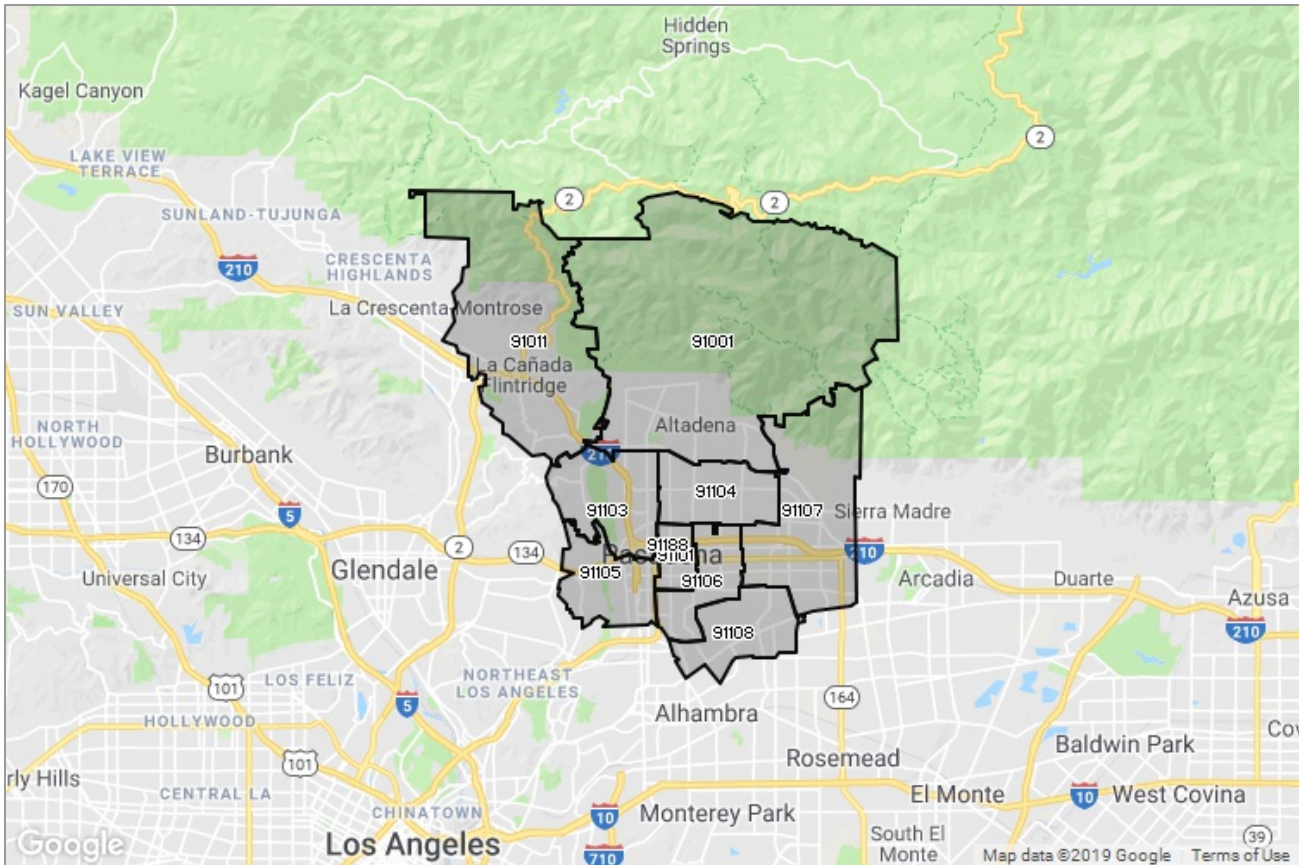




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Pasadena



Report Characteristics

Report Name:
Pasadena

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	235	256	-8.2%	2,354	2,287	+2.9%
New Listing Volume	\$352,676,289	\$377,493,276	-6.6%	\$3,492,731,946	\$3,214,385,819	+8.7%
Active Listing Count	492	564	-12.8%	N/A	N/A	
Active Listing Volume	\$977,698,529	\$1,014,226,477	-3.6%	N/A	N/A	
Average Listing Price	\$1,987,192	\$1,798,274	+10.5%	\$1,757,653	\$1,851,000	-5%
Median Listing Price	\$1,396,000	\$1,180,000	+18.3%	\$1,191,500	\$1,234,277	-3.5%
Months of Inventory	2.4	2.5	-3.8%	3.3	2.2	+47.6%
Absorption Rate	41.67%	40.07%	+1.6%	30.58%	45.13%	-14.6%
Sales Activity Charts Metrics						
Pending Sales Count	243	141	+72.3%	N/A	N/A	
Pending Sales Volume	\$318,324,511	\$197,163,070	+61.5%	N/A	N/A	
Closed Sales Count	162	124	+30.6%	1,510	1,553	-2.8%
Closed Sales Volume	\$196,664,190	\$159,610,174	+23.2%	\$1,910,908,644	\$1,927,349,811	-0.9%
Average Sales Price	\$1,213,976	\$1,287,179	-5.7%	\$1,265,502	\$1,241,049	+2%
Median Sales Price	\$928,500	\$974,750	-4.7%	\$958,220	\$913,816	+4.9%
Distressed Charts Metrics						
Distressed Listing Count	13	10	+30%	N/A	N/A	

