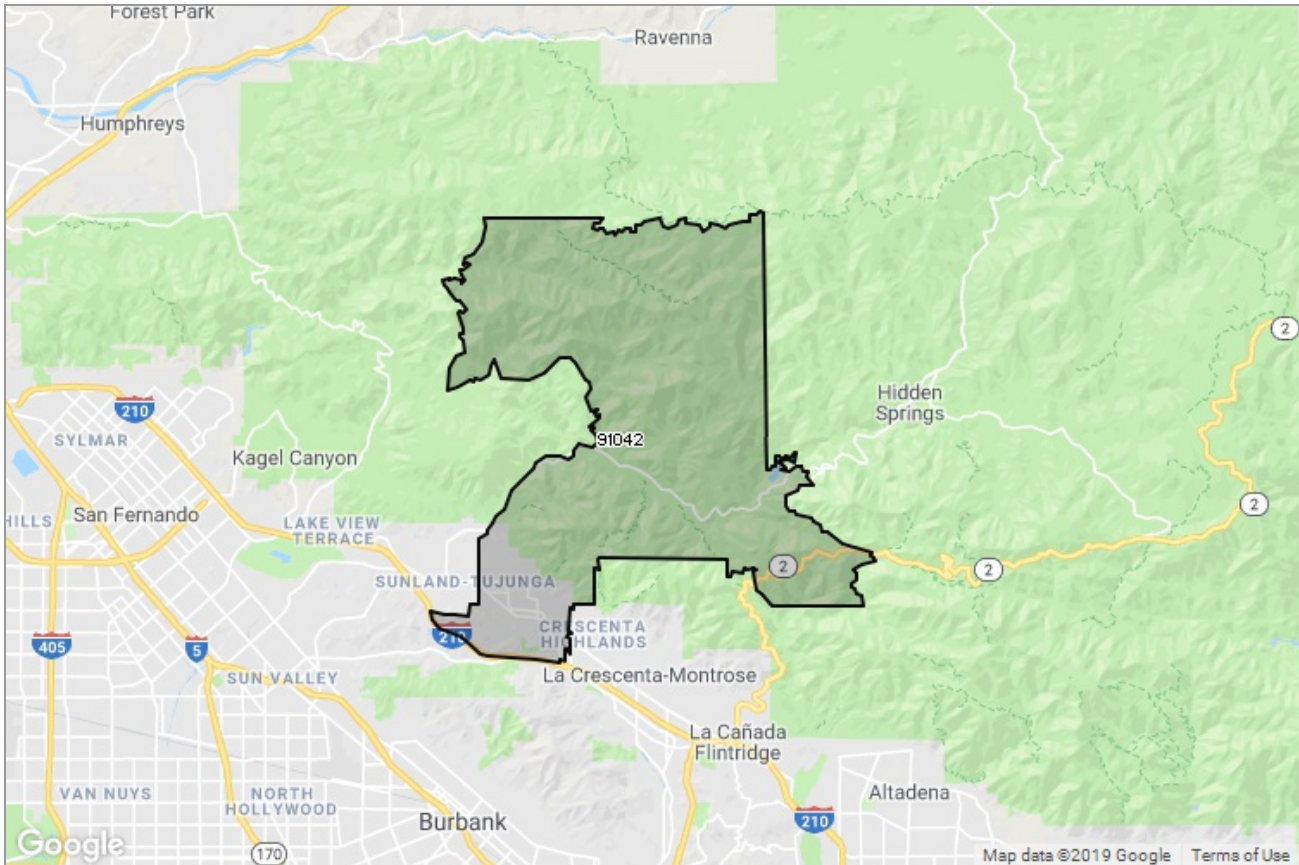




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Tujunga



## Report Characteristics

**Report Name:**  
Tujunga

**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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	32	35	-8.6%	260	284	-8.5%
New Listing Volume	\$23,394,698	\$22,769,889	+2.7%	\$180,836,695	\$185,699,179	-2.6%
Active Listing Count	53	69	-23.2%	N/A	N/A	
Active Listing Volume	\$41,385,597	\$47,959,488	-13.7%	N/A	N/A	
Average Listing Price	\$780,860	\$695,065	+12.3%	\$773,941	\$697,888	+10.9%
Median Listing Price	\$695,000	\$675,000	+3%	\$679,581	\$661,916	+2.7%
Months of Inventory	2.7	1.7	+57.5%	2.5	2.7	-6%
Absorption Rate	37.74%	59.42%	-21.7%	39.76%	37.38%	+2.4%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	22	19	+15.8%	N/A	N/A	
Pending Sales Volume	\$14,150,646	\$13,132,494	+7.8%	N/A	N/A	
Closed Sales Count	23	23	+/-	174	202	-13.9%
Closed Sales Volume	\$15,681,500	\$14,552,668	+7.8%	\$112,077,595	\$127,585,230	-12.2%
Average Sales Price	\$681,804	\$632,725	+7.8%	\$644,124	\$631,610	+2%
Median Sales Price	\$640,000	\$595,000	+7.6%	\$625,313	\$600,248	+4.2%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	2	-	-	N/A	N/A	

