



PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Altadena



Report Characteristics

Report Name:
Altadena

Report Date Range:
10/2018 – 10/2019

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 11/08/2019

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	Oct 2019	Oct 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	45	37	+21.6%	392	418	-6.2%
New Listing Volume	\$46,703,255	\$32,307,036	+44.6%	\$402,558,988	\$409,852,611	-1.8%
Active Listing Count	65	86	-24.4%	N/A	N/A	
Active Listing Volume	\$74,914,171	\$89,318,562	-16.1%	N/A	N/A	
Average Listing Price	\$1,152,526	\$1,038,588	+11%	\$1,073,960	\$1,080,297	-0.6%
Median Listing Price	\$888,888	\$849,000	+4.7%	\$890,316	\$878,322	+1.4%
Months of Inventory	2.1	5.1	-58.6%	2.2	2.1	+5.6%
Absorption Rate	47.69%	19.77%	+27.9%	45.04%	47.58%	-2.5%
Sales Activity Charts Metrics						
Pending Sales Count	34	24	+41.7%	N/A	N/A	
Pending Sales Volume	\$31,905,469	\$21,202,997	+50.5%	N/A	N/A	
Closed Sales Count	38	29	+31%	304	309	-1.6%
Closed Sales Volume	\$39,015,484	\$30,535,207	+27.8%	\$308,635,086	\$299,271,762	+3.1%
Average Sales Price	\$1,026,723	\$1,052,938	-2.5%	\$1,015,247	\$968,517	+4.8%
Median Sales Price	\$869,500	\$890,000	-2.3%	\$892,020	\$825,598	+8%
Distressed Charts Metrics						
Distressed Listing Count	4	3	+33.3%	N/A	N/A	

New Listings

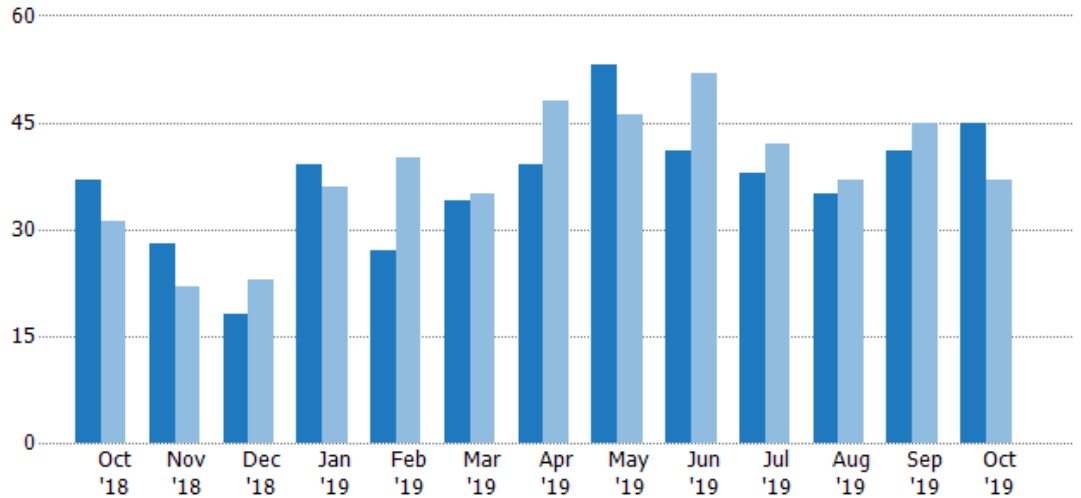
The number of new residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Oct '19	45	21.6%
Oct '18	37	19.4%
Oct '17	31	-3.2%



	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	37	28	18	39	27	34	39	53	41	38	35	41	45
Prior Year	31	22	23	36	40	35	48	46	52	42	37	45	37
Percent Change from Prior Year	19%	27%	-22%	8%	-33%	-3%	-19%	15%	-21%	-10%	-5%	-9%	22%

New Listing Volume

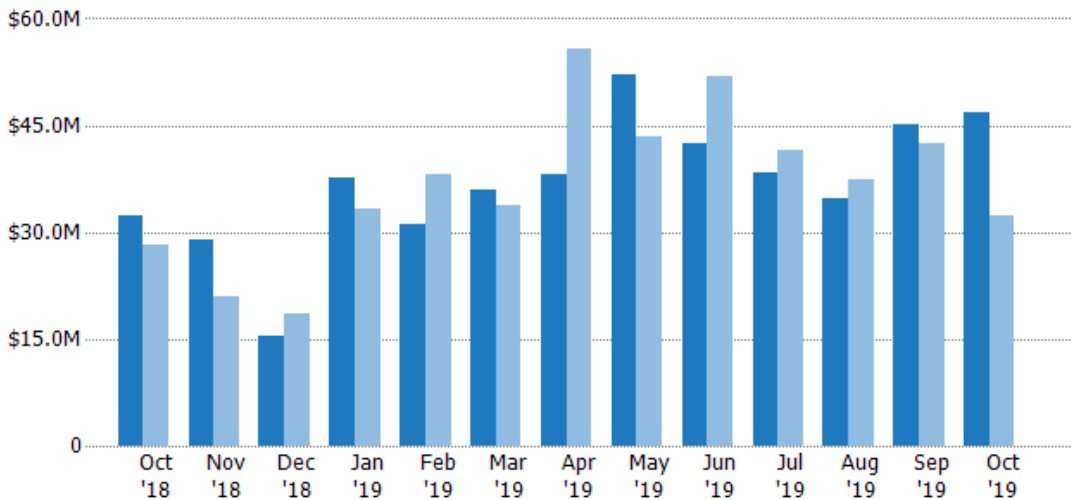
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Oct '19	\$46.7M	44.6%
Oct '18	\$32.3M	15%
Oct '17	\$28.1M	-3.9%



