



PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Altadena



Report Characteristics

Report Name:
Altadena

Report Date Range:
9/2018 – 9/2019

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 10/08/2019

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	Sep 2019	Sep 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	41	46	-10.9%	352	396	-11.1%
New Listing Volume	\$45,807,478	\$43,432,598	+5.5%	\$363,922,732	\$390,425,575	-6.8%
Active Listing Count	58	95	-38.9%	N/A	N/A	
Active Listing Volume	\$64,088,276	\$107,041,714	-40.1%	N/A	N/A	
Average Listing Price	\$1,104,970	\$1,126,755	-1.9%	\$1,074,624	\$1,082,003	-0.7%
Median Listing Price	\$891,944	\$900,000	-0.9%	\$898,626	\$884,301	+1.6%
Months of Inventory	1.7	2	-18%	2.1	2.1	+2.9%
Absorption Rate	60.34%	49.47%	+10.9%	47.26%	48.62%	-1.4%
Sales Activity Charts Metrics						
Pending Sales Count	42	24	+75%	N/A	N/A	
Pending Sales Volume	\$41,754,498	\$19,727,697	+111.7%	N/A	N/A	
Closed Sales Count	31	20	+55%	271	293	-7.5%
Closed Sales Volume	\$28,544,000	\$19,200,842	+48.7%	\$276,038,102	\$281,403,555	-1.9%
Average Sales Price	\$920,774	\$960,042	-4.1%	\$1,018,591	\$960,422	+6.1%
Median Sales Price	\$840,000	\$852,500	-1.5%	\$903,196	\$821,270	+10%
Distressed Charts Metrics						
Distressed Listing Count	4	2	+100%	N/A	N/A	

New Listings

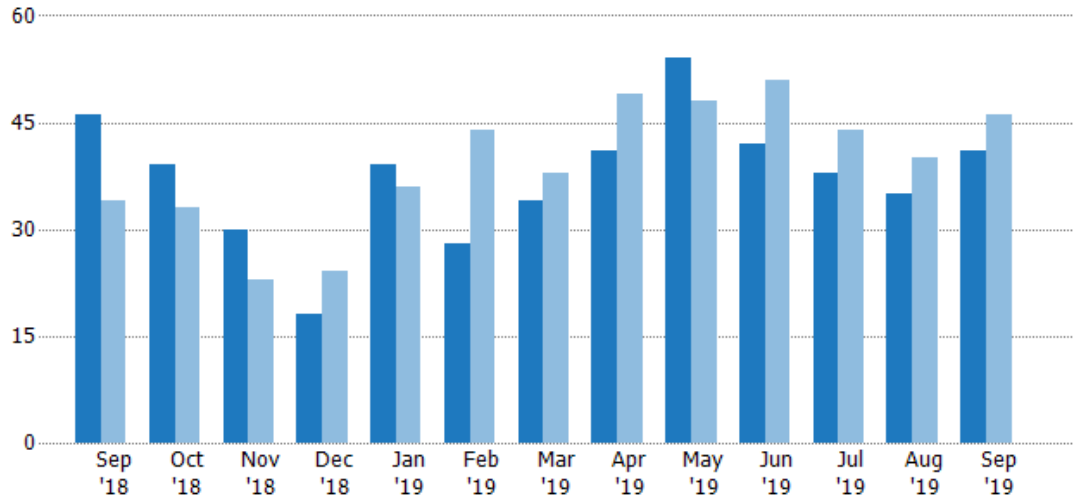
The number of new residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Sep '19	41	-10.9%
Sep '18	46	35.3%
Sep '17	34	5.9%



Current Year	46	39	30	18	39	28	34	41	54	42	38	35	41
Prior Year	34	33	23	24	36	44	38	49	48	51	44	40	46
Percent Change from Prior Year	35%	18%	30%	-25%	8%	-36%	-11%	-16%	13%	-18%	-14%	-13%	-11%

New Listing Volume

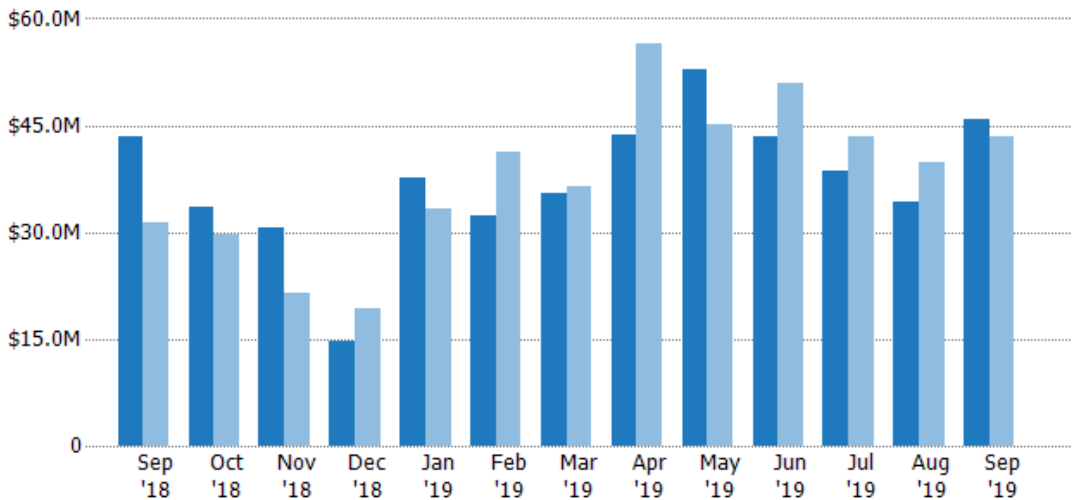
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Sep '19	\$45.8M	5.5%
Sep '18	\$43.4M	38.5%
Sep '17	\$31.4M	1.2%



