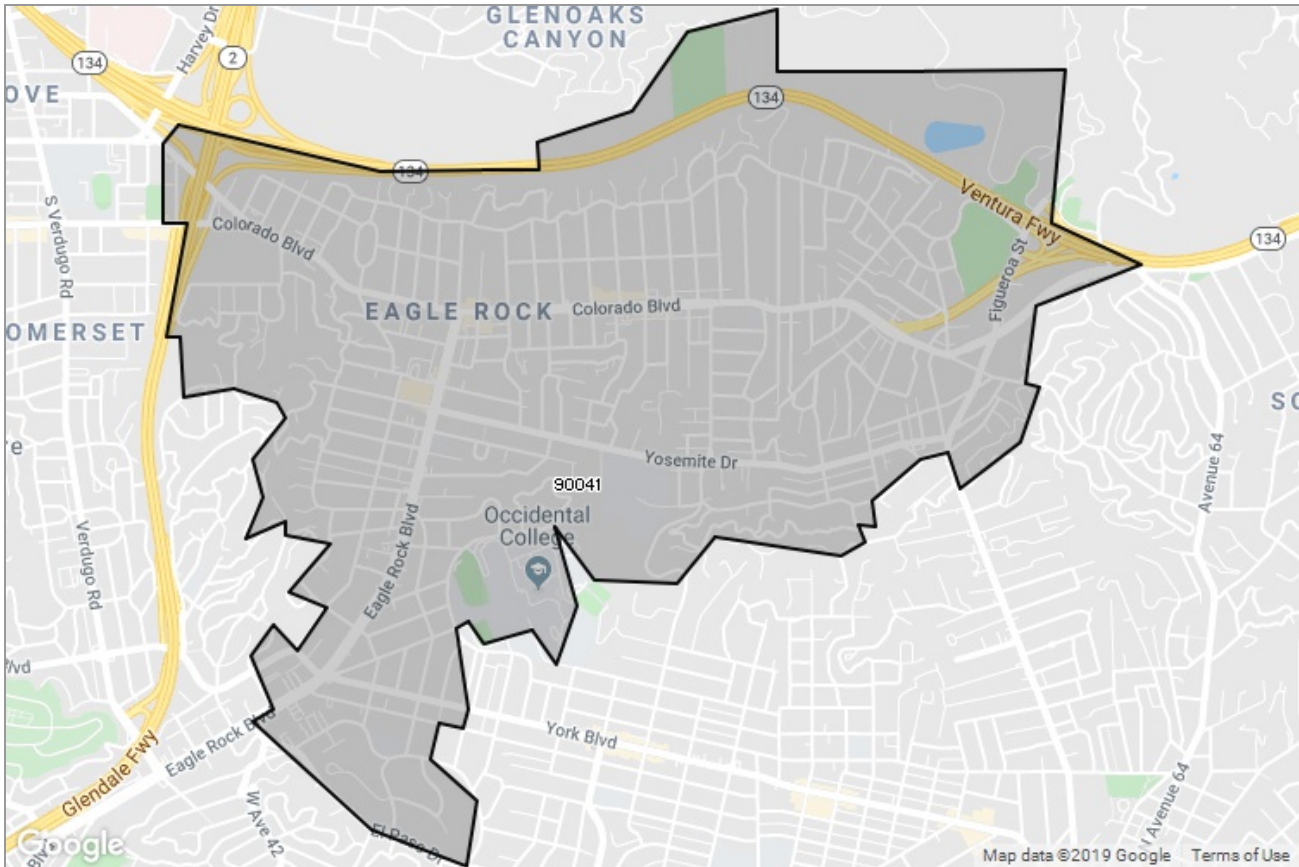




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Eagle Rock



## Report Characteristics

**Report Name:**  
Eagle Rock

**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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	19	21	-9.5%	248	183	+35.5%
New Listing Volume	\$17,908,500	\$18,991,700	-5.7%	\$247,030,005	\$177,311,376	+39.3%
Active Listing Count	31	40	-22.5%	N/A	N/A	
Active Listing Volume	\$28,942,388	\$38,435,276	-24.7%	N/A	N/A	
Average Listing Price	\$933,625	\$960,882	-2.8%	\$1,013,027	\$992,577	+2.1%
Median Listing Price	\$839,000	\$893,500	-6.1%	\$962,097	\$911,004	+5.6%
Months of Inventory	1.9	4.4	-56.4%	2.8	2	+41.7%
Absorption Rate	51.61%	22.5%	+29.1%	35.41%	50.18%	-14.8%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	24	20	+20%	N/A	N/A	