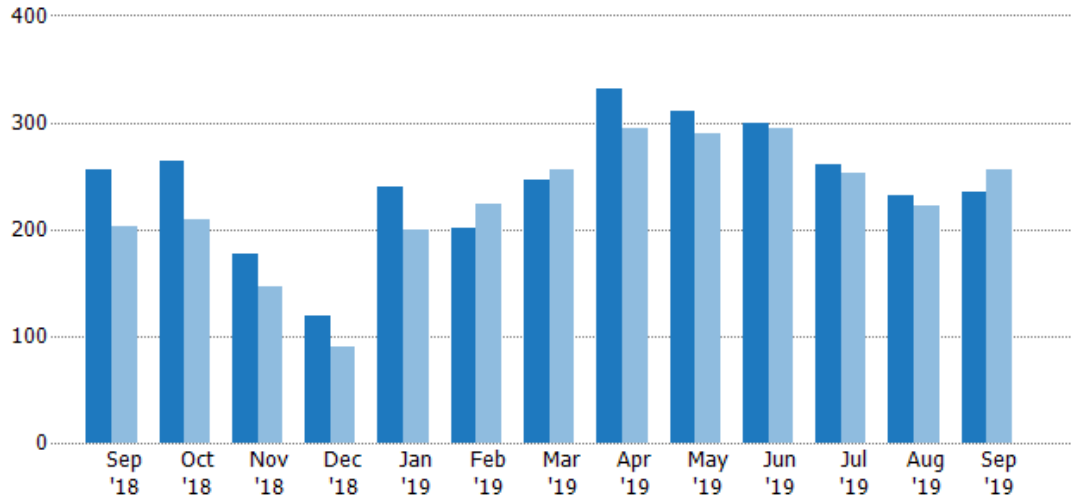
New Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Sep '19	235	-8.2%
Sep '18	256	26.1%
Sep '17	203	25.1%



Current Year	256	264	177	119	239	201	246	331	311	299	261	231	235
Prior Year	203	209	147	90	200	223	256	294	289	295	252	222	256
Percent Change from Prior Year	26%	26%	20%	32%	20%	-10%	-4%	13%	8%	1%	4%	4%	-8%

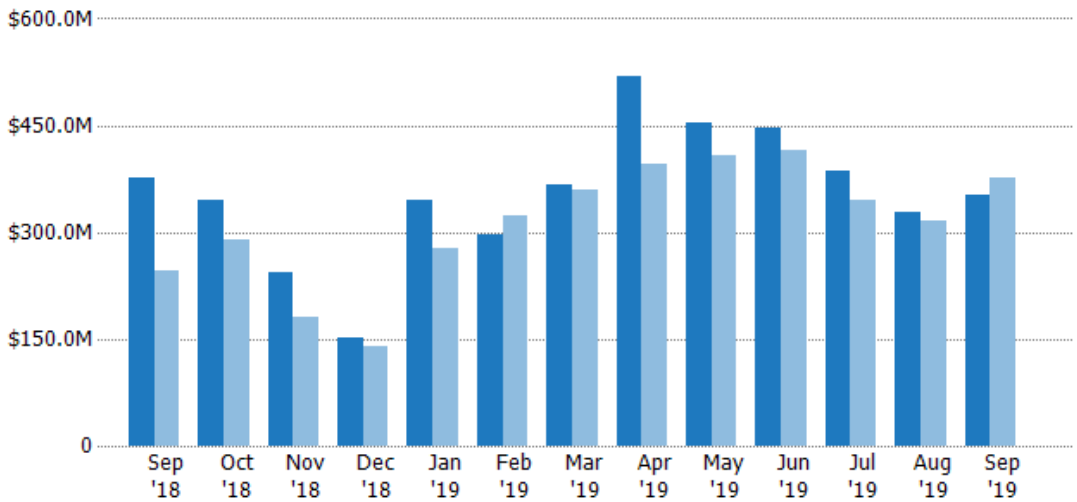
New Listing Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Sep '19	\$353M	-6.6%
Sep '18	\$377M	52.8%
Sep '17	\$247M	42.7%



Current Year	\$377M	\$346M	\$243M	\$151M	\$345M	\$296M	\$367M	\$520M	\$454M	\$445M	\$386M	\$327M	\$353M
Prior Year	\$247M	\$290M	\$180M	\$141M	\$277M	\$322M	\$359M	\$395M	\$407M	\$415M	\$345M	\$317M	\$377M
Percent Change from Prior Year	53%	19%	35%	7%	25%	-8%	2%	32%	12%	7%	12%	3%	-7%

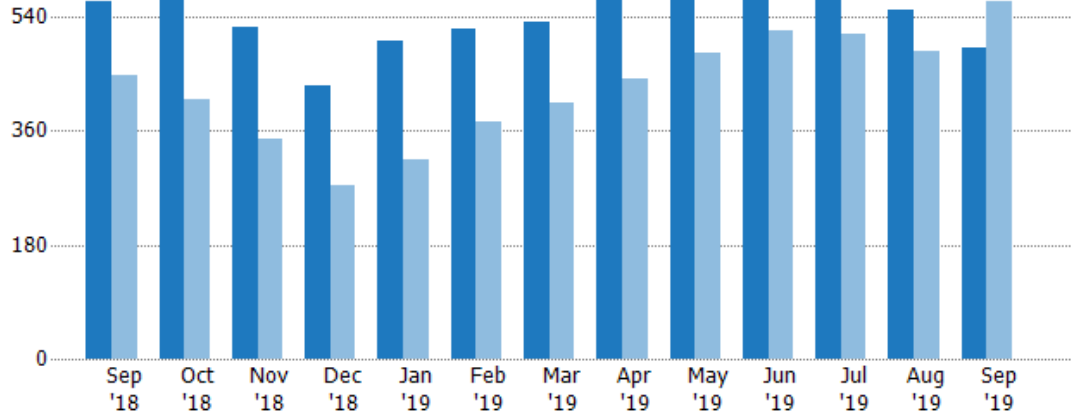
Active Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Sep '19	492	-12.8%
Sep '18	564	26.2%
Sep '17	447	16.8%



Current Year	564	566	523	430	502	520	531	597	628	643	614	552	492
Prior Year	447	409	348	274	315	375	403	443	482	518	513	486	564
Percent Change from Prior Year	26%	38%	50%	57%	59%	39%	32%	35%	30%	24%	20%	14%	-13%