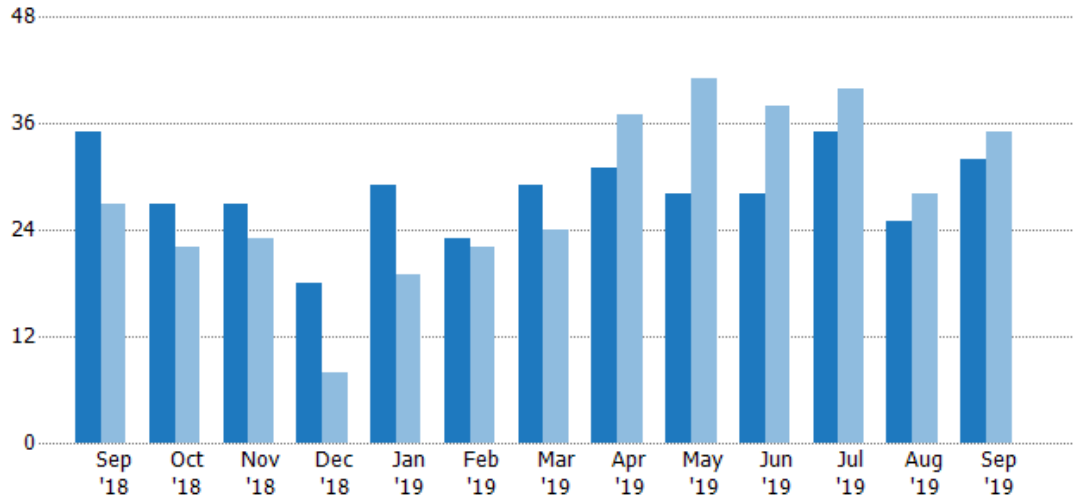
## New Listings

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Sep '19	32	-8.6%
Sep '18	35	29.6%
Sep '17	27	51.9%



	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	35	27	27	18	29	23	29	31	28	28	35	25	32
Prior Year	27	22	23	8	19	22	24	37	41	38	40	28	35
Percent Change from Prior Year	30%	23%	17%	125%	53%	5%	21%	-16%	-32%	-26%	-13%	-11%	-9%

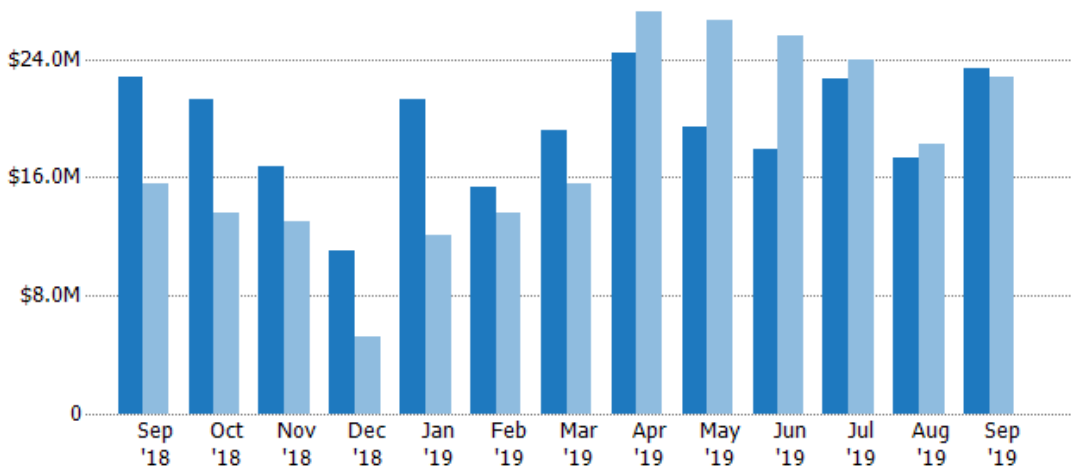
## New Listing Volume

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.
Sep '19	\$23.4M	2.7%
Sep '18	\$22.8M	46.3%
Sep '17	\$15.6M	48.2%



	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	\$22.8M	\$21.3M	\$16.7M	\$11M	\$21.3M	\$15.3M	\$19.2M	\$24.4M	\$19.4M	\$17.9M	\$22.7M	\$17.3M	\$23.4M
Prior Year	\$15.6M	\$13.6M	\$13M	\$5.26M	\$12.1M	\$13.6M	\$15.5M	\$27.2M	\$26.6M	\$25.6M	\$24M	\$18.3M	\$22.8M
Percent Change from Prior Year	46%	56%	29%	110%	76%	12%	24%	-10%	-27%	-30%	-6%	-5%	3%

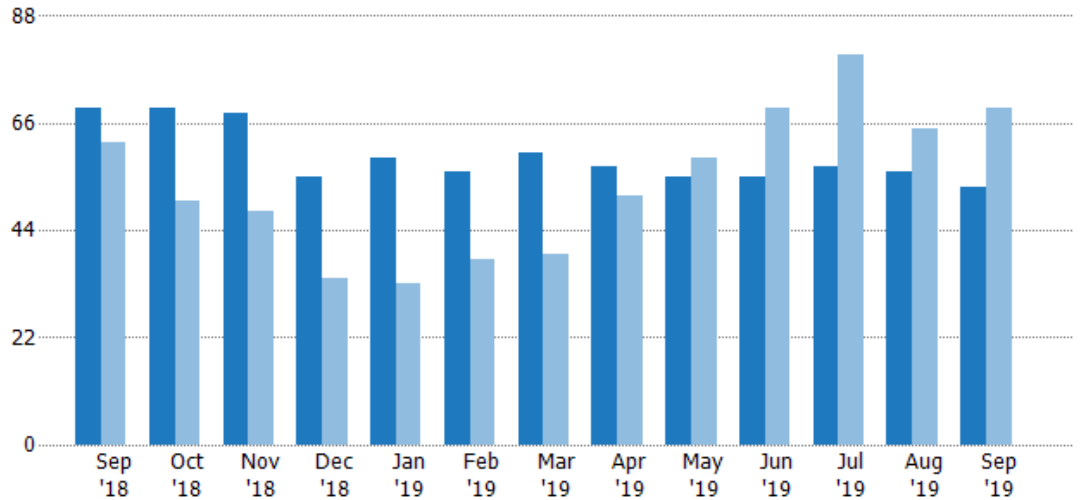
## Active Listings

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.
Sep '19	53	-23.2%
Sep '18	69	11.3%
Sep '17	62	17.7%