Pending Sales Volume	\$23,400,200	\$20,420,400	+14.6%	N/A	N/A	
Closed Sales Count	12	15	-20%	173	125	+38.4%
Closed Sales Volume	\$12,007,000	\$13,935,800	-13.8%	\$172,753,366	\$127,447,892	+35.5%
Average Sales Price	\$1,000,583	\$929,053	+7.7%	\$998,574	\$1,019,583	-2.1%
Median Sales Price	\$932,500	\$849,900	+9.7%	\$906,090	\$914,642	-0.9%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	2	-	N/A	N/A	

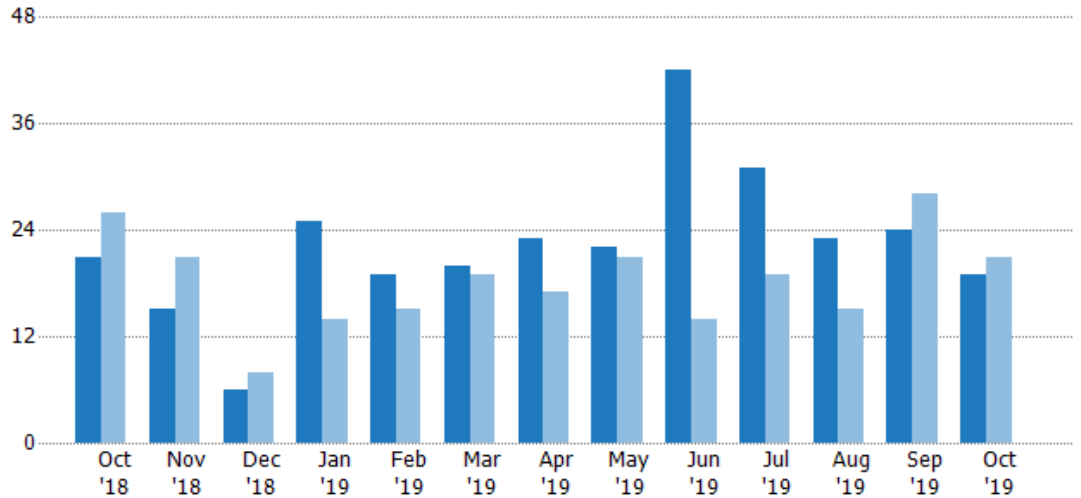
## New Listings

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/Year	Count	% Chg.
Oct '19	19	-9.5%
Oct '18	21	-19.2%
Oct '17	26	-50%



Current Year	21	15	6	25	19	20	23	22	42	31	23	24	19
Prior Year	26	21	8	14	15	19	17	21	14	19	15	28	21
Percent Change from Prior Year	-19%	-29%	-25%	79%	27%	5%	35%	5%	200%	63%	53%	-14%	-10%