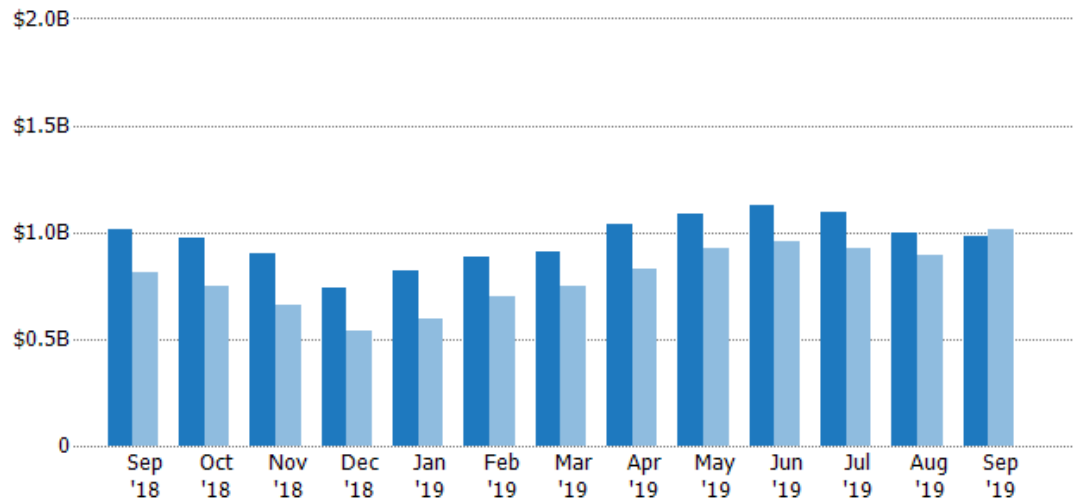
Active Listing Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Sep '19	\$978M	-3.6%
Sep '18	\$1.01B	25%
Sep '17	\$812M	7.8%



Current Year	\$1.01B	\$972M	\$899M	\$741M	\$820M	\$881M	\$905M	\$1.04B	\$1.08B	\$1.13B	\$1.1B	\$998M	\$978M
Prior Year	\$812M	\$747M	\$659M	\$535M	\$597M	\$702M	\$748M	\$829M	\$924M	\$955M	\$927M	\$892M	\$1.01B
Percent Change from Prior Year	25%	30%	36%	39%	38%	26%	21%	25%	17%	18%	18%	12%	-4%

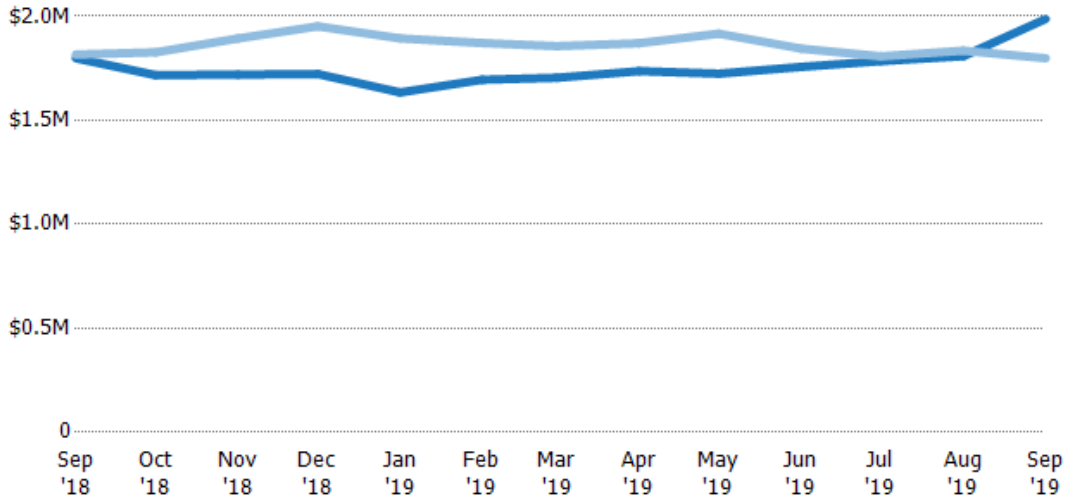
Average Listing Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Sep '19	\$1.99M	10.5%
Sep '18	\$1.8M	-1%
Sep '17	\$1.82M	-7.7%



Current Year	\$1.8M	\$1.72M	\$1.72M	\$1.72M	\$1.63M	\$1.69M	\$1.7M	\$1.74M	\$1.72M	\$1.76M	\$1.78M	\$1.81M	\$1.99M
Prior Year	\$1.82M	\$1.83M	\$1.89M	\$1.95M	\$1.89M	\$1.87M	\$1.86M	\$1.87M	\$1.92M	\$1.84M	\$1.81M	\$1.83M	\$1.8M
Percent Change from Prior Year	-1%	-6%	-9%	-12%	-14%	-9%	-8%	-7%	-10%	-5%	-1%	-1%	11%