	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	69	69	68	55	59	56	60	57	55	55	57	56	53
Prior Year	62	50	48	34	33	38	39	51	59	69	80	65	69
Percent Change from Prior Year	11%	38%	42%	62%	79%	47%	54%	12%	-7%	-20%	-29%	-14%	-23%

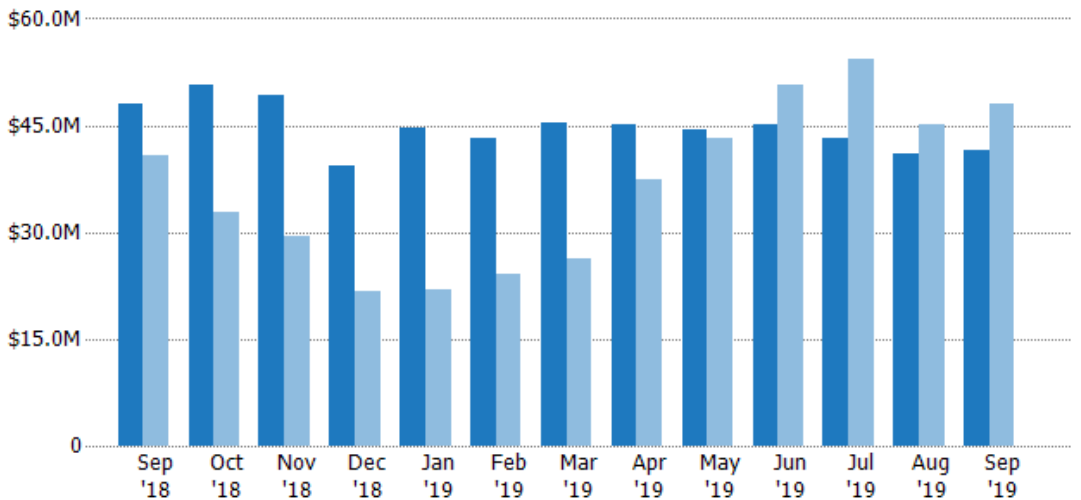
## Active Listing Volume

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.
Sep '19	\$41.4M	-13.7%
Sep '18	\$48M	17.8%
Sep '17	\$40.7M	4.7%



	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	\$48M	\$50.6M	\$49.2M	\$39.4M	\$44.6M	\$43.1M	\$45.3M	\$45M	\$44.3M	\$45.1M	\$43.3M	\$41M	\$41.4M
Prior Year	\$40.7M	\$32.7M	\$29.3M	\$21.6M	\$21.9M	\$24.2M	\$26.3M	\$37.4M	\$43.2M	\$50.7M	\$54.4M	\$45M	\$48M
Percent Change from Prior Year	18%	55%	68%	82%	104%	78%	72%	20%	3%	-11%	-20%	-9%	-14%

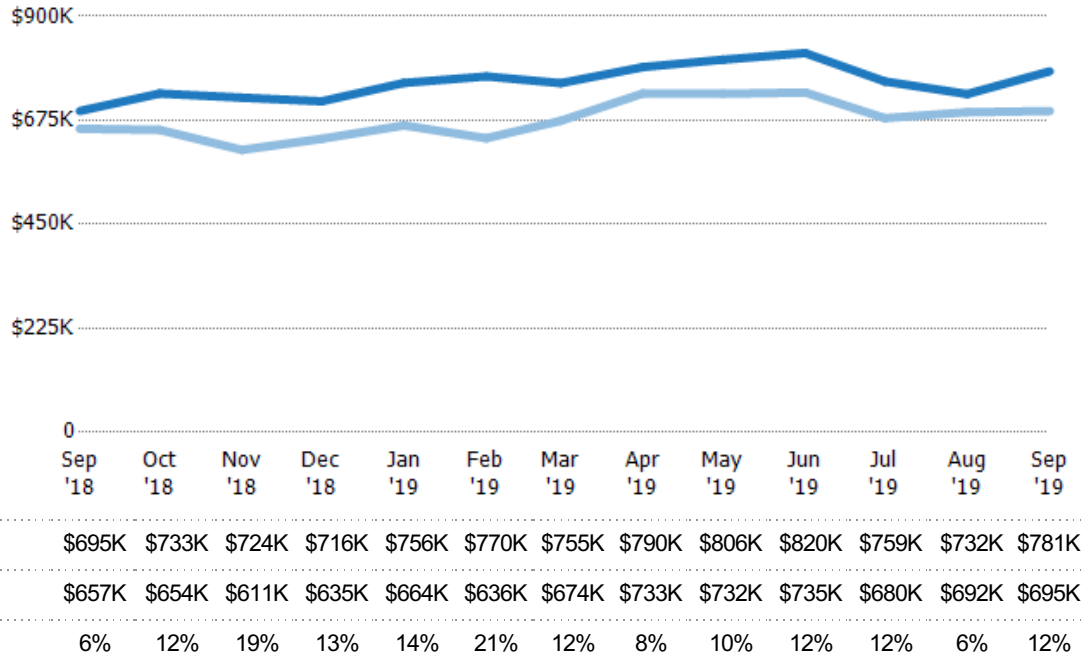
## Average Listing Price

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.
Sep '19	\$781K	12.3%
Sep '18	\$695K	5.8%
Sep '17	\$657K	-11.1%



