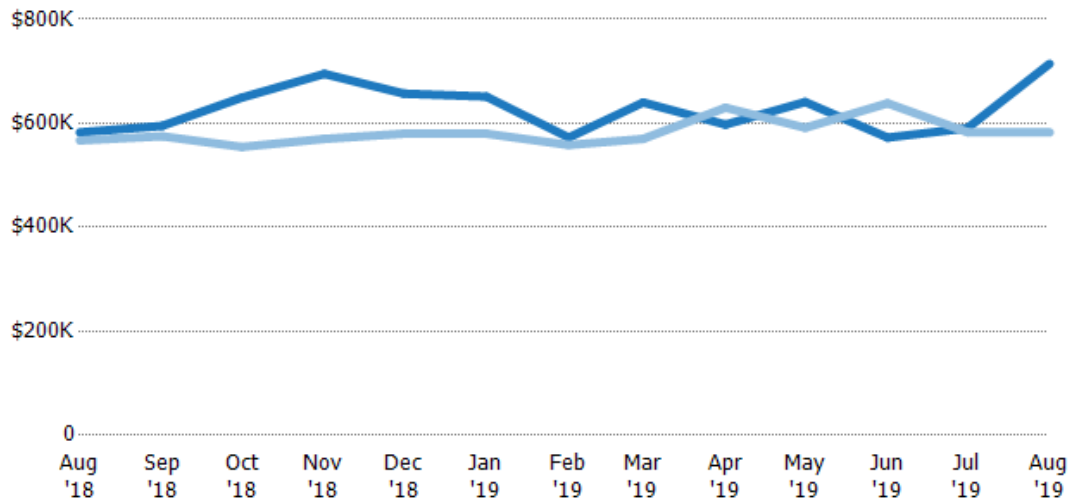
Median Sales Price

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.
Aug '19	\$715K	22.7%
Aug '18	\$583K	2.7%
Aug '17	\$567K	-9.7%



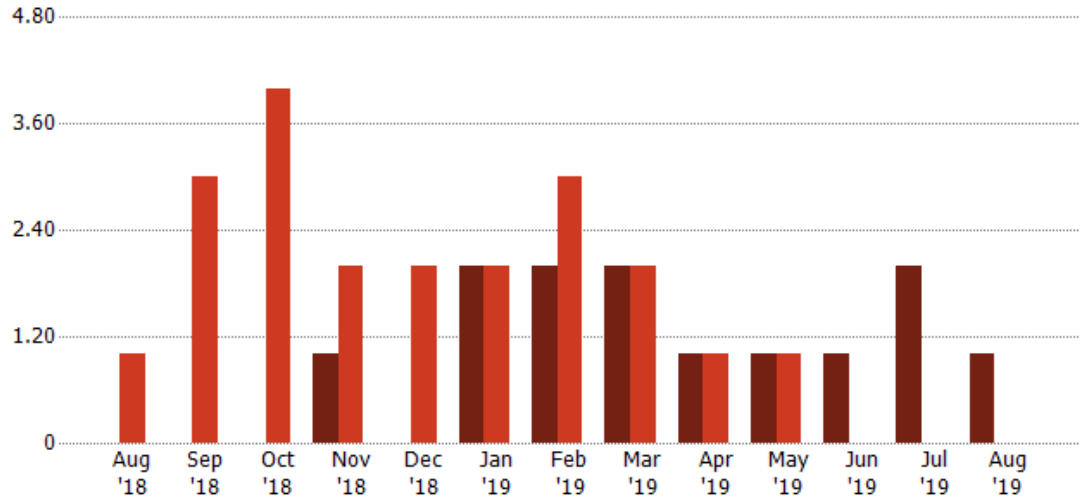
Current Year	\$583K	\$595K	\$650K	\$695K	\$657K	\$651K	\$573K	\$640K	\$598K	\$641K	\$573K	\$591K	\$715K
Prior Year	\$567K	\$575K	\$555K	\$570K	\$580K	\$580K	\$558K	\$570K	\$630K	\$591K	\$639K	\$583K	\$583K
Percent Change from Prior Year	3%	3%	17%	22%	13%	12%	3%	12%	-5%	8%	-10%	1%	23%

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



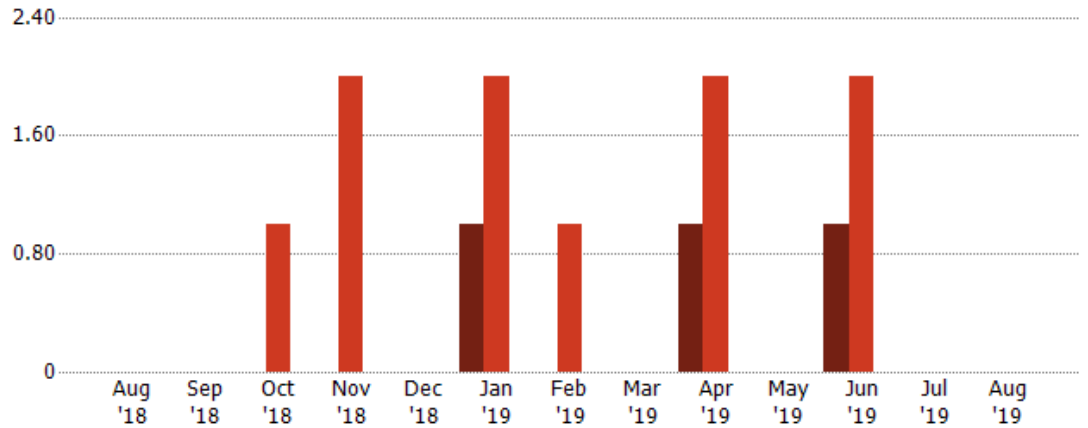
Current Year	-	-	-	1	-	2	2	2	1	1	1	2	1
Prior Year	1	3	4	2	2	2	3	2	1	1	-	-	-
Percent Change from Prior Year	-100%	-100%	-100%	-50%	-100%	0%	-33%	0%	0%	0%	100%	100%	100%

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	2	-	2	1	-	2	-	2	-	-
Percent Change from Prior Year	-	-	-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: 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: 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 8/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area