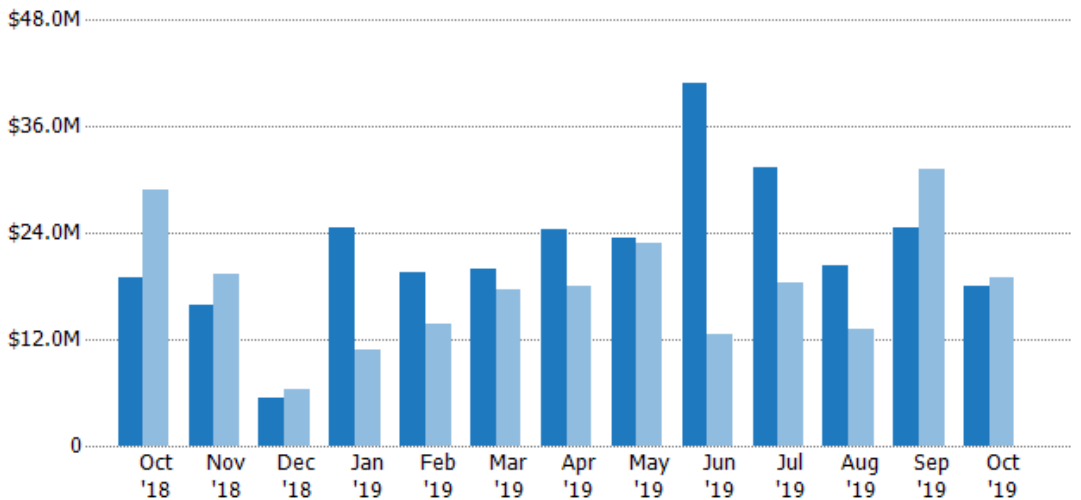
## New Listing Volume

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/Year	Volume	% Chg.
Oct '19	\$17.9M	-5.7%
Oct '18	\$19M	-34.4%
Oct '17	\$28.9M	-62%



Current Year	\$19M	\$15.8M	\$5.34M	\$24.5M	\$19.5M	\$19.9M	\$24.4M	\$23.5M	\$41M	\$31.4M	\$20.4M	\$24.6M	\$17.9M
Prior Year	\$28.9M	\$19.4M	\$6.38M	\$10.7M	\$13.7M	\$17.6M	\$18M	\$22.8M	\$12.6M	\$18.5M	\$13.2M	\$31.2M	\$19M
Percent Change from Prior Year	-34%	-19%	-16%	128%	42%	13%	36%	3%	226%	70%	54%	-21%	-6%

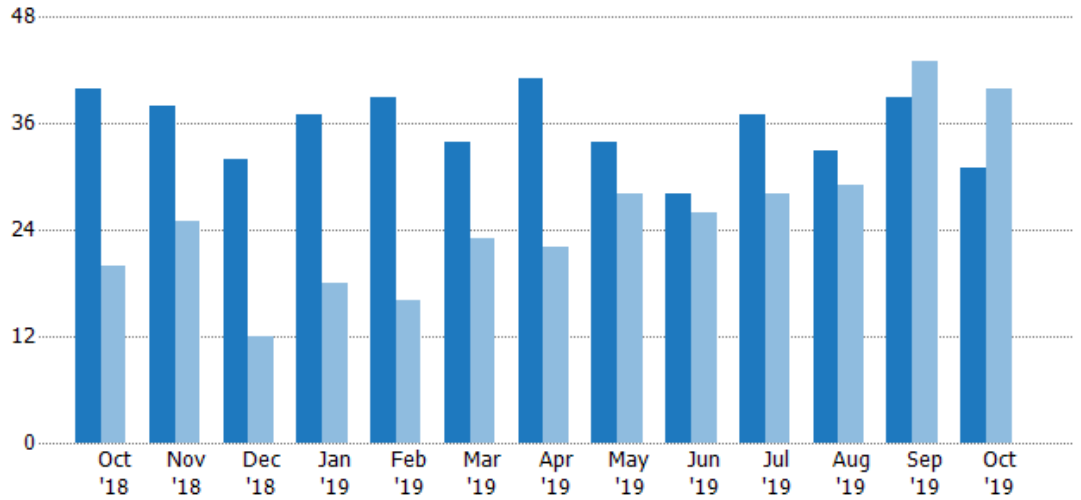
## Active Listings

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

### Filters Used

ZIP: Los Angeles, CA 90041  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Oct '19	31	-22.5%
Oct '18	40	100%
Oct '17	20	40%



	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	40	38	32	37	39	34	41	34	28	37	33	39	31
Prior Year	20	25	12	18	16	23	22	28	26	28	29	43	40
Percent Change from Prior Year	100%	52%	167%	106%	144%	48%	86%	21%	8%	32%	14%	-9%	-23%