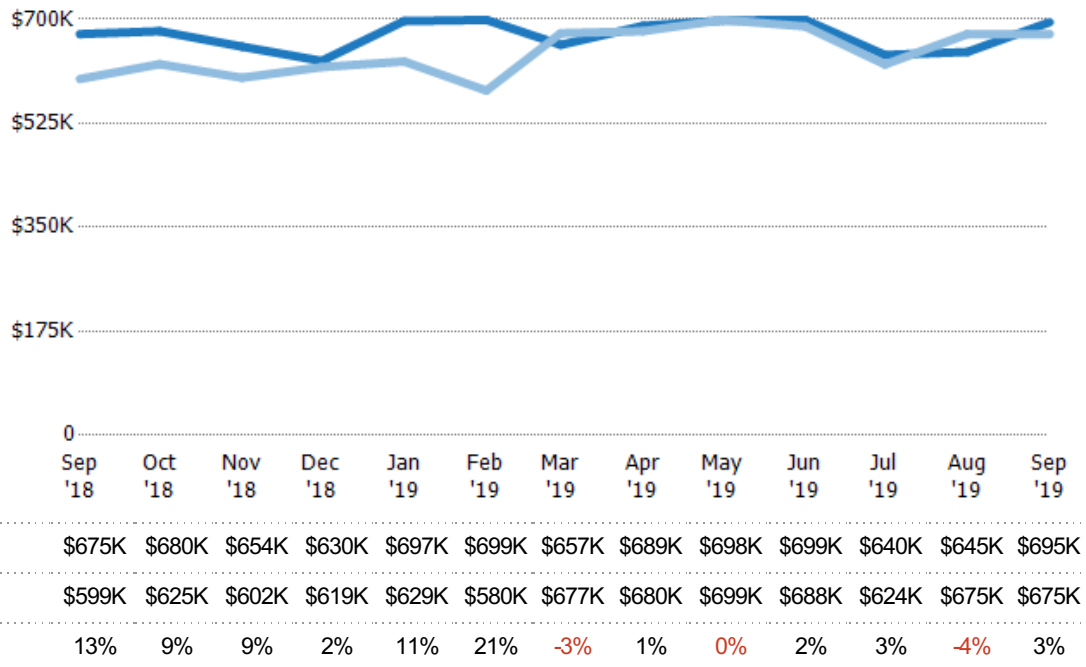
## Median Listing Price

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.
Sep '19	\$695K	3%
Sep '18	\$675K	12.6%
Sep '17	\$599K	-8.2%



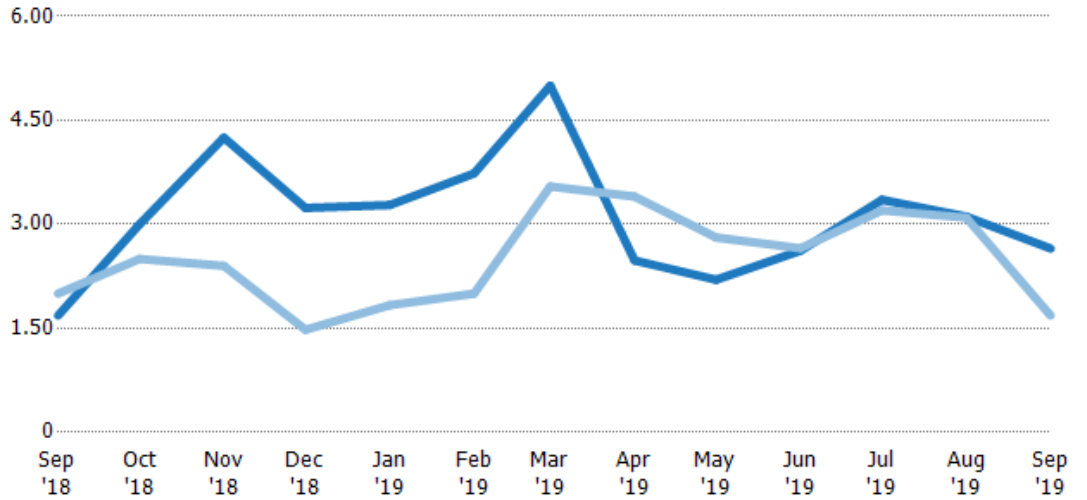
## Months of Inventory

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.
Sep '19	2.65	57.5%
Sep '18	1.68	-15.9%
Sep '17	2	17.7%



	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	1.68	3	4.25	3.24	3.28	3.73	5	2.48	2.2	2.62	3.35	3.11	2.65
Prior Year	2	2.5	2.4	1.48	1.83	2	3.55	3.4	2.81	2.65	3.2	3.1	1.68
Percent Change from Prior Year	-16%	20%	77%	119%	79%	87%	41%	-27%	-22%	-1%	5%	1%	57%

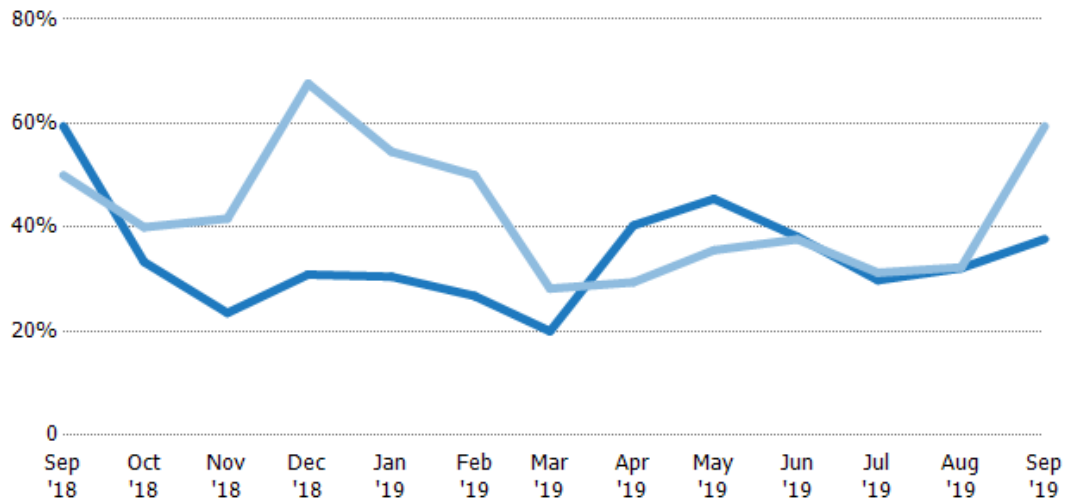
## Absorption Rate

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.
Sep '19	38%	21.7%
Sep '18	59%	-9.4%
Sep '17	50%	-15.1%