Current Year	\$43.4M	\$33.5M	\$30.6M	\$14.8M	\$37.5M	\$32.3M	\$35.5M	\$43.6M	\$52.9M	\$43.5M	\$38.5M	\$34.2M	\$45.8M
Prior Year	\$31.4M	\$29.7M	\$21.4M	\$19.3M	\$33.4M	\$41.3M	\$36.5M	\$56.5M	\$45.1M	\$50.9M	\$43.3M	\$39.9M	\$43.4M
Percent Change from Prior Year	38%	13%	43%	-23%	12%	-22%	-3%	-23%	17%	-14%	-11%	-14%	5%

Active Listings

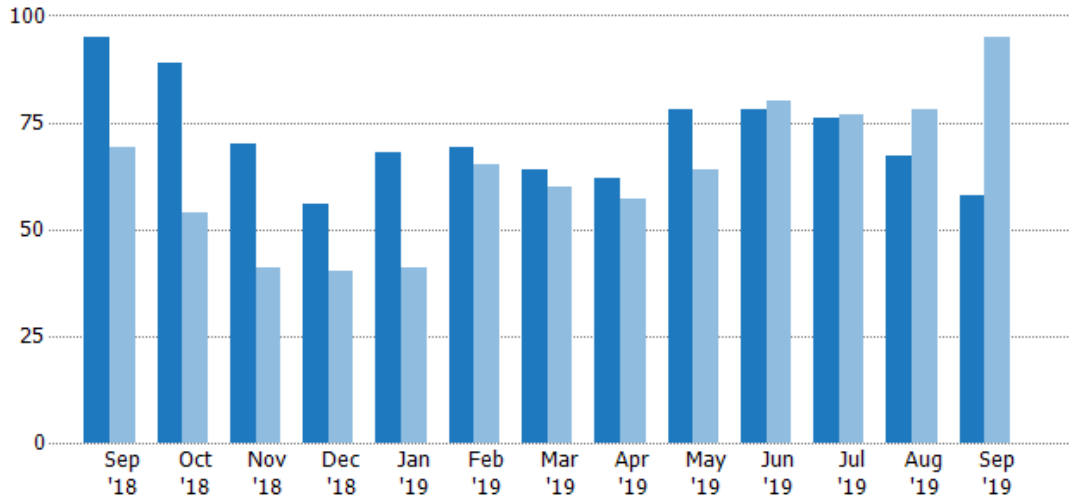
The number of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Sep '19	58	-38.9%
Sep '18	95	37.7%
Sep '17	69	-4.3%



	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	95	89	70	56	68	69	64	62	78	78	76	67	58
Prior Year	69	54	41	40	41	65	60	57	64	80	77	78	95
Percent Change from Prior Year	38%	65%	71%	40%	66%	6%	7%	9%	22%	-3%	-1%	-14%	-39%

Active Listing Volume

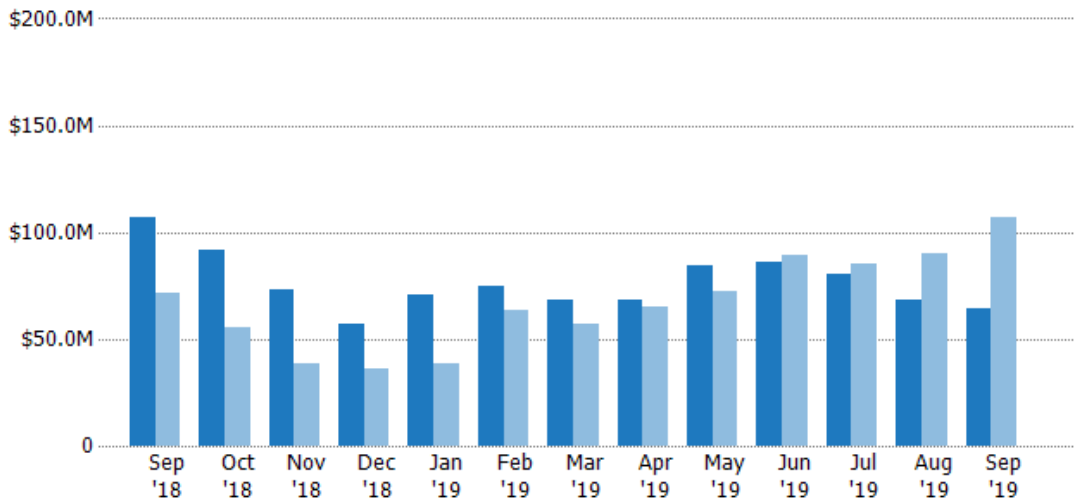
The sum of the listing price of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Sep '19	\$64.1M	-40.1%
Sep '18	\$107M	49.7%
Sep '17	\$71.5M	-13.1%