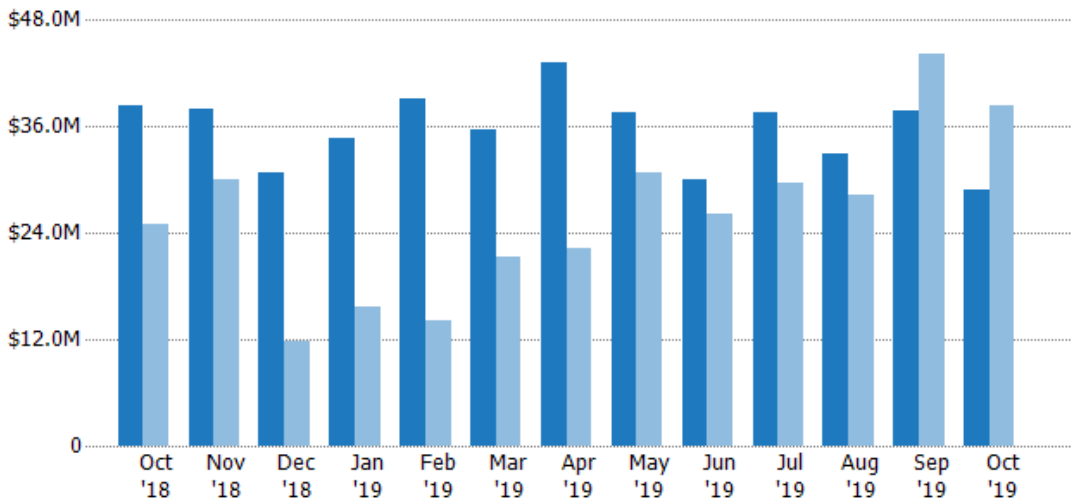
## Active Listing Volume

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

### Filters Used

ZIP: Los Angeles, CA 90041  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Oct '19	\$28.9M	-24.7%
Oct '18	\$38.4M	53.7%
Oct '17	\$25M	-7.5%



	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	\$38.4M	\$37.9M	\$30.8M	\$34.8M	\$39.2M	\$35.6M	\$43.1M	\$37.6M	\$30.1M	\$37.6M	\$32.9M	\$37.8M	\$28.9M
Prior Year	\$25M	\$29.9M	\$11.7M	\$15.7M	\$14.2M	\$21.3M	\$22.4M	\$30.8M	\$26.2M	\$29.6M	\$28.3M	\$44.1M	\$38.4M
Percent Change from Prior Year	54%	27%	162%	121%	176%	67%	93%	22%	15%	27%	16%	-14%	-25%

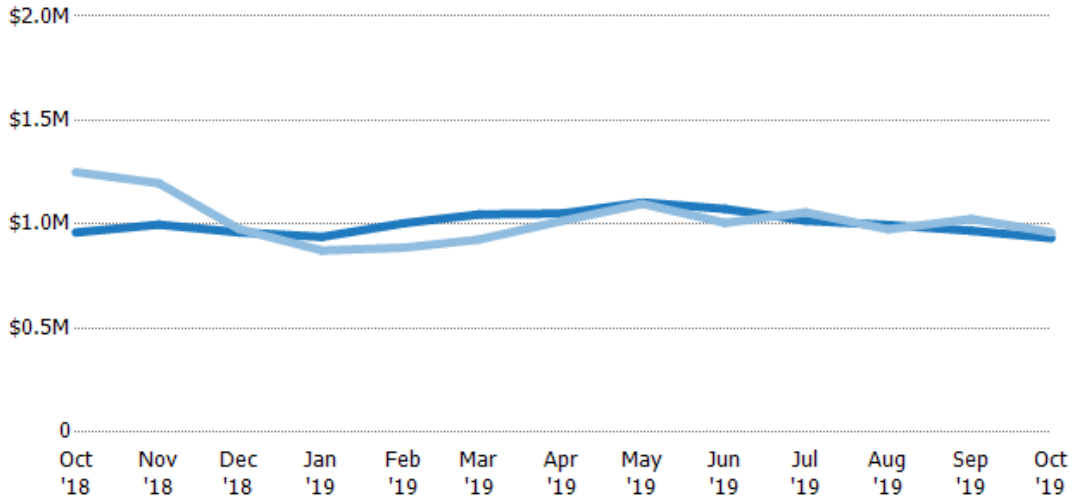
## Average Listing Price

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Oct '19	\$934K	-2.8%
Oct '18	\$961K	-23.2%
Oct '17	\$1.25M	-33.9%