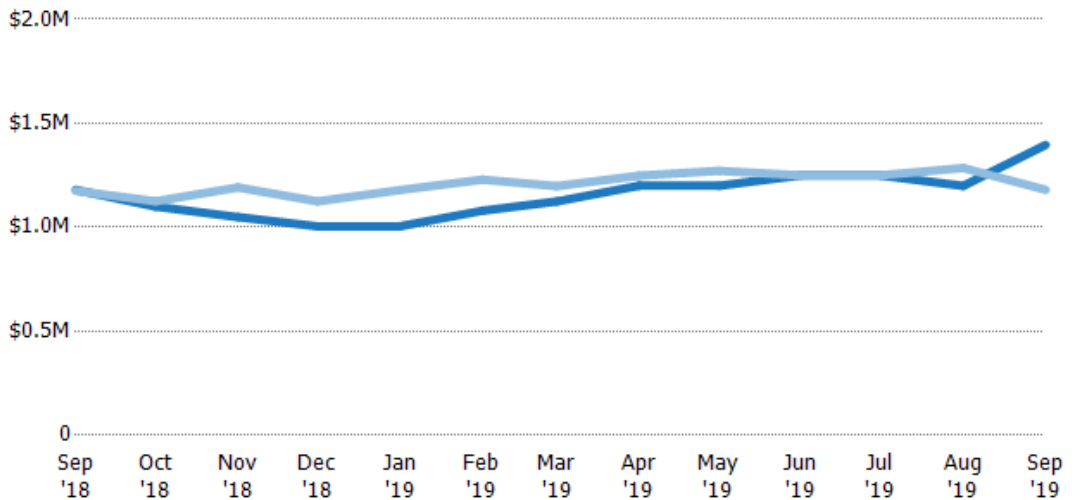
Median Listing Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Sep '19	\$1.4M	18.3%
Sep '18	\$1.18M	0.4%
Sep '17	\$1.18M	-7.4%



Current Year	\$1.18M	\$1.1M	\$1.05M	\$1M	\$1.01M	\$1.08M	\$1.12M	\$1.2M	\$1.2M	\$1.25M	\$1.25M	\$1.2M	\$1.4M
Prior Year	\$1.18M	\$1.13M	\$1.19M	\$1.12M	\$1.18M	\$1.23M	\$1.2M	\$1.25M	\$1.27M	\$1.25M	\$1.25M	\$1.29M	\$1.18M
Percent Change from Prior Year	0%	-2%	-12%	-11%	-15%	-12%	-6%	-4%	-6%	0%	0%	-7%	18%

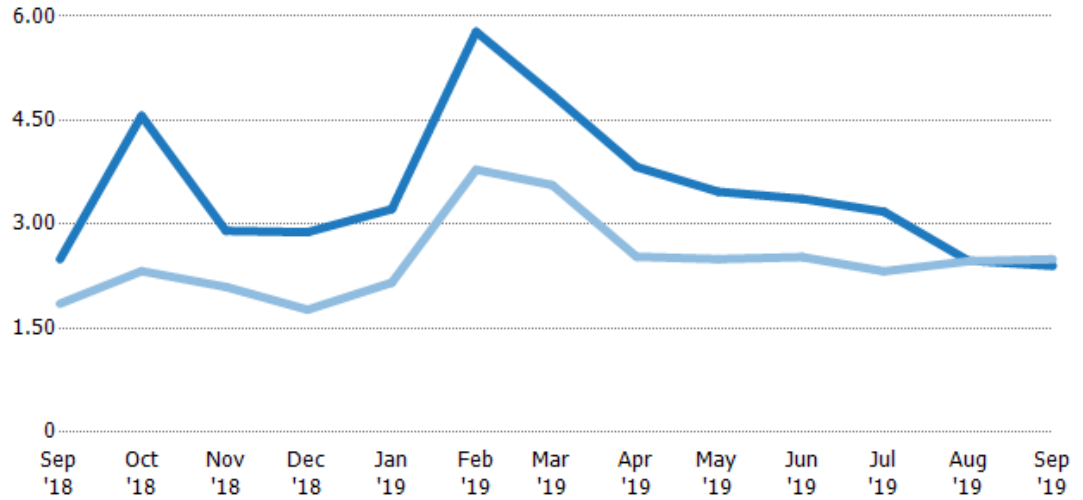
Months of Inventory

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
Sep '19	2.4	-3.8%
Sep '18	2.5	34.6%
Sep '17	1.85	20.8%



Current Year	2.5	4.56	2.91	2.89	3.22	5.78	4.87	3.83	3.47	3.37	3.18	2.48	2.4
Prior Year	1.85	2.32	2.1	1.77	2.16	3.79	3.57	2.53	2.5	2.53	2.32	2.47	2.5
Percent Change from Prior Year	35%	96%	39%	63%	49%	53%	37%	51%	39%	33%	37%	0%	-4%

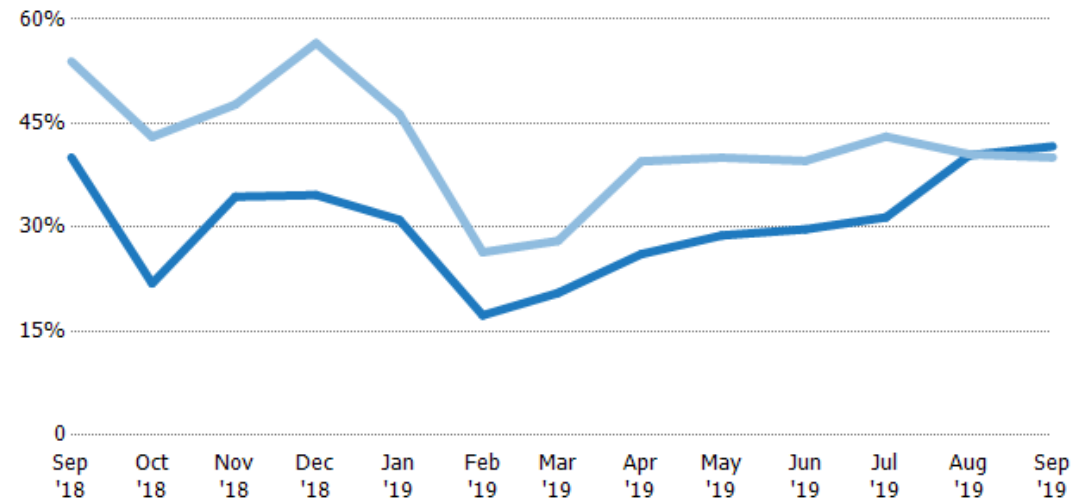
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
Sep '19	42%	-1.6%
Sep '18	40%	13.8%
Sep '17	54%	-17.2%