	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	\$32.3M	\$28.9M	\$15.4M	\$37.7M	\$31.1M	\$35.9M	\$38.2M	\$52.2M	\$42.5M	\$38.5M	\$34.6M	\$45.2M	\$46.7M
Prior Year	\$28.1M	\$21M	\$18.6M	\$33.4M	\$38.2M	\$33.7M	\$55.8M	\$43.4M	\$51.8M	\$41.4M	\$37.3M	\$42.6M	\$32.3M
Percent Change from Prior Year	15%	37%	-17%	13%	-19%	6%	-31%	20%	-18%	-7%	-7%	6%	45%

Active Listings

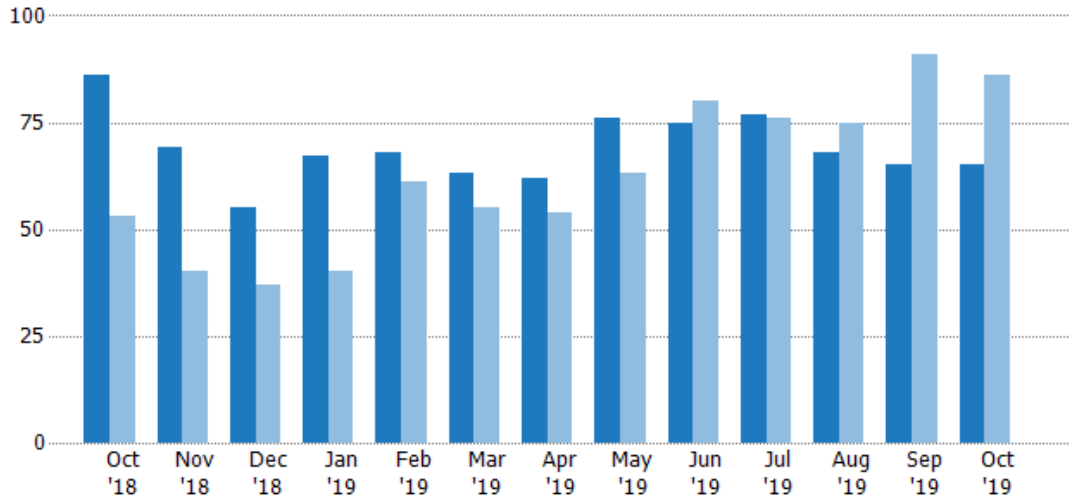
The number of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Oct '19	65	-24.4%
Oct '18	86	62.3%
Oct '17	53	24.5%



Current Year	86	69	55	67	68	63	62	76	75	77	68	65	65
Prior Year	53	40	37	40	61	55	54	63	80	76	75	91	86
Percent Change from Prior Year	62%	73%	49%	68%	11%	15%	15%	21%	-6%	1%	-9%	-29%	-24%

Active Listing Volume

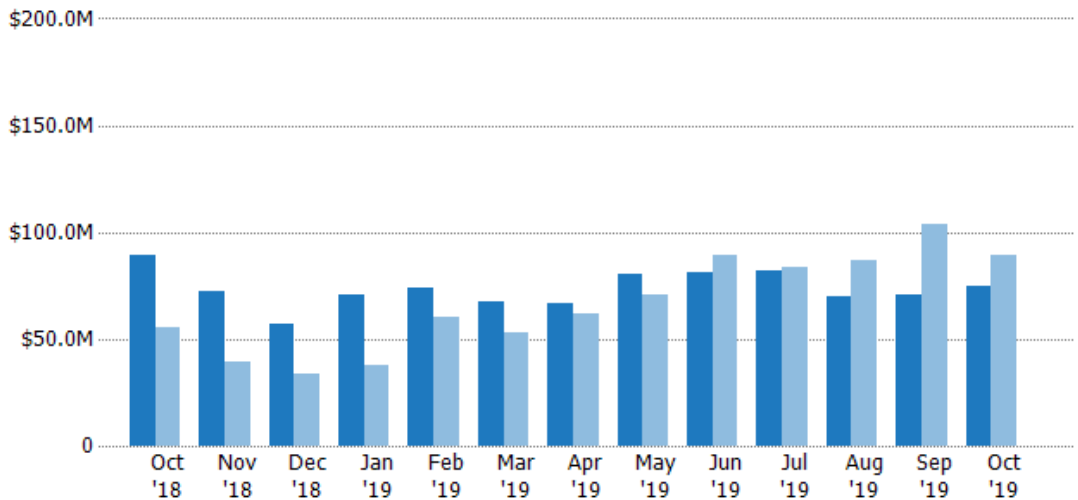
The sum of the listing price of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Oct '19	\$74.9M	-16.1%
Oct '18	\$89.3M	62.1%
Oct '17	\$55.1M	16.7%