Current Year	\$961K	\$998K	\$961K	\$939K	\$1.01M	\$1.05M	\$1.05M	\$1.1M	\$1.07M	\$1.02M	\$997K	\$969K	\$934K
Prior Year	\$1.25M	\$1.2M	\$977K	\$874K	\$888K	\$927K	\$1.02M	\$1.1M	\$1.01M	\$1.06M	\$976K	\$1.03M	\$961K
Percent Change from Prior Year	-23%	-17%	-2%	7%	13%	13%	3%	1%	7%	-4%	2%	-5%	-3%

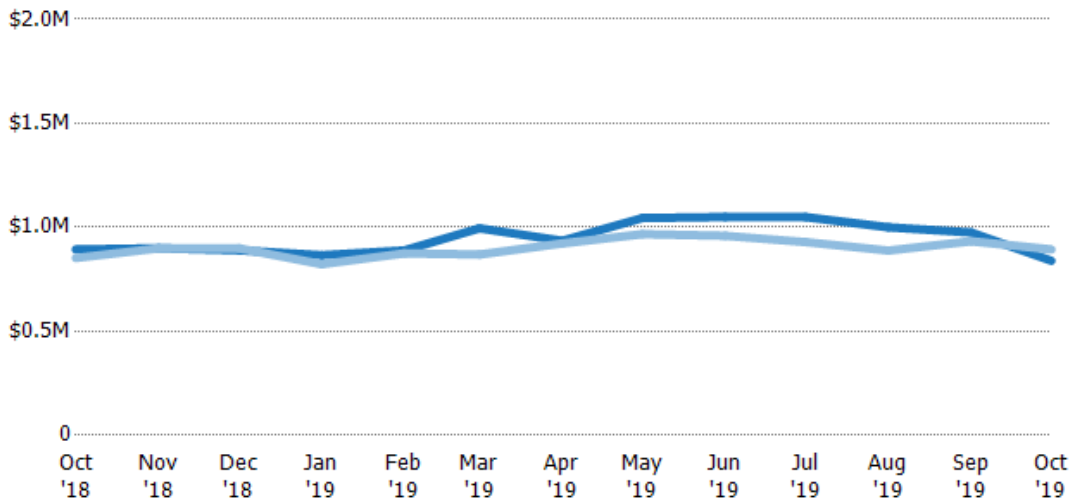
## Median Listing Price

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Oct '19	\$839K	-6.1%
Oct '18	\$894K	4.8%
Oct '17	\$853K	-0.4%



Current Year	\$894K	\$899K	\$889K	\$866K	\$889K	\$995K	\$935K	\$1.04M	\$1.05M	\$1.05M	\$1M	\$975K	\$839K
Prior Year	\$853K	\$899K	\$899K	\$822K	\$875K	\$869K	\$923K	\$967K	\$959K	\$929K	\$888K	\$933K	\$894K
Percent Change from Prior Year	5%	0%	-1%	5%	2%	14%	1%	8%	9%	13%	13%	5%	-6%