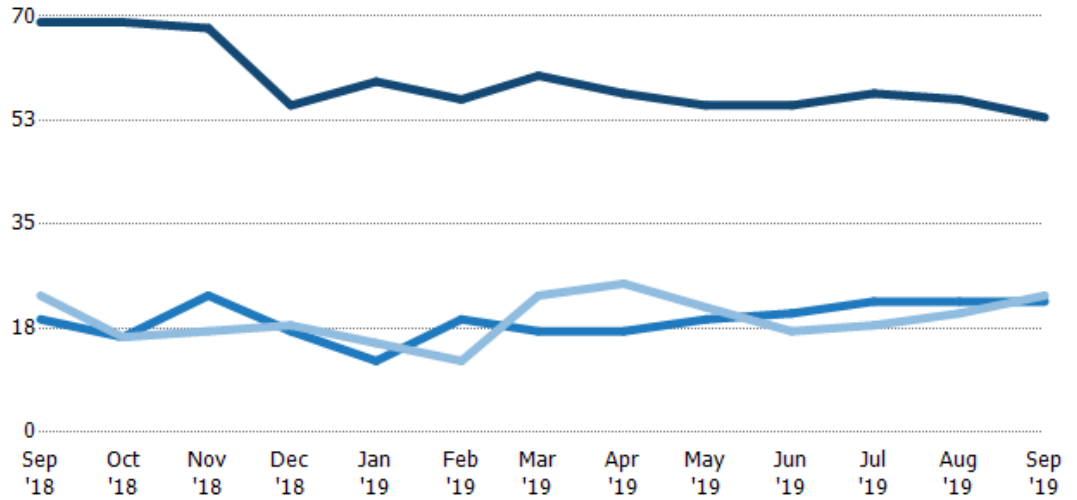
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Current Year	59%	33%	24%	31%	31%	27%	20%	40%	45%	38%	30%	32%	38%
Prior Year	50%	40%	42%	68%	55%	50%	28%	29%	36%	38%	31%	32%	59%
Change from Prior Year	-9%	7%	18%	37%	24%	23%	8%	-11%	-10%	0%	1%	0%	22%

## 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



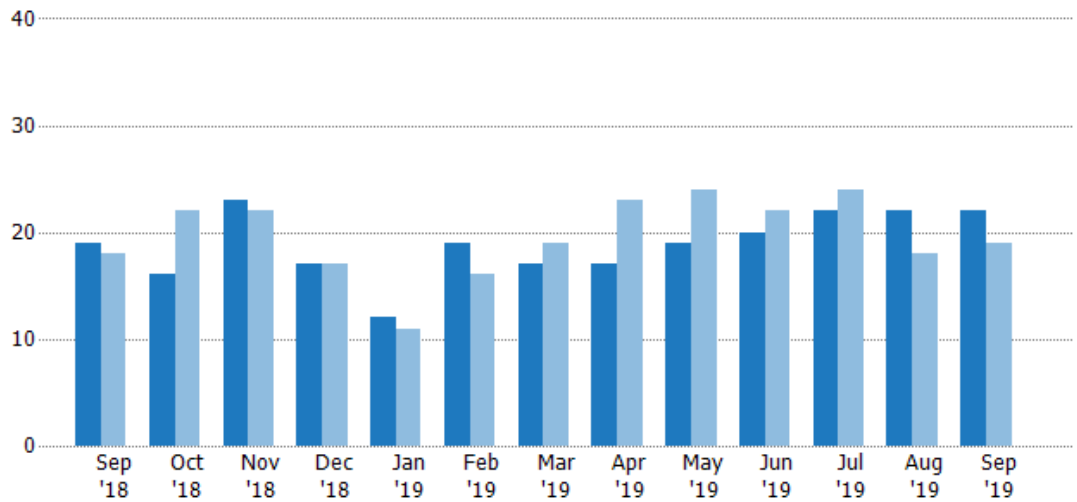
	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19
Active	69	69	68	55	59	56	60	57	55	55	57	56	53
Pending	19	16	23	17	12	19	17	17	19	20	22	22	22
Sold	23	16	17	18	15	12	23	25	21	17	18	20	23

## 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.
Sep '19	22	15.8%
Sep '18	19	5.6%
Sep '17	18	83.3%

	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	19	16	23	17	12	19	17	17	19	20	22	22	22
Prior Year	18	22	22	17	11	16	19	23	24	22	24	18	19
Percent Change from Prior Year	6%	-27%	5%	0%	9%	19%	-11%	-26%	-21%	-9%	-8%	22%	16%