Current Year	\$89.3M	\$72.7M	\$57.1M	\$70.6M	\$73.6M	\$67.4M	\$66.6M	\$80.4M	\$81.1M	\$81.7M	\$70.1M	\$70.5M	\$74.9M
Prior Year	\$55.1M	\$39.1M	\$33.6M	\$37.7M	\$60.1M	\$52.6M	\$62.2M	\$70.7M	\$89.1M	\$83.8M	\$86.6M	\$104M	\$89.3M
Percent Change from Prior Year	62%	86%	70%	87%	22%	28%	7%	14%	-9%	-3%	-19%	-32%	-16%

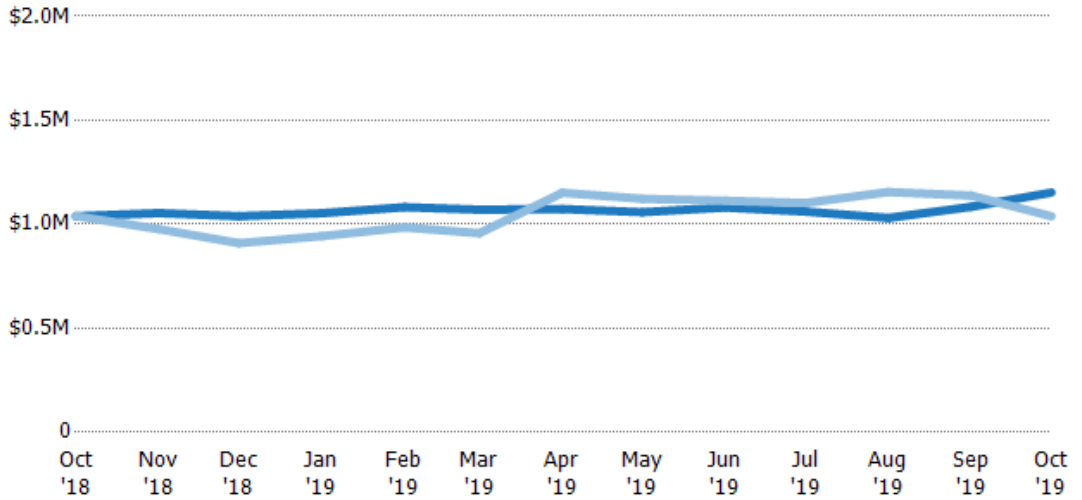
Average Listing Price

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



	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	\$1.04M	\$1.05M	\$1.04M	\$1.05M	\$1.08M	\$1.07M	\$1.07M	\$1.06M	\$1.08M	\$1.06M	\$1.03M	\$1.08M	\$1.15M
Prior Year	\$1.04M	\$977K	\$909K	\$943K	\$985K	\$957K	\$1.15M	\$1.12M	\$1.11M	\$1.1M	\$1.15M	\$1.14M	\$1.04M
Percent Change from Prior Year	0%	8%	14%	12%	10%	12%	-7%	-6%	-3%	-4%	-11%	-5%	11%

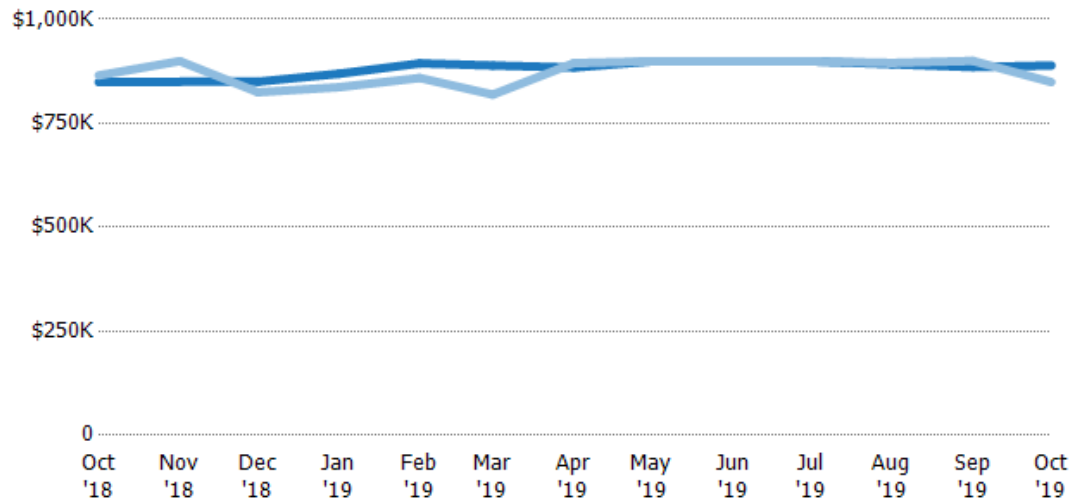
Median Listing Price

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



	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	\$849K	\$850K	\$850K	\$869K	\$894K	\$889K	\$884K	\$899K	\$899K	\$899K	\$892K	\$885K	\$889K
Prior Year	\$865K	\$899K	\$825K	\$837K	\$859K	\$819K	\$895K	\$899K	\$899K	\$899K	\$895K	\$900K	\$849K
Percent Change from Prior Year	-2%	-5%	3%	4%	4%	9%	-1%	0%	0%	0%	0%	-2%	5%