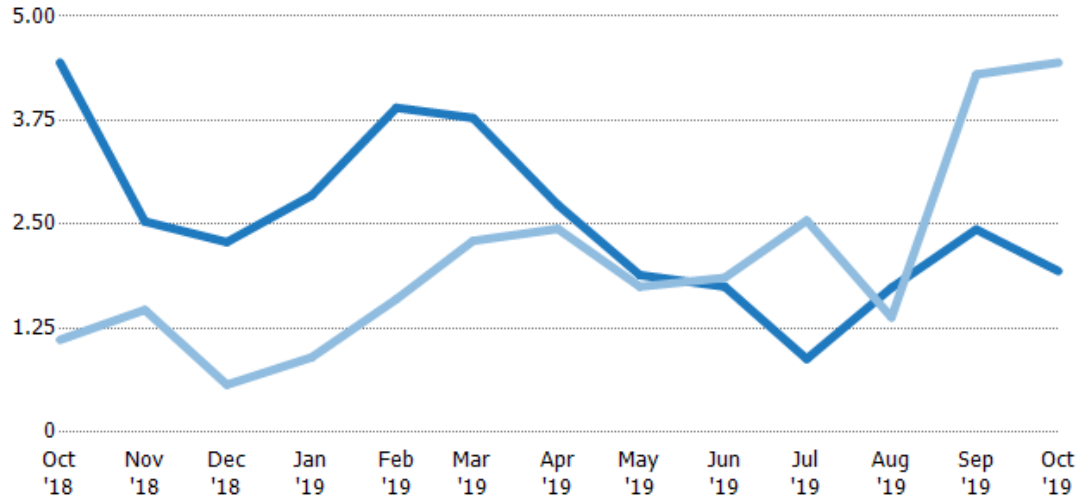
## Months of Inventory

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/Year	Months	% Chg.
Oct '19	1.94	-56.4%
Oct '18	4.44	300%
Oct '17	1.11	93.8%



Current Year	4.44	2.53	2.29	2.85	3.9	3.78	2.73	1.89	1.75	0.88	1.74	2.44	1.94
Prior Year	1.11	1.47	0.57	0.9	1.6	2.3	2.44	1.75	1.86	2.55	1.38	4.3	4.44
Percent Change from Prior Year	300%	72%	300%	216%	144%	64%	12%	8%	-6%	-65%	26%	-43%	-56%

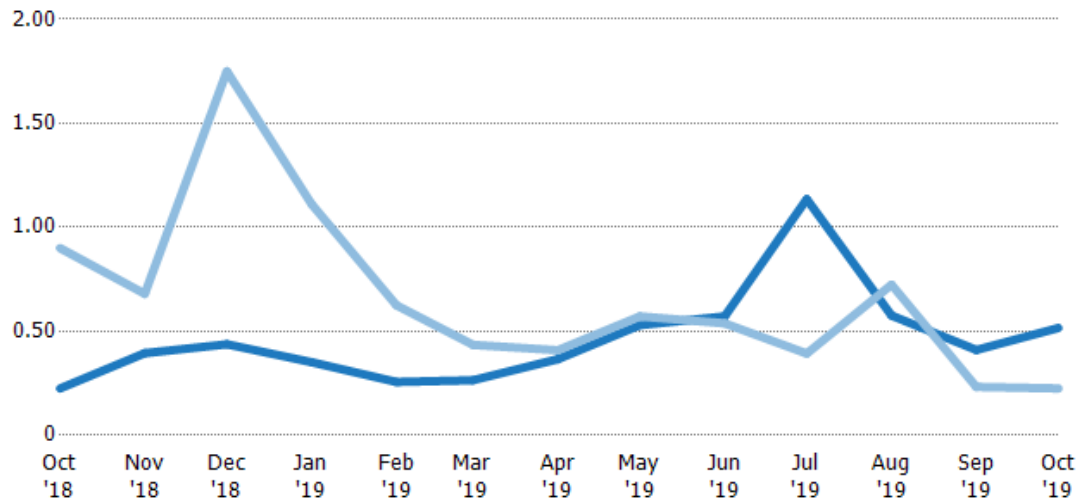
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/Year	Rate	Chg.
Oct '19	52%	-29.1%
Oct '18	23%	67.5%
Oct '17	90%	-48.4%