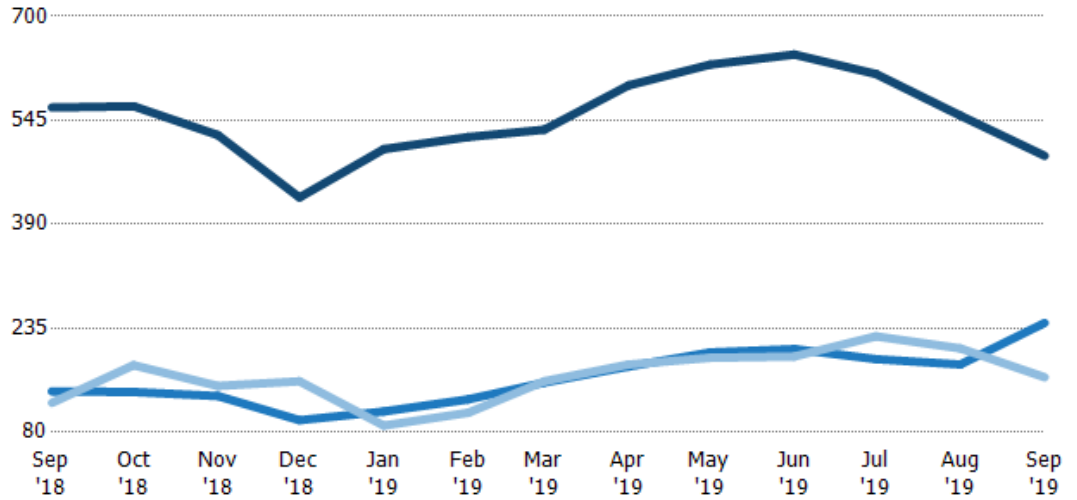
Current Year	40%	22%	34%	35%	31%	17%	21%	26%	29%	30%	31%	40%	42%
Prior Year	54%	43%	48%	57%	46%	26%	28%	40%	40%	40%	43%	41%	40%
Change from Prior Year	14%	21%	13%	22%	15%	9%	8%	13%	11%	10%	12%	0%	-2%

Active/Pending/Sold Units

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



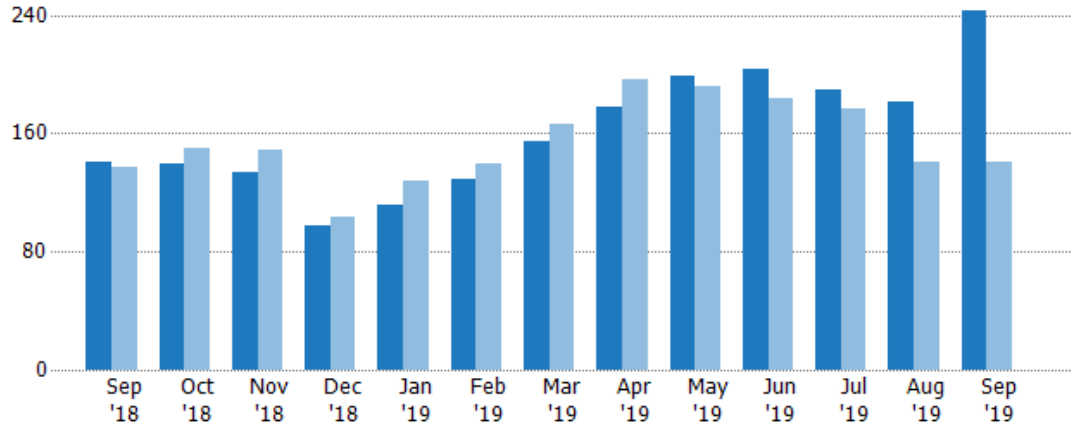
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Active	564	566	523	430	502	520	531	597	628	643	614	552	492
Pending	141	140	134	98	111	129	154	178	199	204	189	181	243
Sold	124	180	149	156	90	109	156	181	191	193	223	205	162

Pending Sales

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
Sep '19	243	72.3%
Sep '18	141	2.9%
Sep '17	137	24.8%

	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	141	140	134	98	111	129	154	178	199	204	189	181	243
Prior Year	137	150	149	103	128	140	166	197	192	184	177	141	141
Percent Change from Prior Year	3%	-7%	-10%	-5%	-13%	-8%	-7%	-10%	4%	11%	7%	28%	72%

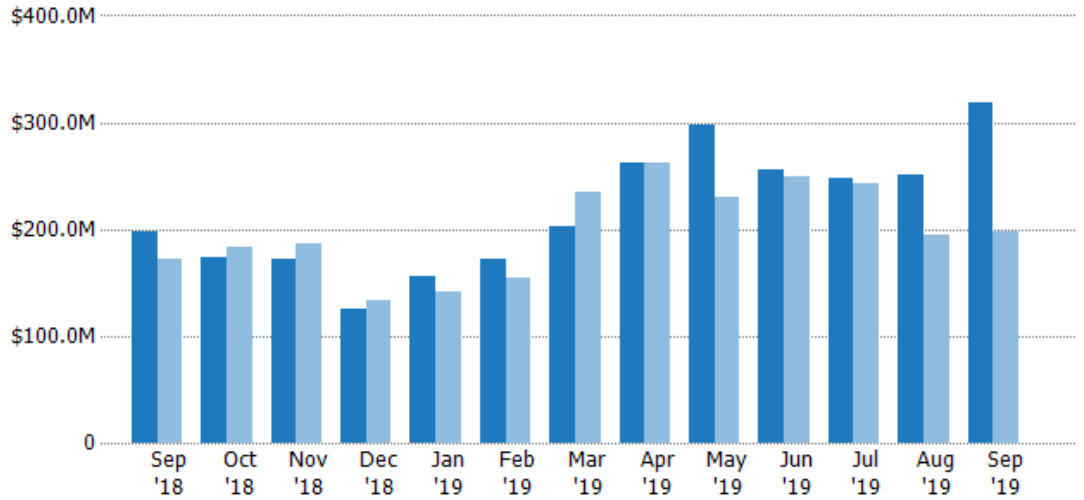
Pending Sales Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Volume	% Chg.
Sep '19	\$318M	61.5%
Sep '18	\$197M	14.4%
Sep '17	\$172M	9.8%