Months of Inventory

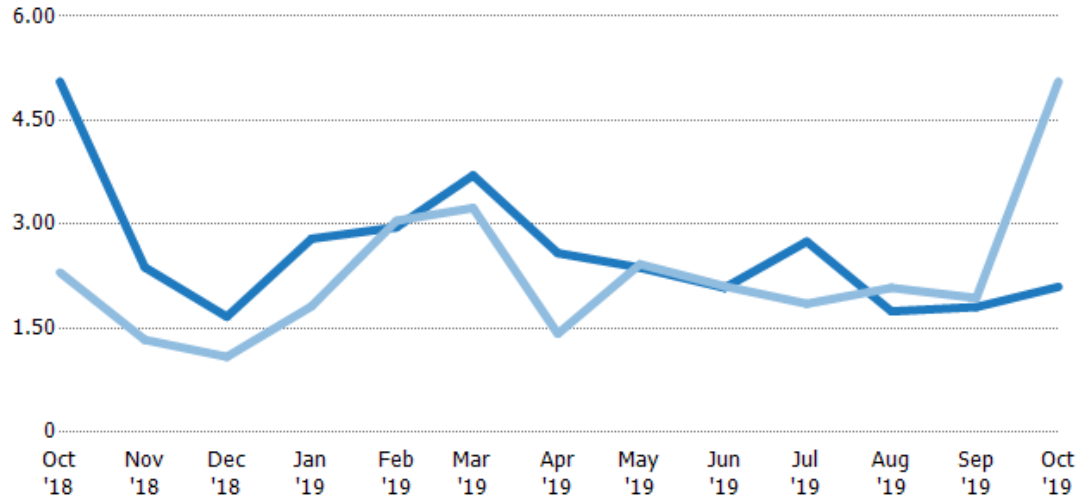
The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Months	% Chg.
Oct '19	2.1	-58.6%
Oct '18	5.06	119.5%
Oct '17	2.3	-33.4%



Current Year	5.06	2.38	1.67	2.79	2.96	3.71	2.58	2.38	2.08	2.75	1.74	1.81	2.1
Prior Year	2.3	1.33	1.09	1.82	3.05	3.24	1.42	2.42	2.11	1.85	2.08	1.94	5.06
Percent Change from Prior Year	120%	78%	53%	54%	-3%	15%	82%	-2%	-1%	48%	-16%	-7%	-59%

Absorption Rate

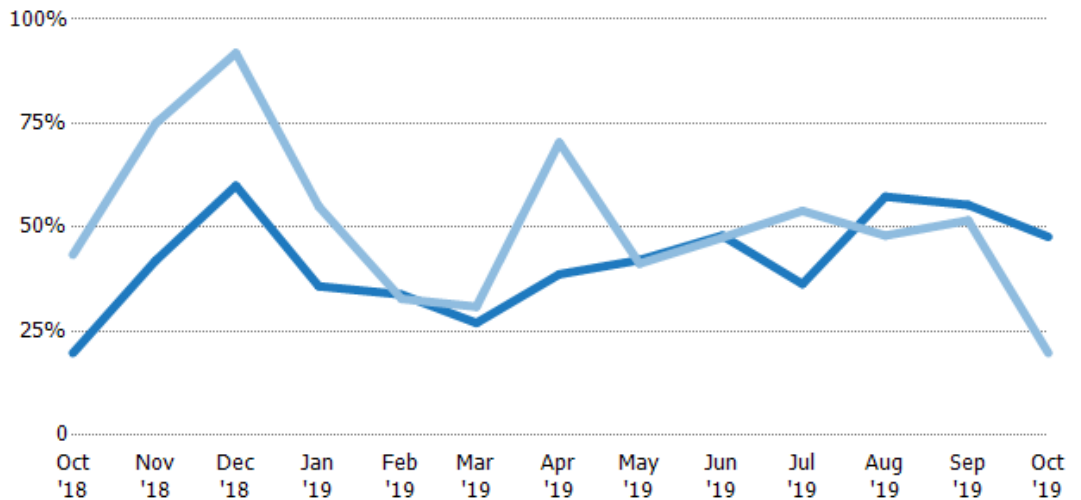
The percentage of inventory sold per month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Rate	Chg.
Oct '19	48%	-27.9%
Oct '18	20%	23.6%
Oct '17	43%	50.1%



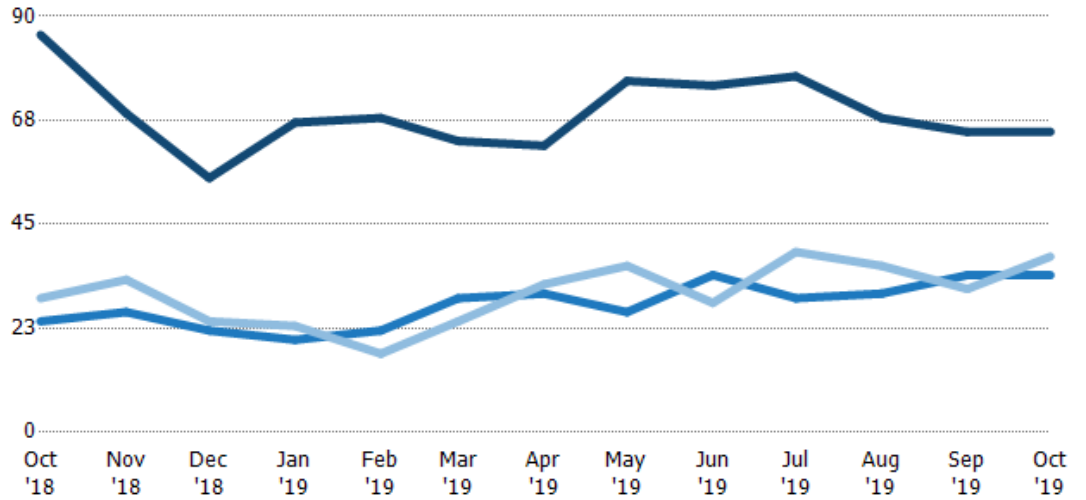
Current Year	20%	42%	60%	36%	34%	27%	39%	42%	48%	36%	57%	55%	48%
Prior Year	43%	75%	92%	55%	33%	31%	70%	41%	48%	54%	48%	52%	20%
Change from Prior Year	24%	33%	32%	19%	-1%	4%	32%	-1%	-1%	18%	-9%	-4%	-28%