	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	\$107M	\$91.3M	\$73.5M	\$57.3M	\$71.1M	\$74.8M	\$68.3M	\$68M	\$84.6M	\$86.3M	\$80.5M	\$68.5M	\$64.1M
Prior Year	\$71.5M	\$55.3M	\$38.9M	\$35.7M	\$38.3M	\$63.1M	\$57.2M	\$65.2M	\$72.1M	\$89.5M	\$85.5M	\$89.7M	\$107M
Percent Change from Prior Year	50%	65%	89%	60%	86%	18%	19%	4%	17%	-4%	-6%	-24%	-40%

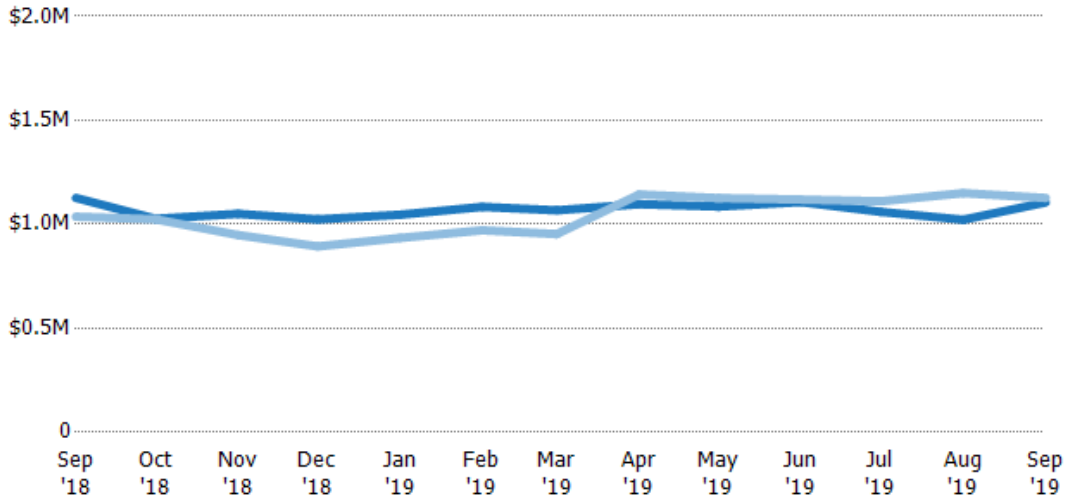
Average Listing Price

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Sep '18	\$1.13M	\$1.04M	9%
Oct '18	\$1.03M	\$1.02M	0%
Nov '18	\$1.05M	\$948K	11%
Dec '18	\$1.02M	\$894K	15%
Jan '19	\$1.05M	\$934K	12%
Feb '19	\$1.08M	\$971K	12%
Mar '19	\$1.07M	\$953K	12%
Apr '19	\$1.1M	\$1.14M	-4%
May '19	\$1.09M	\$1.13M	-4%
Jun '19	\$1.11M	\$1.12M	-1%
Jul '19	\$1.06M	\$1.11M	-5%
Aug '19	\$1.02M	\$1.15M	-11%
Sep '19	\$1.1M	\$1.13M	-2%

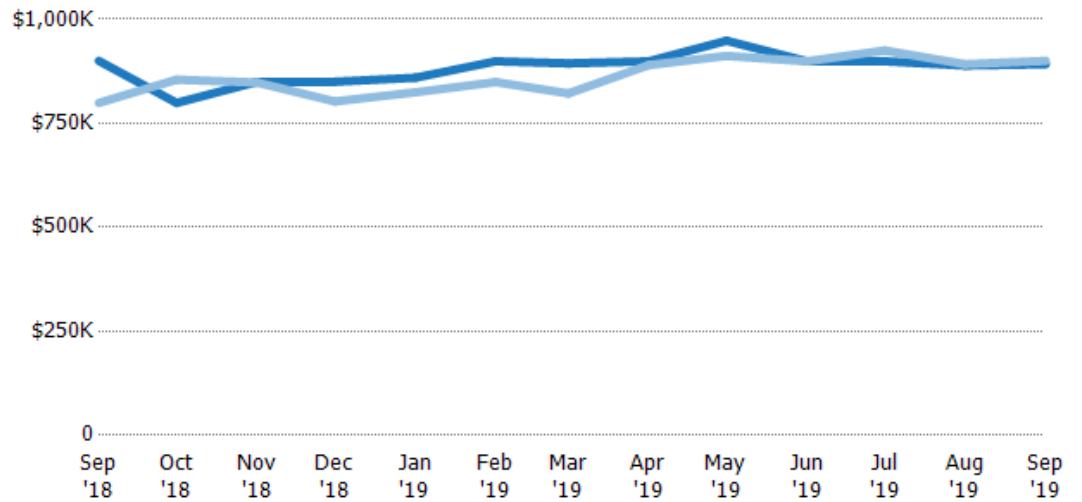
Median Listing Price

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Sep '18	\$900K	\$799K	13%
Oct '18	\$799K	\$855K	-7%
Nov '18	\$850K	\$848K	0%
Dec '18	\$850K	\$803K	6%
Jan '19	\$860K	\$825K	4%
Feb '19	\$899K	\$849K	6%
Mar '19	\$894K	\$822K	9%
Apr '19	\$899K	\$890K	1%
May '19	\$949K	\$912K	4%
Jun '19	\$899K	\$899K	0%
Jul '19	\$899K	\$925K	-3%
Aug '19	\$889K	\$892K	0%
Sep '19	\$892K	\$900K	-1%