Current Year	\$197M	\$174M	\$171M	\$125M	\$157M	\$171M	\$203M	\$262M	\$298M	\$255M	\$247M	\$251M	\$318M
Prior Year	\$172M	\$183M	\$186M	\$133M	\$142M	\$155M	\$235M	\$262M	\$230M	\$250M	\$243M	\$195M	\$197M
Percent Change from Prior Year	14%	-5%	-8%	-6%	11%	11%	-14%	0%	29%	2%	2%	29%	61%

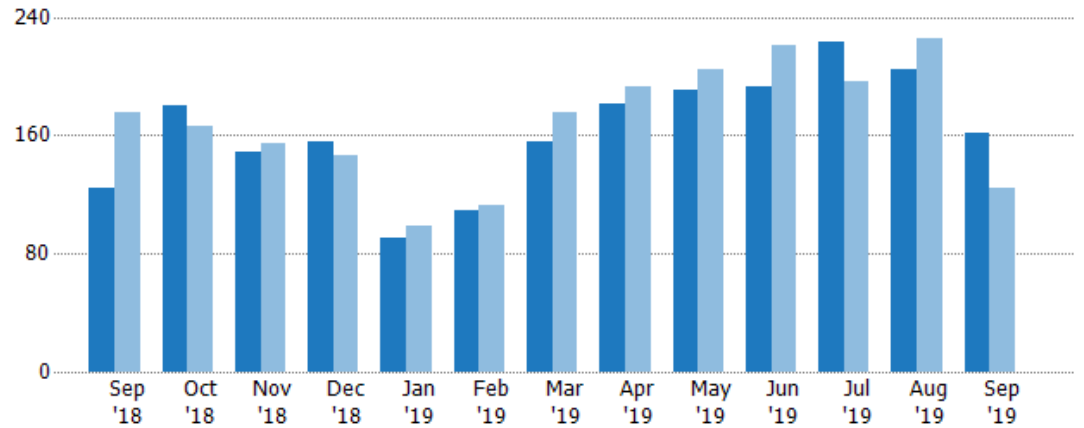
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Count	% Chg.
Sep '19	162	30.6%
Sep '18	124	-29.5%
Sep '17	176	13.1%



Current Year	124	180	149	156	90	109	156	181	191	193	223	205	162
Prior Year	176	166	155	146	99	113	175	193	205	221	197	226	124
Percent Change from Prior Year	-30%	8%	-4%	7%	-9%	-4%	-11%	-6%	-7%	-13%	13%	-9%	31%

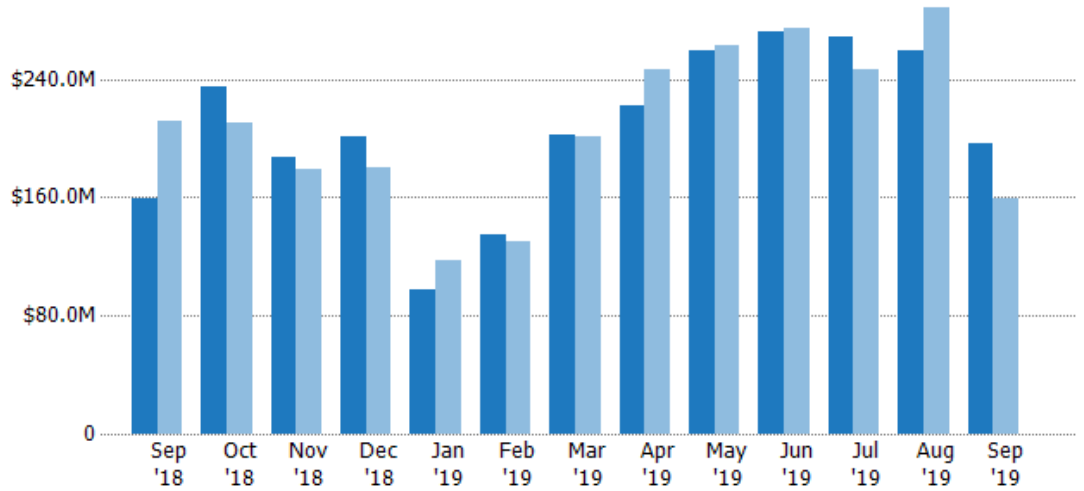
Closed Sales Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Sep '19	\$197M	23.2%
Sep '18	\$160M	-24.7%
Sep '17	\$212M	-3.4%