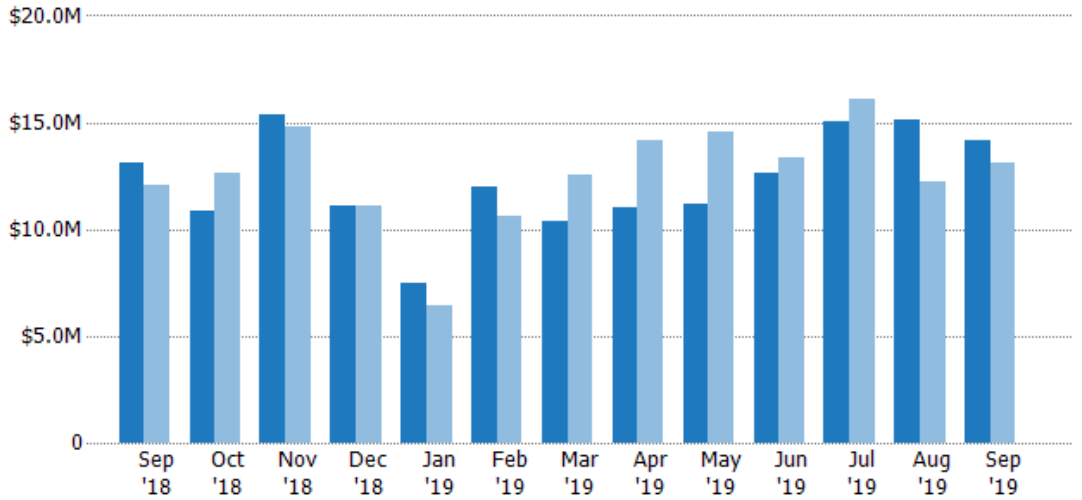
## Pending Sales Volume

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.
Sep '19	\$14.2M	7.8%
Sep '18	\$13.1M	9.2%
Sep '17	\$12M	33.8%



Current Year	\$13.1M	\$10.8M	\$15.3M	\$11.1M	\$7.44M	\$11.9M	\$10.4M	\$11M	\$11.2M	\$12.6M	\$15M	\$15.1M	\$14.2M
Prior Year	\$12M	\$12.6M	\$14.8M	\$11.1M	\$6.43M	\$10.6M	\$12.6M	\$14.2M	\$14.6M	\$13.3M	\$16M	\$12.3M	\$13.1M
Percent Change from Prior Year	9%	-14%	3%	0%	16%	13%	-18%	-22%	-23%	-5%	-6%	23%	8%

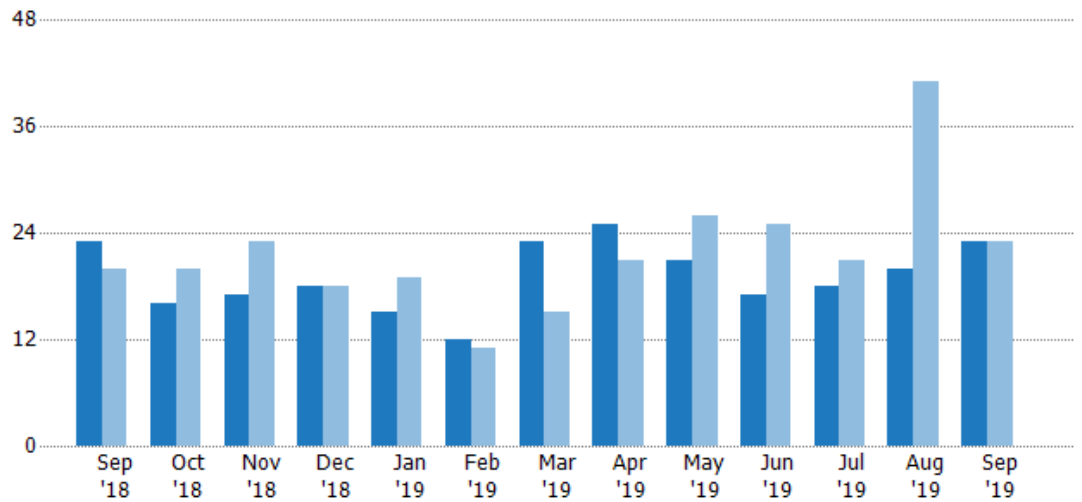
## Closed Sales

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.
Sep '19	23	0%
Sep '18	23	15%
Sep '17	20	25%



Current Year	23	16	17	18	15	12	23	25	21	17	18	20	23
Prior Year	20	20	23	18	19	11	15	21	26	25	21	41	23
Percent Change from Prior Year	15%	-20%	-26%	0%	-21%	9%	53%	19%	-19%	-32%	-14%	-51%	0%



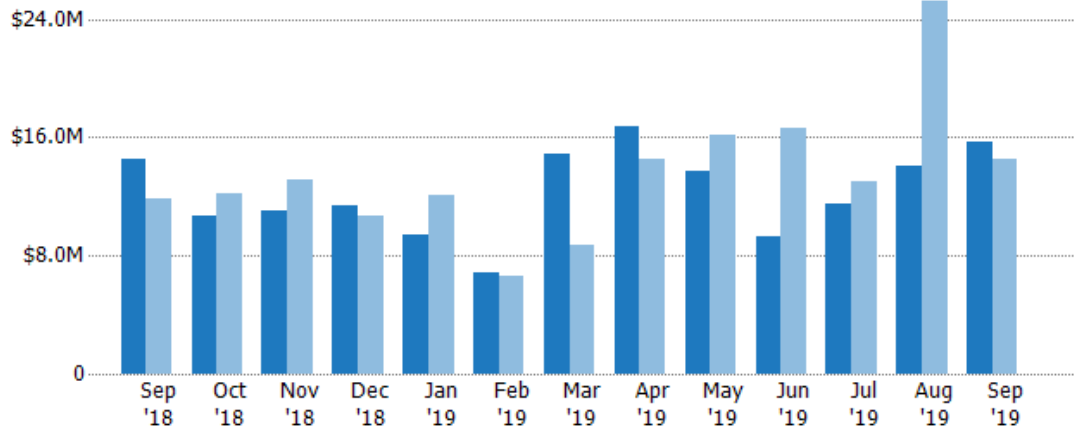
## Closed Sales Volume

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.
Sep '19	\$15.7M	7.8%
Sep '18	\$14.6M	23.2%
Sep '17	\$11.8M	27.9%