Months of Inventory

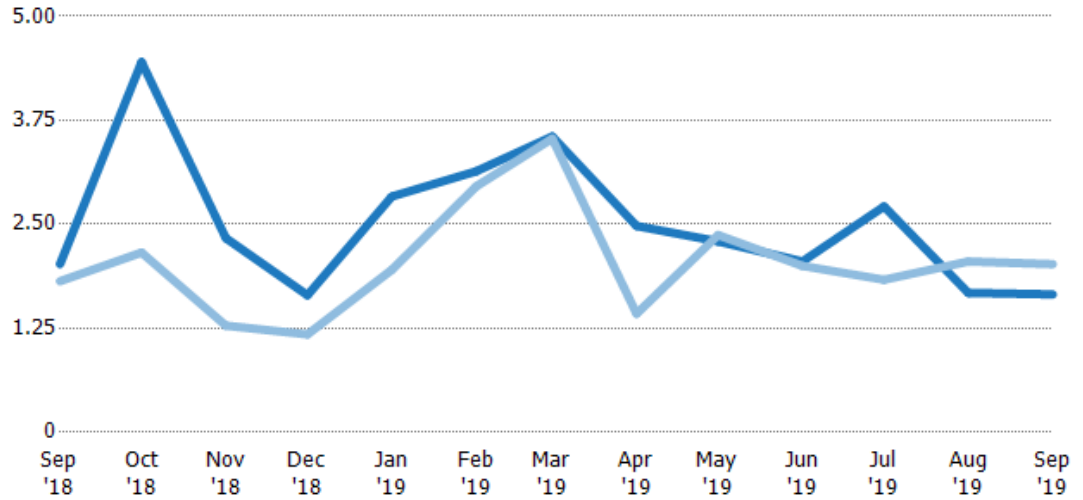
The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Months	% Chg.
Sep '19	1.66	-18%
Sep '18	2.02	11.3%
Sep '17	1.82	-27.3%



	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	2.02	4.45	2.33	1.65	2.83	3.14	3.56	2.48	2.29	2.05	2.71	1.68	1.66
Prior Year	1.82	2.16	1.28	1.18	1.95	2.95	3.53	1.43	2.37	2	1.83	2.05	2.02
Percent Change from Prior Year	11%	106%	82%	40%	45%	6%	1%	74%	-3%	3%	48%	-18%	-18%

Absorption Rate

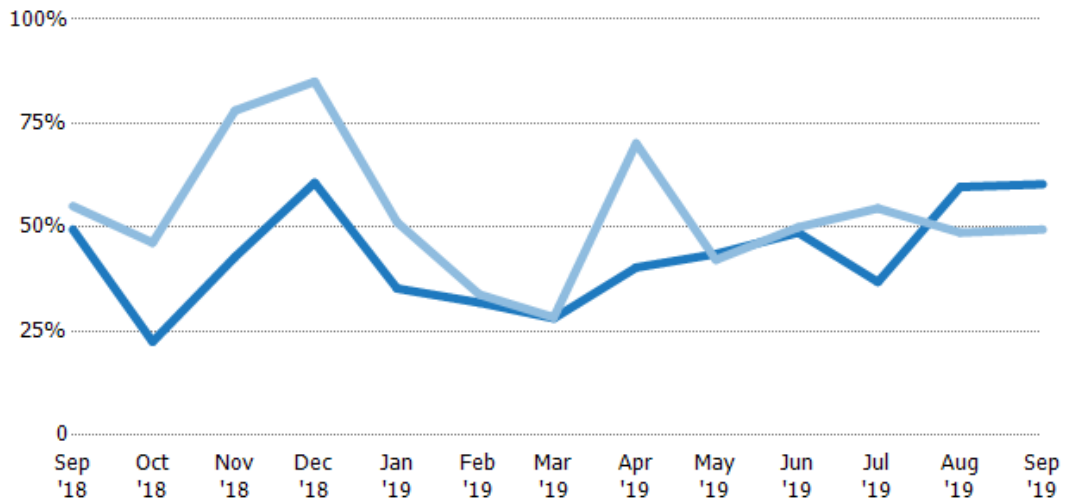
The percentage of inventory sold per month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Rate	Chg.
Sep '19	60%	-10.9%
Sep '18	49%	5.6%
Sep '17	55%	37.6%



	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	49%	22%	43%	61%	35%	32%	28%	40%	44%	49%	37%	60%	60%
Prior Year	55%	46%	78%	85%	51%	34%	28%	70%	42%	50%	55%	49%	49%
Change from Prior Year	6%	24%	35%	24%	16%	2%	0%	30%	-1%	1%	18%	-11%	-11%