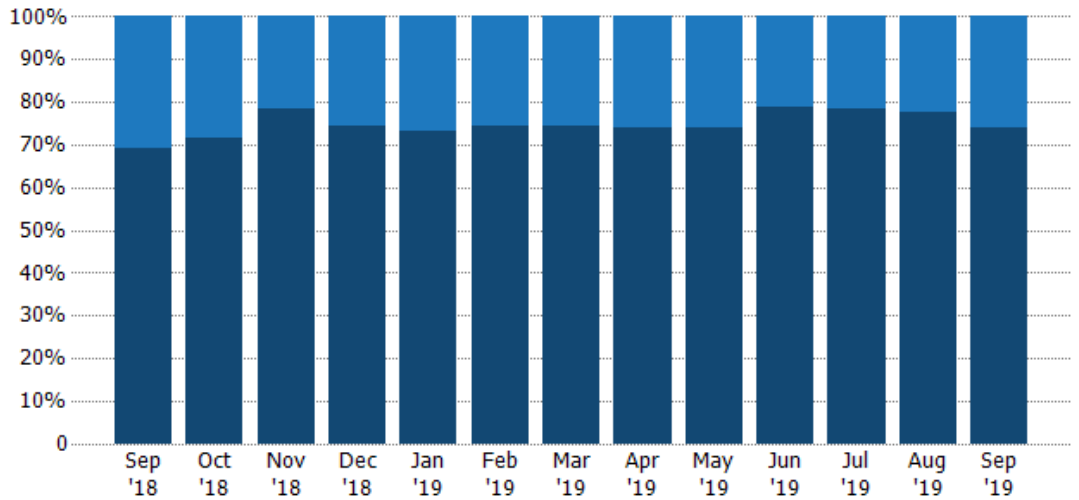
Current Year	\$160M	\$234M	\$187M	\$202M	\$97.2M	\$134M	\$202M	\$222M	\$259M	\$272M	\$269M	\$259M	\$197M
Prior Year	\$212M	\$211M	\$179M	\$180M	\$117M	\$130M	\$201M	\$246M	\$263M	\$275M	\$247M	\$289M	\$160M
Percent Change from Prior Year	-25%	11%	4%	12%	-17%	3%	0%	-10%	-2%	-1%	9%	-10%	23%

Closed Sales by Property Type

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	31%	28%	21%	26%	27%	26%	26%	26%	26%	21%	22%	22%	26%
Single Family Residence	69%	72%	79%	74%	73%	74%	74%	74%	74%	79%	78%	78%	74%

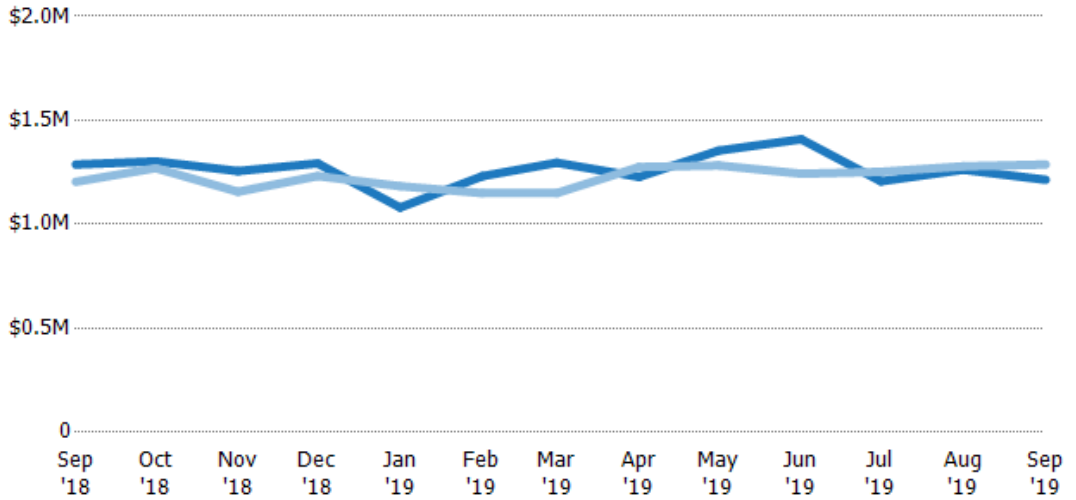
Average Sales Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Sep '19	\$1.21M	-5.7%
Sep '18	\$1.29M	6.9%
Sep '17	\$1.2M	-14.6%



Current Year	\$1.29M	\$1.3M	\$1.26M	\$1.29M	\$1.08M	\$1.23M	\$1.3M	\$1.23M	\$1.35M	\$1.41M	\$1.21M	\$1.26M	\$1.21M
Prior Year	\$1.2M	\$1.27M	\$1.16M	\$1.23M	\$1.18M	\$1.15M	\$1.15M	\$1.28M	\$1.28M	\$1.24M	\$1.25M	\$1.28M	\$1.29M
Percent Change from Prior Year	7%	3%	9%	5%	-9%	7%	13%	-4%	6%	13%	-4%	-1%	-6%

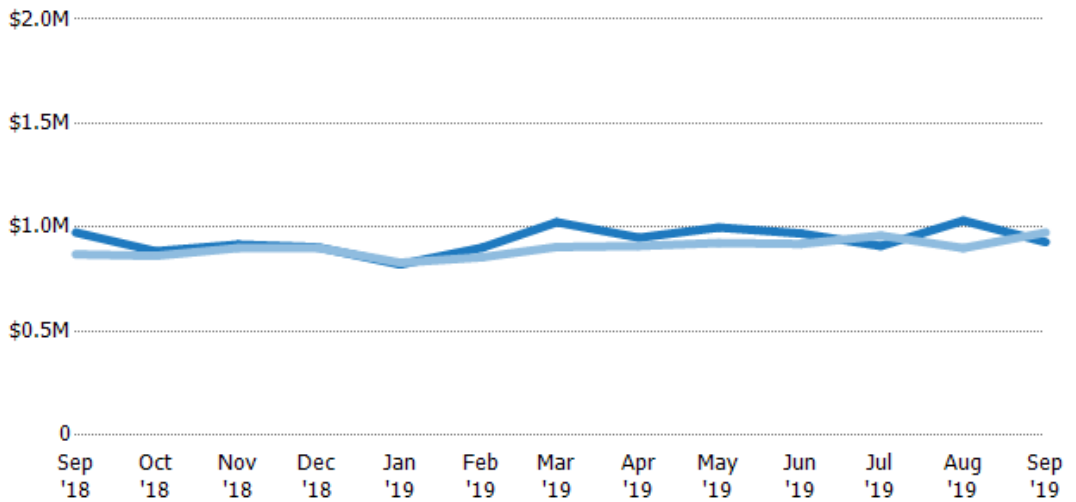
Median Sales Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Sep '19	\$929K	-4.7%
Sep '18	\$975K	12%
Sep '17	\$870K	-8%