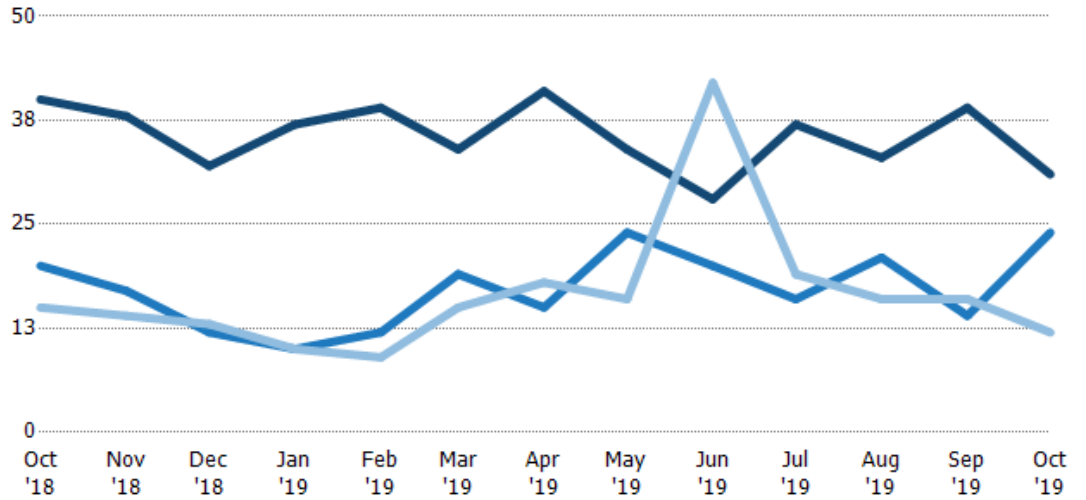
Current Year	23%	39%	44%	35%	26%	26%	37%	53%	57%	114%	58%	41%	52%
Prior Year	90%	68%	175%	111%	63%	43%	41%	57%	54%	39%	72%	23%	23%
Change from Prior Year	68%	29%	131%	76%	37%	17%	4%	4%	-3%	-74%	15%	-18%	-29%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



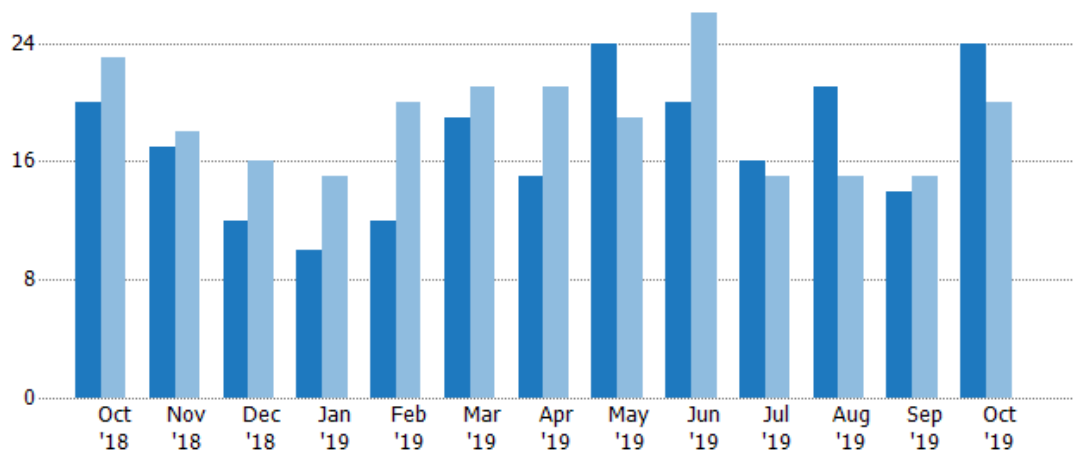
Active	40	38	32	37	39	34	41	34	28	37	33	39	31
Pending	20	17	12	10	12	19	15	24	20	16	21	14	24
Sold	15	14	13	10	9	15	18	16	42	19	16	16	12

## Pending Sales

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Current Year	20	17	12	10	12	19	15	24	20	16	21	14	24
Prior Year	23	18	16	15	20	21	21	19	26	15	15	15	20
Percent Change from Prior Year	-13%	-6%	-25%	-33%	-40%	-10%	-29%	26%	-23%	7%	40%	-7%	20%