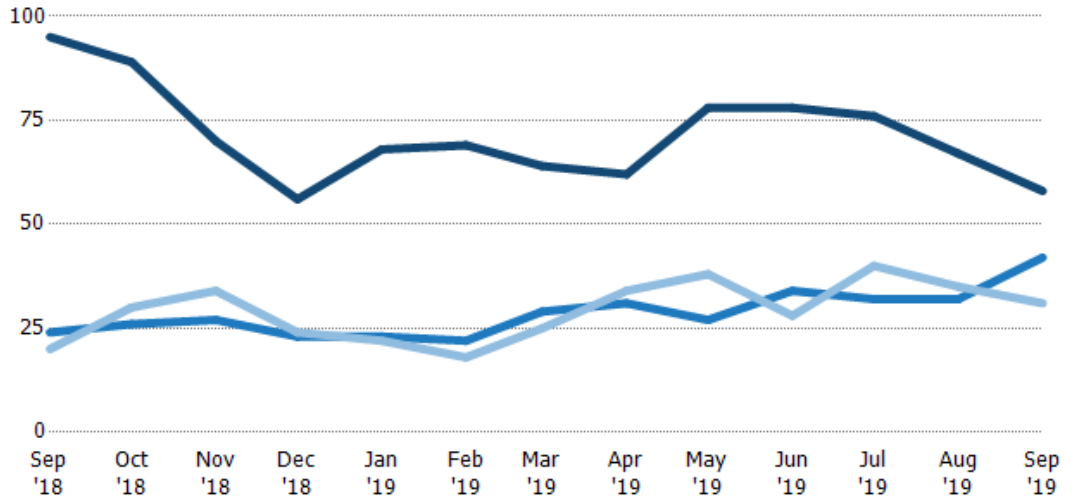
Active/Pending/Sold Units

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



	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Active	95	89	70	56	68	69	64	62	78	78	76	67	58
Pending	24	26	27	23	23	22	29	31	27	34	32	32	42
Sold	20	30	34	24	22	18	25	34	38	28	40	35	31

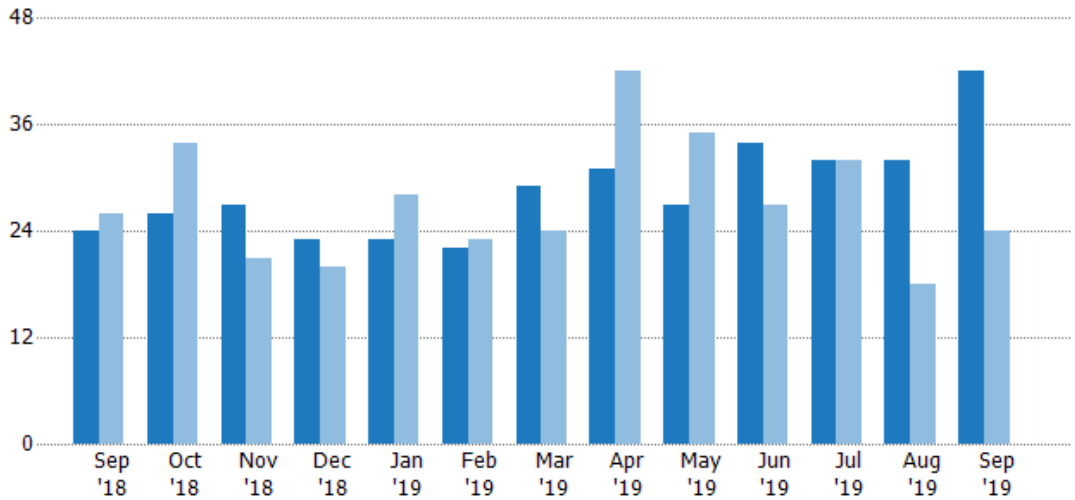
Pending Sales

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.
Sep '19	42	75%
Sep '18	24	-7.7%
Sep '17	26	23.1%

	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	24	26	27	23	23	22	29	31	27	34	32	32	42
Prior Year	26	34	21	20	28	23	24	42	35	27	32	18	24
Percent Change from Prior Year	-8%	-24%	29%	15%	-18%	-4%	21%	-26%	-23%	26%	0%	78%	75%

Pending Sales Volume

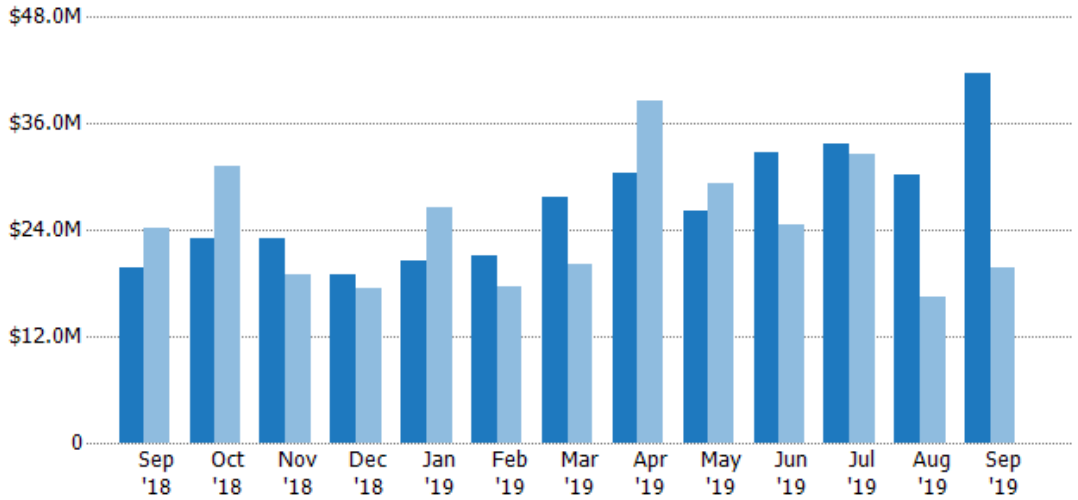
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Sep '19	\$41.8M	111.7%
Sep '18	\$19.7M	-18.7%
Sep '17	\$24.3M	14.8%