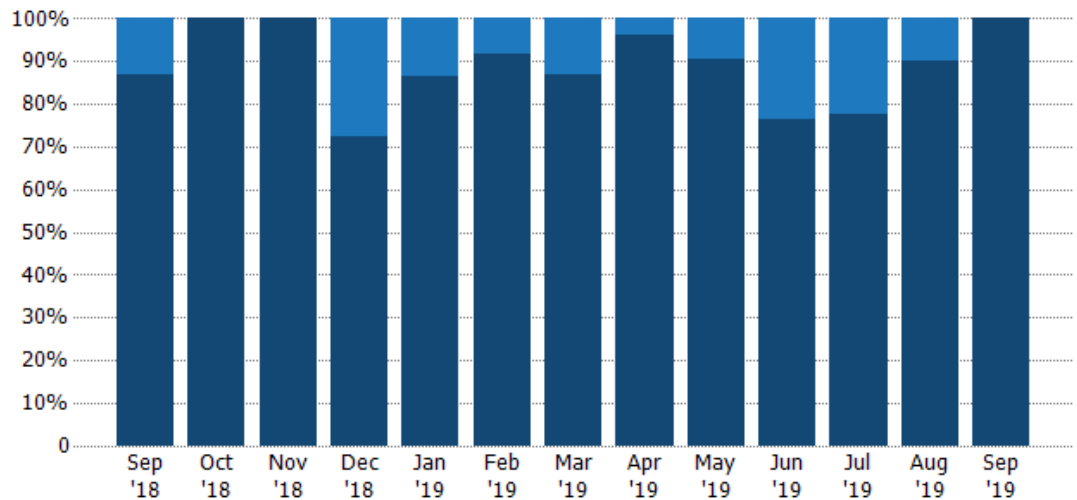
Current Year	\$14.6M	\$10.7M	\$11M	\$11.4M	\$9.36M	\$6.81M	\$14.9M	\$16.7M	\$13.7M	\$9.27M	\$11.6M	\$14M	\$15.7M
Prior Year	\$11.8M	\$12.2M	\$13.1M	\$10.7M	\$12.1M	\$6.59M	\$8.75M	\$14.5M	\$16.2M	\$16.6M	\$13M	\$25.3M	\$14.6M
Percent Change from Prior Year	23%	-13%	-16%	6%	-23%	3%	70%	16%	-15%	-44%	-11%	-45%	8%

## 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	13%	-	-	28%	13%	8%	13%	4%	10%	24%	22%	10%	-
Single Family Residence	87%	100%	100%	72%	87%	92%	87%	96%	90%	76%	78%	90%	100%

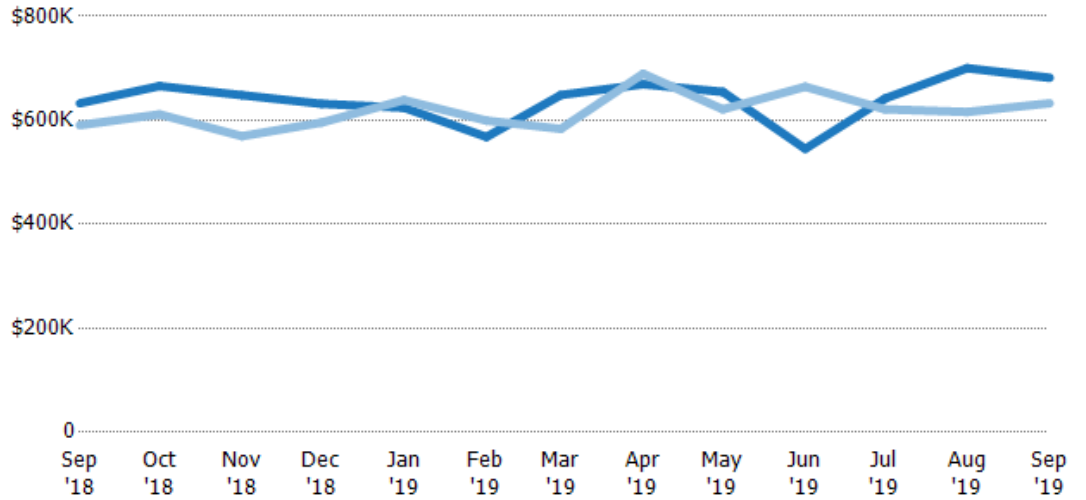
## Average Sales Price

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.
Sep '19	\$682K	7.8%
Sep '18	\$633K	7.1%
Sep '17	\$591K	2.3%



Current Year	\$633K	\$666K	\$648K	\$632K	\$624K	\$568K	\$649K	\$669K	\$655K	\$545K	\$642K	\$700K	\$682K
Prior Year	\$591K	\$611K	\$569K	\$596K	\$639K	\$599K	\$583K	\$690K	\$621K	\$665K	\$621K	\$616K	\$633K
Percent Change from Prior Year	7%	9%	14%	6%	-2%	-5%	11%	-3%	5%	-18%	3%	14%	8%