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



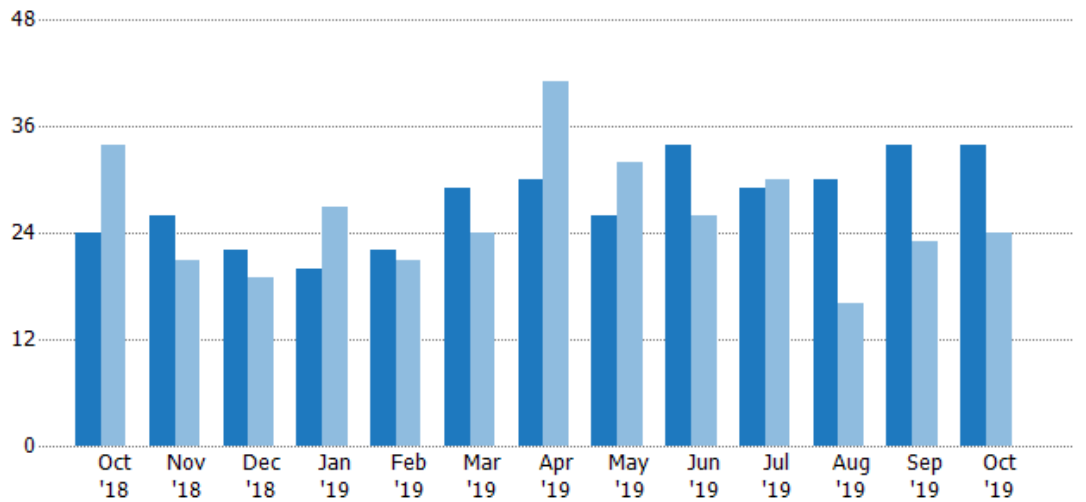
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Active	86	69	55	67	68	63	62	76	75	77	68	65	65
Pending	24	26	22	20	22	29	30	26	34	29	30	34	34
Sold	29	33	24	23	17	24	32	36	28	39	36	31	38

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.
Oct '19	34	41.7%
Oct '18	24	-29.4%
Oct '17	34	-26.5%

	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	24	26	22	20	22	29	30	26	34	29	30	34	34
Prior Year	34	21	19	27	21	24	41	32	26	30	16	23	24
Percent Change from Prior Year	-29%	24%	16%	-26%	5%	21%	-27%	-19%	31%	-3%	88%	48%	42%

Pending Sales Volume

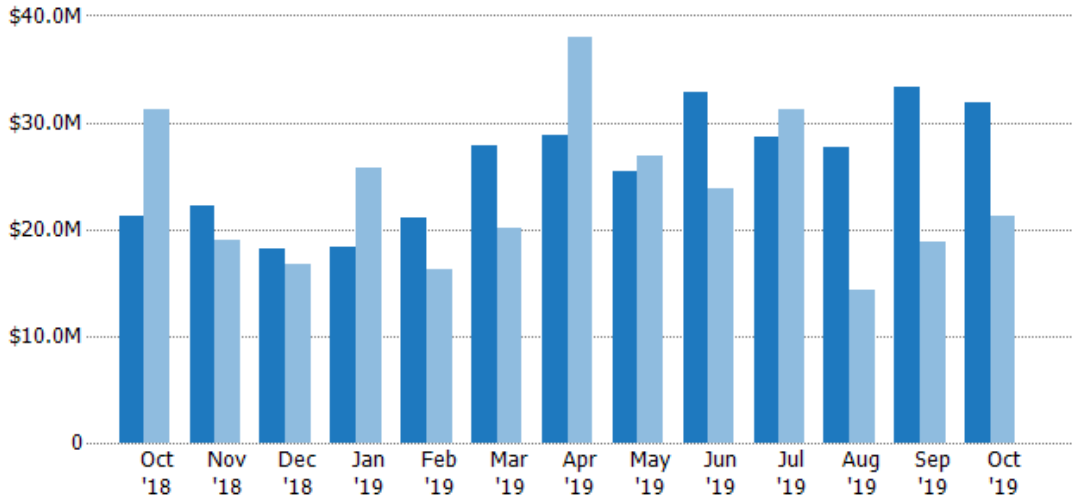
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Oct '19	\$31.9M	50.5%
Oct '18	\$21.2M	-32%
Oct '17	\$31.2M	-22.6%



Current Year	\$21.2M	\$22.2M	\$18.1M	\$18.3M	\$21.1M	\$27.8M	\$28.7M	\$25.4M	\$32.8M	\$28.7M	\$27.6M	\$33.3M	\$31.9M
Prior Year	\$31.2M	\$19M	\$16.8M	\$25.8M	\$16.2M	\$20.1M	\$38M	\$26.8M	\$23.8M	\$31.2M	\$14.3M	\$18.9M	\$21.2M
Percent Change from Prior Year	-32%	17%	8%	-29%	31%	38%	-24%	-6%	37%	-8%	94%	77%	50%