Current Year	\$19.7M	\$23M	\$23.1M	\$18.9M	\$20.6M	\$21.1M	\$27.8M	\$30.3M	\$26.1M	\$32.8M	\$33.7M	\$30.2M	\$41.8M
Prior Year	\$24.3M	\$31.2M	\$19M	\$17.5M	\$26.5M	\$17.6M	\$20.1M	\$38.6M	\$29.3M	\$24.7M	\$32.6M	\$16.4M	\$19.7M
Percent Change from Prior Year	-19%	-26%	22%	8%	-22%	20%	38%	-21%	-11%	33%	3%	84%	112%

Closed Sales

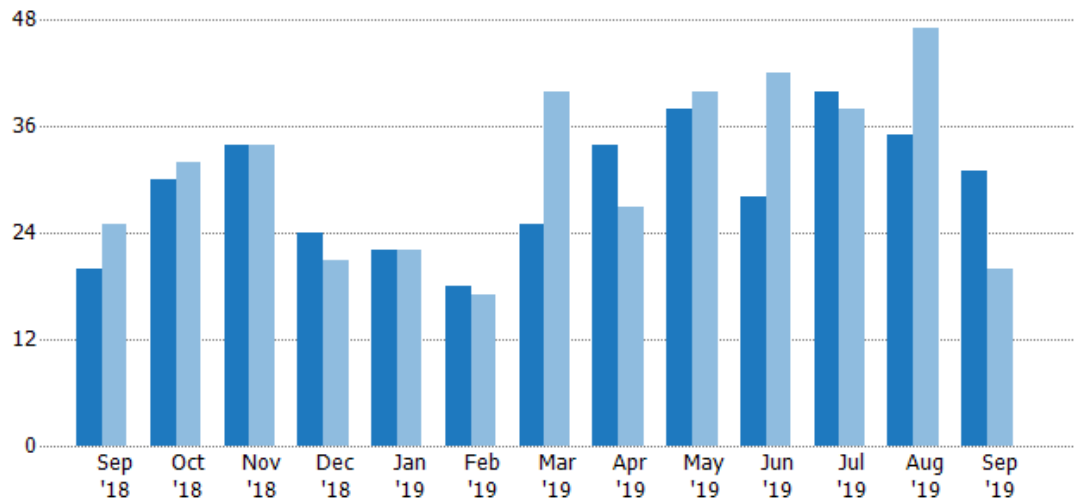
The total number of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Sep '19	31	55%
Sep '18	20	-20%
Sep '17	25	76%



Current Year	20	30	34	24	22	18	25	34	38	28	40	35	31
Prior Year	25	32	34	21	22	17	40	27	40	42	38	47	20
Percent Change from Prior Year	-20%	-6%	0%	14%	0%	6%	-38%	26%	-5%	-33%	5%	-26%	55%

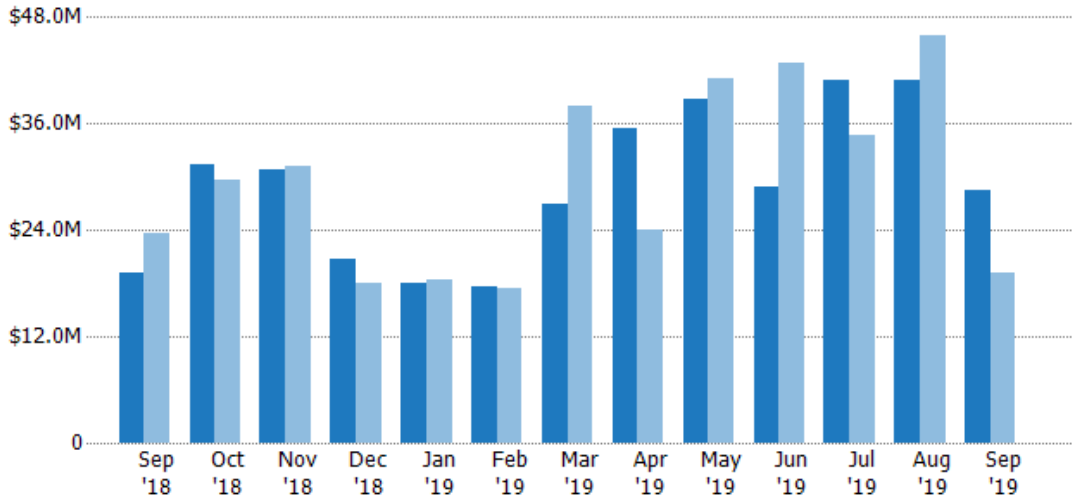
Closed Sales Volume

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
Sep '18	\$19.2M	\$23.6M	-19%
Oct '18	\$31.4M	\$29.7M	6%
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	\$24M	48%
May '19	\$38.7M	\$41.1M	-6%
Jun '19	\$28.8M	\$42.8M	-33%
Jul '19	\$40.9M	\$34.6M	18%
Aug '19	\$40.9M	\$46M	-11%
Sep '19	\$28.5M	\$19.2M	49%