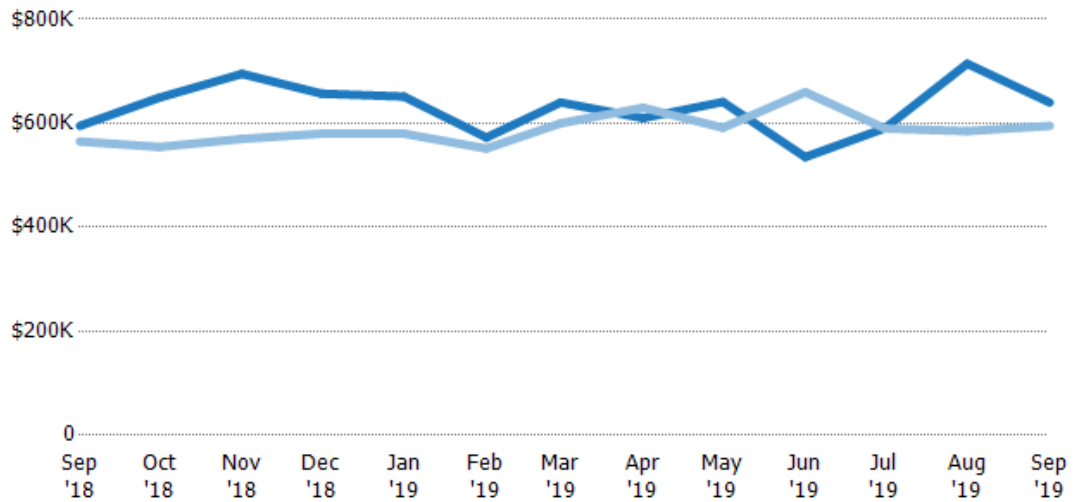
## Median Sales Price

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.
Sep '19	\$640K	7.6%
Sep '18	\$595K	5.3%
Sep '17	\$565K	2.6%



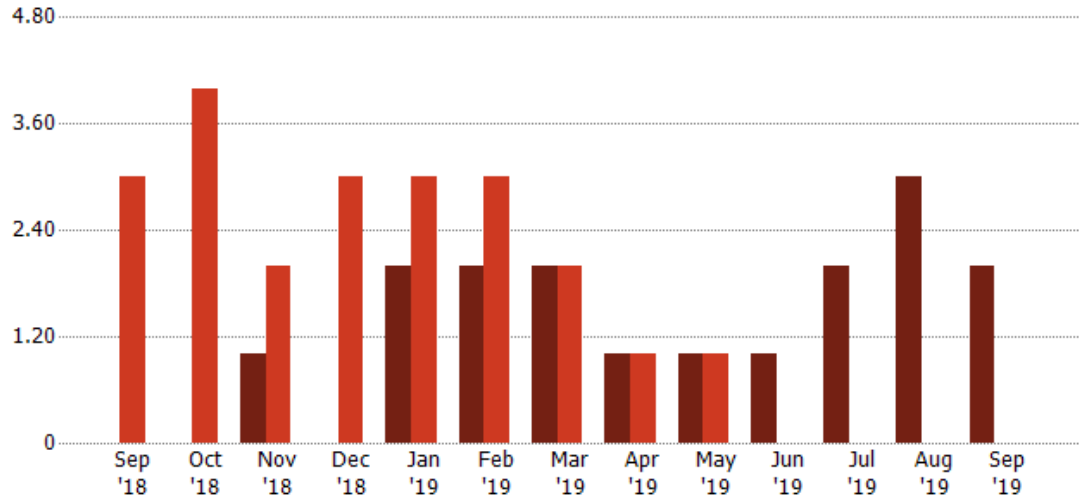
Current Year	\$595K	\$650K	\$695K	\$657K	\$651K	\$573K	\$640K	\$610K	\$641K	\$535K	\$591K	\$715K	\$640K
Prior Year	\$565K	\$555K	\$570K	\$580K	\$580K	\$552K	\$600K	\$630K	\$591K	\$660K	\$590K	\$585K	\$595K
Percent Change from Prior Year	5%	17%	22%	13%	12%	4%	7%	-3%	8%	-19%	0%	22%	8%

## 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



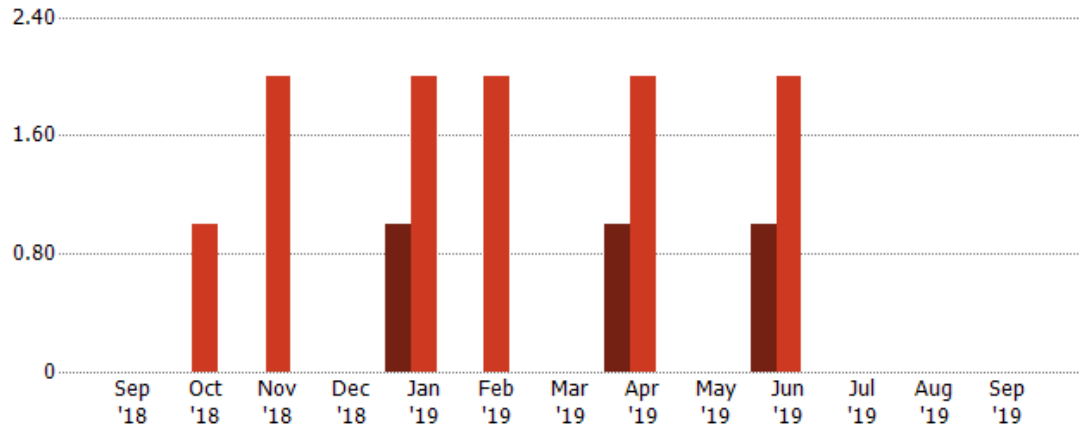
Current Year	-	-	1	-	2	2	2	1	1	1	2	3	2
Prior Year	3	4	2	3	3	3	2	1	1	-	-	-	-
Percent Change from Prior Year	-100%	-100%	-50%	-100%	-33%	-33%	0%	0%	0%	100%	100%	100%	100%

## 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	2	-	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:** 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

<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:** 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 9/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area