Closed Sales

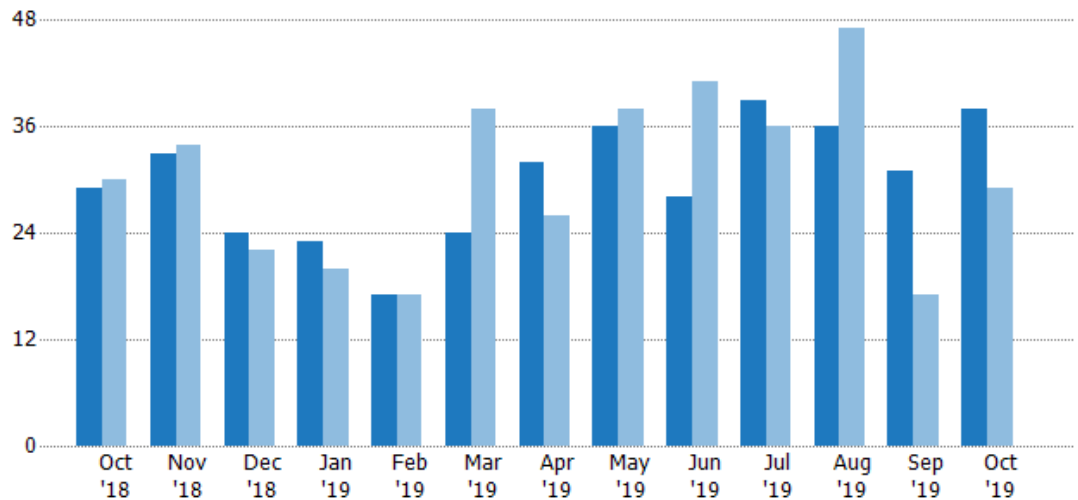
The total number of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Oct '19	38	31%
Oct '18	29	-3.3%
Oct '17	30	3.3%



Current Year	29	33	24	23	17	24	32	36	28	39	36	31	38
Prior Year	30	34	22	20	17	38	26	38	41	36	47	17	29
Percent Change from Prior Year	-3%	-3%	9%	15%	0%	-37%	23%	-5%	-32%	8%	-23%	82%	31%

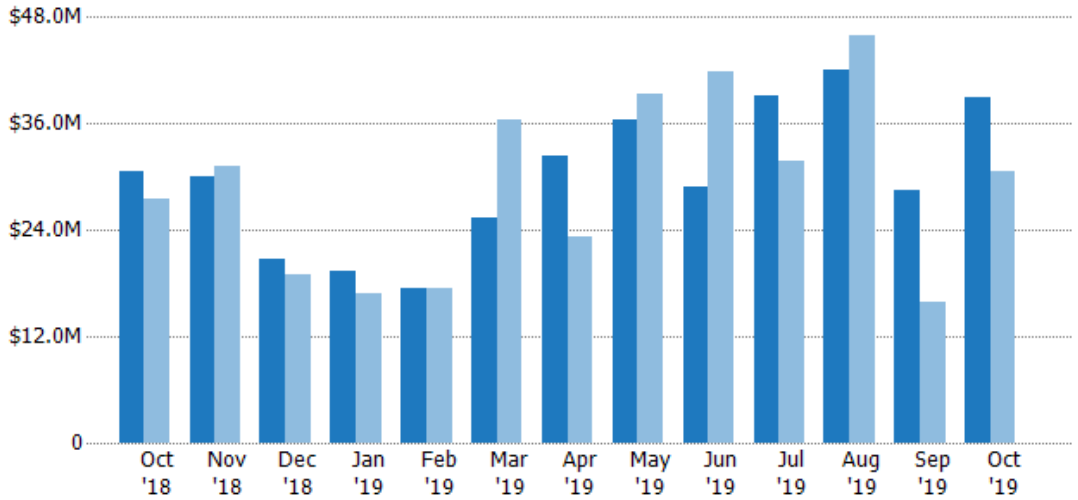
Closed Sales Volume

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
Oct '18	\$30.5M	\$27.6M	11%
Nov '18	\$29.9M	\$31.1M	-4%
Dec '18	\$20.7M	\$19M	9%
Jan '19	\$19.3M	\$16.8M	15%
Feb '19	\$17.5M	\$17.4M	0%
Mar '19	\$25.4M	\$36.5M	-30%
Apr '19	\$32.3M	\$23.2M	39%
May '19	\$36.4M	\$39.3M	-7%
Jun '19	\$28.8M	\$41.9M	-31%
Jul '19	\$39.2M	\$31.7M	24%
Aug '19	\$42.1M	\$46M	-8%
Sep '19	\$28.5M	\$15.9M	80%
Oct '19	\$39M	\$30.5M	28%