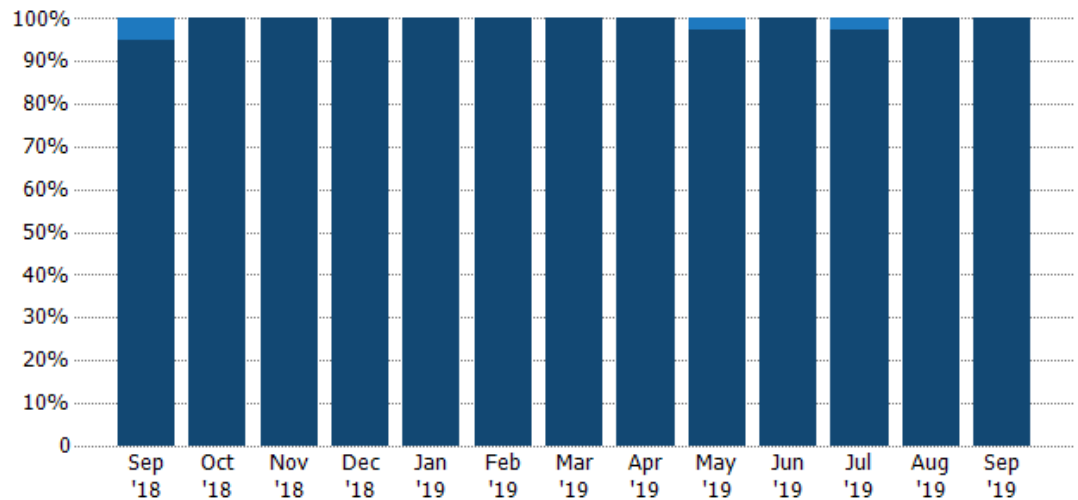
Closed Sales by Property Type

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
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%
Sep '19	-	100%

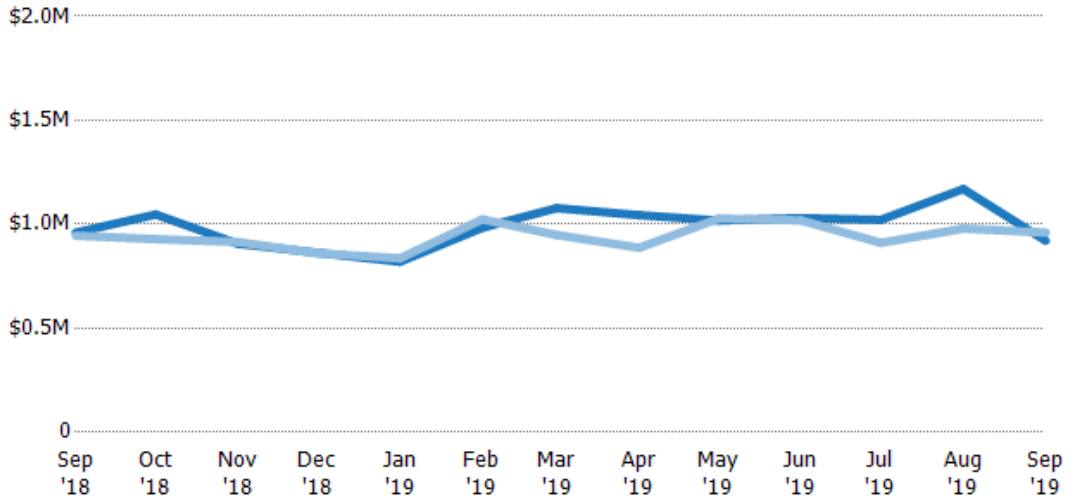
Average Sales Price

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Sep '18	\$960K	\$945K	2%
Oct '18	\$1.05M	\$929K	13%
Nov '18	\$906K	\$915K	-1%
Dec '18	\$863K	\$860K	0%
Jan '19	\$820K	\$836K	-2%
Feb '19	\$983K	\$1.02M	-4%
Mar '19	\$1.08M	\$948K	14%
Apr '19	\$1.04M	\$887K	18%
May '19	\$1.02M	\$1.03M	-1%
Jun '19	\$1.03M	\$1.02M	1%
Jul '19	\$1.02M	\$911K	12%
Aug '19	\$1.17M	\$979K	19%
Sep '19	\$921K	\$960K	-4%