Current Year	\$975K	\$885K	\$917K	\$904K	\$821K	\$902K	\$1.02M	\$950K	\$999K	\$970K	\$910K	\$1.03M	\$929K
Prior Year	\$870K	\$863K	\$900K	\$902K	\$830K	\$856K	\$905K	\$910K	\$925K	\$920K	\$960K	\$900K	\$975K
Percent Change from Prior Year	12%	3%	2%	0%	-1%	5%	13%	4%	8%	5%	-5%	15%	-5%

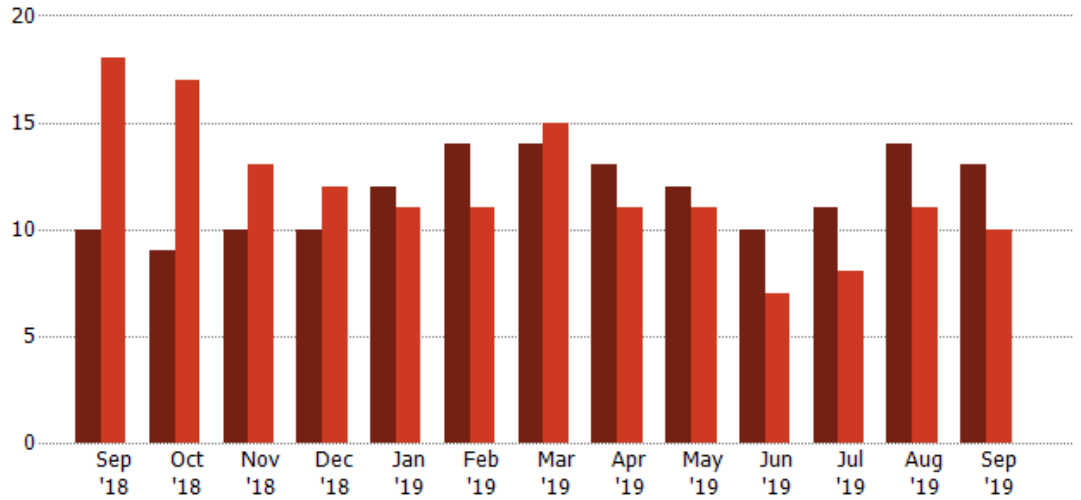
Distressed Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Sep '19	13	30%
Sep '18	10	-44.4%
Sep '17	18	-22.2%



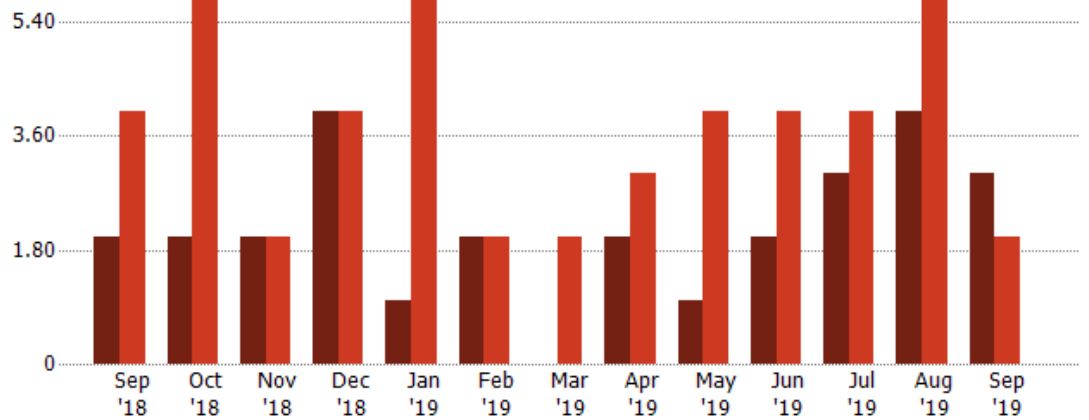
Current Year	10	9	10	10	12	14	14	13	12	10	11	14	13
Prior Year	18	17	13	12	11	11	15	11	11	7	8	11	10
Percent Change from Prior Year	-44%	-47%	-23%	-17%	9%	27%	-7%	18%	9%	43%	38%	27%	30%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Current Year	2	2	2	4	1	2	-	2	1	2	3	4	3
Prior Year	4	6	2	4	6	2	2	3	4	4	4	6	2
Percent Change from Prior Year	-50%	-67%	0%	0%	-83%	0%	-100%	-33%	-75%	-50%	-25%	-33%	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: Pasadena

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	La Canada Flintridge, CA 91011	Pasadena, CA 91101
	Pasadena, CA 91102	Pasadena, CA 91103	Pasadena, CA 91104
	Pasadena, CA 91105	Pasadena, CA 91106	Pasadena, CA 91107
	San Marino, CA 91108	Pasadena, CA 91109	Pasadena, CA 91110
	Pasadena, CA 91114	Pasadena, CA 91115	Pasadena, CA 91116
	Pasadena, CA 91117	Pasadena, CA 91121	Pasadena, CA 91123
	Pasadena, CA 91124	Pasadena, CA 91125	Pasadena, CA 91126
	Pasadena, CA 91129	Pasadena, CA 91182	Pasadena, CA 91184
	Pasadena, CA 91185	Pasadena, CA 91188	Pasadena, CA 91189
	Pasadena, CA 91199		

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