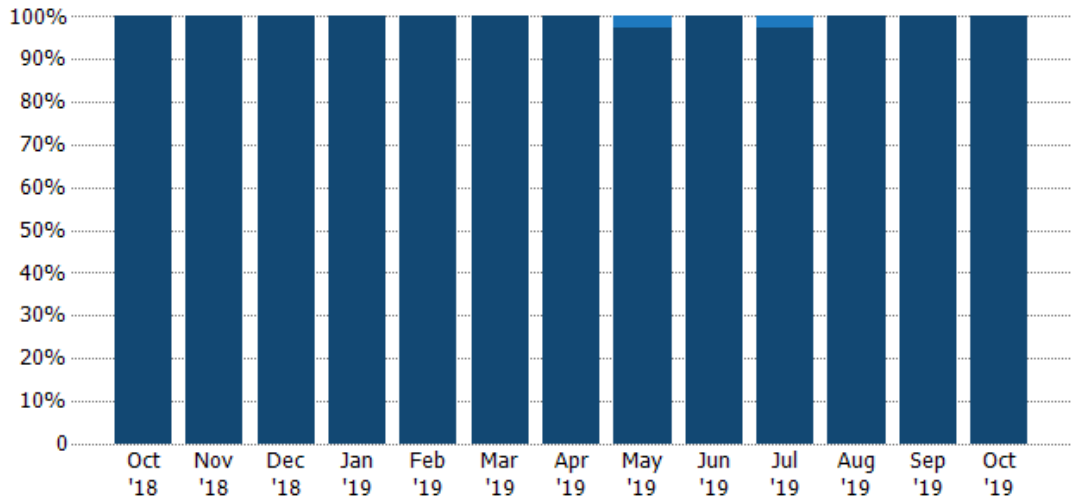
Closed Sales by Property Type

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
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%	97%
Aug '19	-	100%
Sep '19	-	100%
Oct '19	-	100%

Average Sales Price

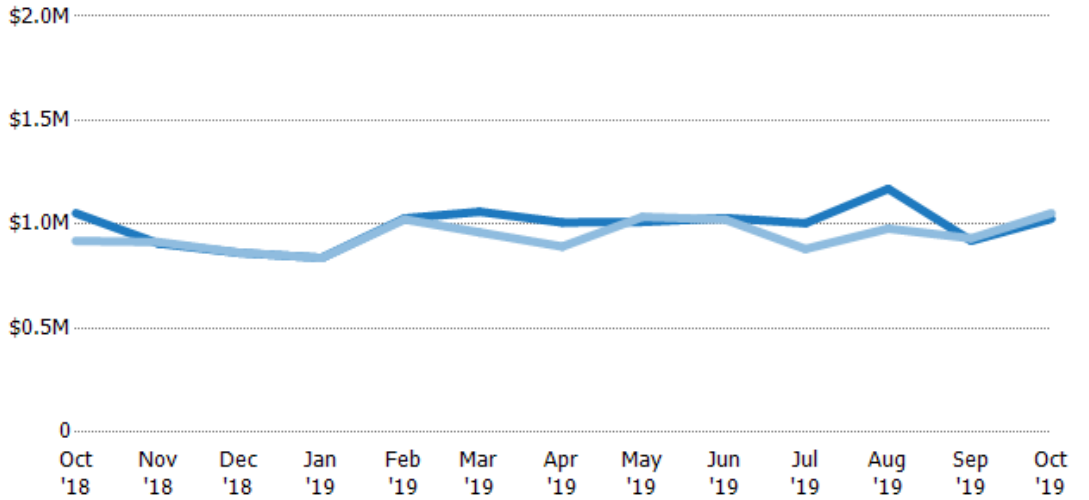
The average sales price of the residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Price	% Chg.
Oct '19	\$1.03M	-2.5%
Oct '18	\$1.05M	14.5%
Oct '17	\$920K	-19.7%



	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	\$1.05M	\$907K	\$863K	\$838K	\$1.03M	\$1.06M	\$1.01M	\$1.01M	\$1.03M	\$1.01M	\$1.17M	\$921K	\$1.03M
Prior Year	\$920K	\$915K	\$864K	\$838K	\$1.02M	\$961K	\$893K	\$1.04M	\$1.02M	\$881K	\$979K	\$932K	\$1.05M
Percent Change from Prior Year	14%	-1%	0%	0%	0%	10%	13%	-2%	1%	14%	20%	-1%	-2%

Median Sales Price

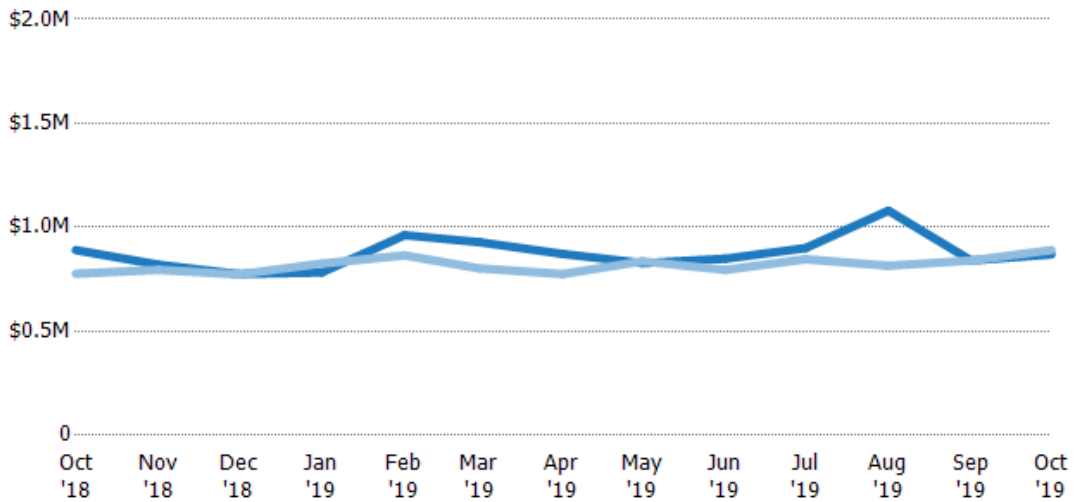
The median sales price of the residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Price	% Chg.
Oct '19	\$870K	-2.3%
Oct '18	\$890K	14.6%
Oct '17	\$777K	-9.9%