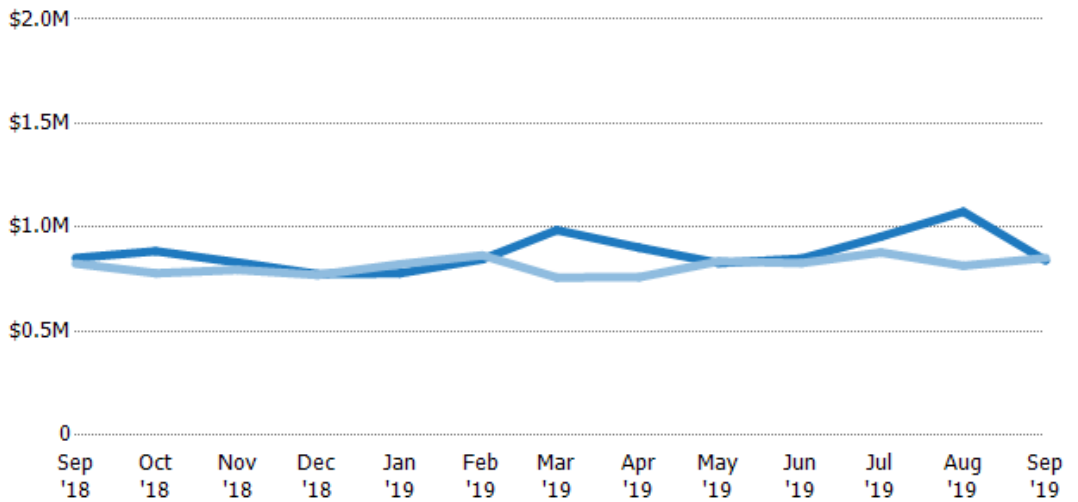
Median Sales Price

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Sep '18	\$853K	\$825K	3%
Oct '18	\$885K	\$779K	14%
Nov '18	\$831K	\$796K	4%
Dec '18	\$775K	\$771K	1%
Jan '19	\$779K	\$823K	-5%
Feb '19	\$846K	\$865K	-2%
Mar '19	\$986K	\$759K	30%
Apr '19	\$902K	\$760K	19%
May '19	\$828K	\$837K	-1%
Jun '19	\$849K	\$828K	3%
Jul '19	\$955K	\$879K	9%
Aug '19	\$1.08M	\$815K	32%
Sep '19	\$840K	\$853K	-1%

Distressed Listings

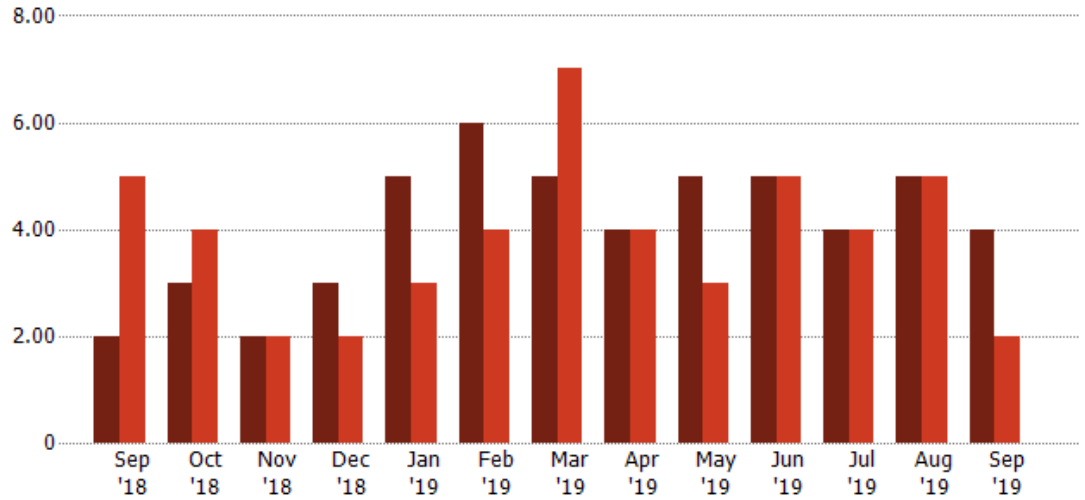
The number of distressed residential properties that were for sale at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Sep '19	4	100%
Sep '18	2	-60%
Sep '17	5	-20%



Current Year	2	3	2	3	5	6	5	4	5	5	4	5	4
Prior Year	5	4	2	2	3	4	7	4	3	5	4	5	2
Percent Change from Prior Year	-60%	-25%	0%	50%	67%	50%	-29%	0%	67%	0%	0%	0%	100%

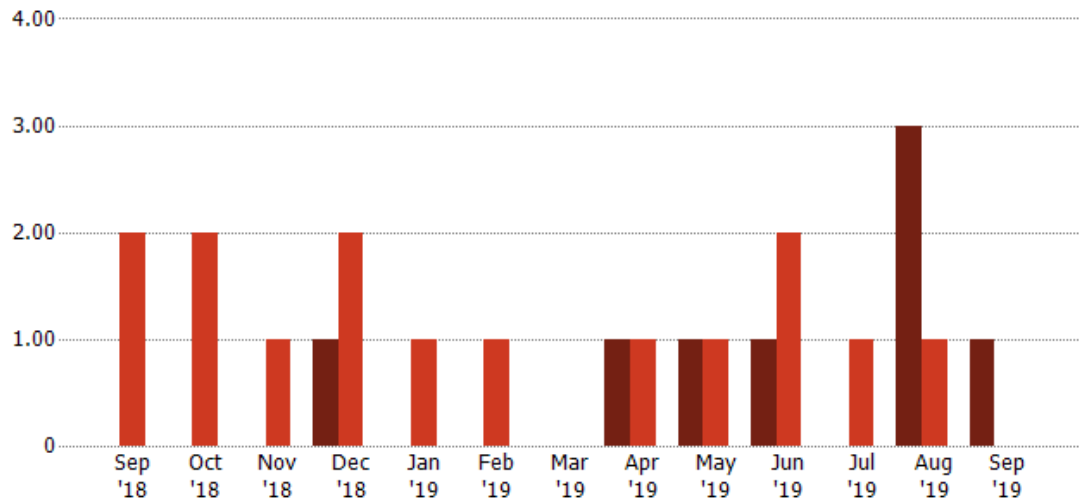
Distressed Sales

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

Run Date: 10/08/2019

Scheduled: No

Report Date Range: From 9/2018 To: 9/2019

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: 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 9/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area