	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	\$890K	\$820K	\$775K	\$783K	\$962K	\$929K	\$872K	\$828K	\$849K	\$900K	\$1.08M	\$840K	\$870K
Prior Year	\$777K	\$796K	\$773K	\$825K	\$865K	\$803K	\$775K	\$837K	\$795K	\$847K	\$815K	\$840K	\$890K
Percent Change from Prior Year	15%	3%	0%	-5%	11%	16%	13%	-1%	7%	6%	33%	0%	-2%

Distressed Listings

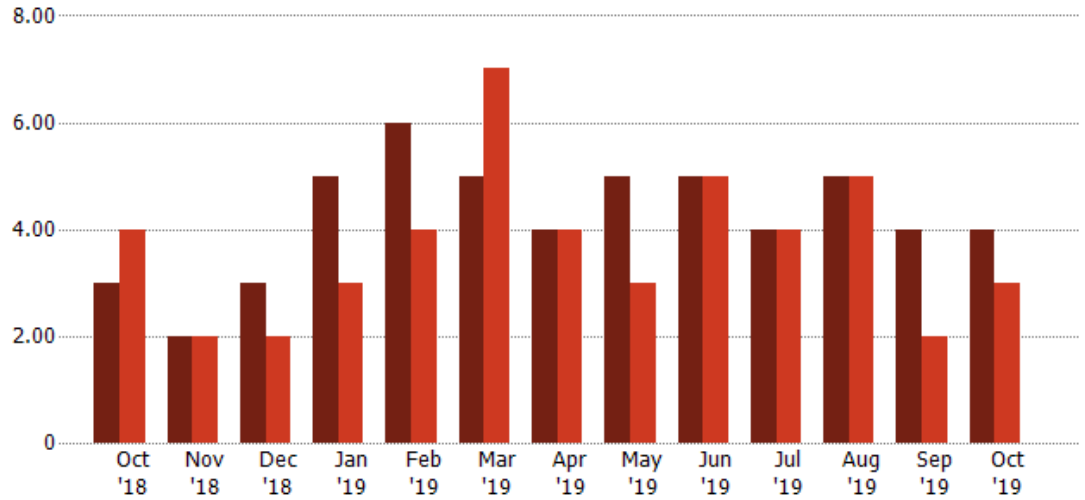
The number of distressed residential properties that were for sale at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Oct '19	4	33.3%
Oct '18	3	-25%
Oct '17	4	0%



	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	3	2	3	5	6	5	4	5	5	4	5	4	4
Prior Year	4	2	2	3	4	7	4	3	5	4	5	2	3
Percent Change from Prior Year	-25%	0%	50%	67%	50%	-29%	0%	67%	0%	0%	0%	100%	33%

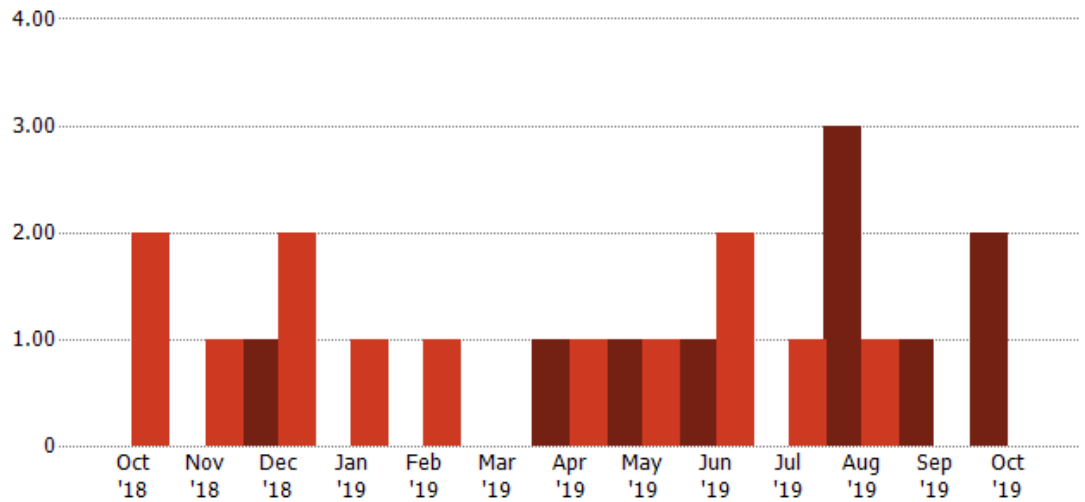
Distressed Sales

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



	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	-	-	1	-	-	-	1	1	1	-	3	1	2
Prior Year	2	1	2	1	1	-	1	1	2	1	1	-	-
Percent Change from Prior Year	-100%	-100%	-50%	-100%	-100%	-	0%	0%	-50%	-100%	200%	100%	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: 11/08/2019

Scheduled: No

Report Date Range: From 10/2018 To: 10/2019

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 10/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area