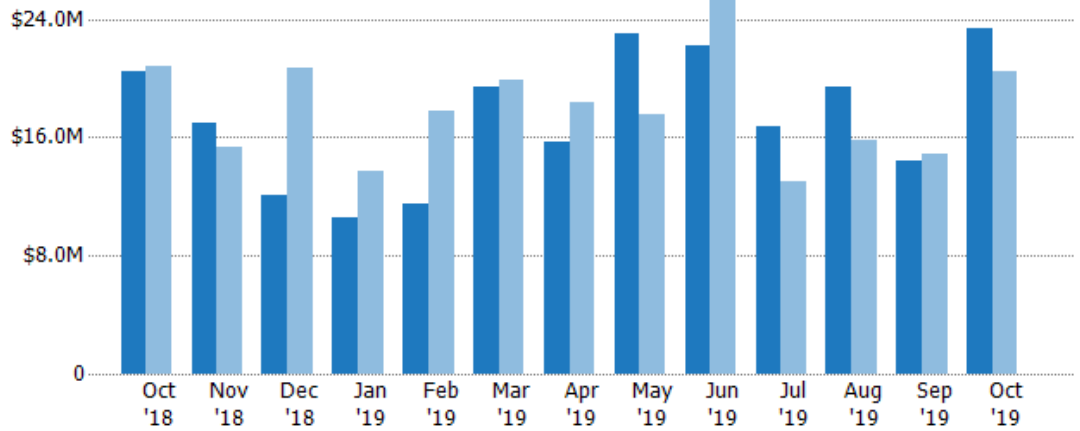
## Pending Sales Volume

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

### Filters Used

ZIP: Los Angeles, CA 90041  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Oct '19	\$23.4M	14.6%
Oct '18	\$20.4M	-1.8%
Oct '17	\$20.8M	-52.9%



Current Year	\$20.4M	\$17M	\$12.1M	\$10.6M	\$11.5M	\$19.4M	\$15.7M	\$23M	\$22.2M	\$16.7M	\$19.4M	\$14.4M	\$23.4M
Prior Year	\$20.8M	\$15.3M	\$20.7M	\$13.7M	\$17.7M	\$19.9M	\$18.4M	\$17.6M	\$25.6M	\$13M	\$15.8M	\$14.9M	\$20.4M
Percent Change from Prior Year	-2%	11%	-41%	-23%	-35%	-2%	-14%	31%	-13%	28%	23%	-4%	15%

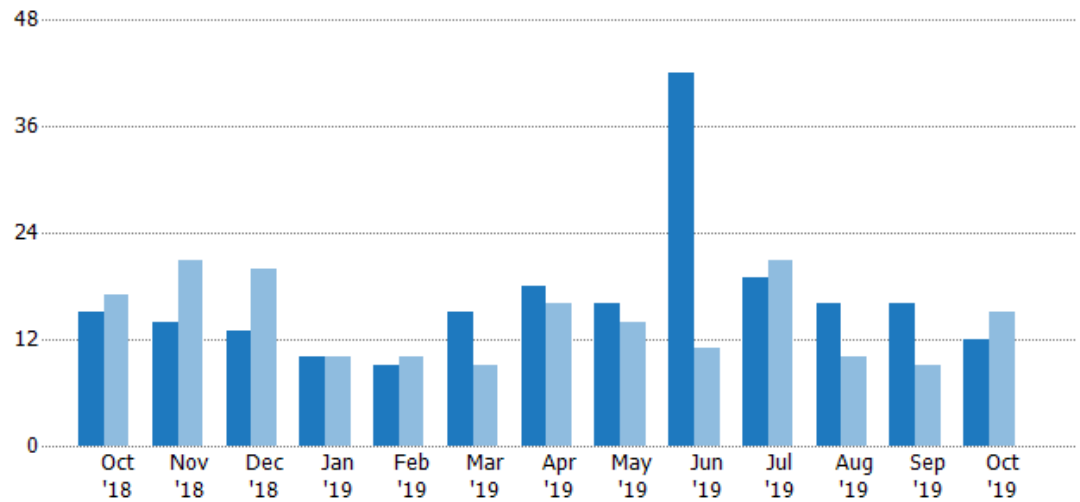
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: Los Angeles, CA 90041  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Oct '19	12	-20%
Oct '18	15	-11.8%
Oct '17	17	-11.8%



Current Year	15	14	13	10	9	15	18	16	42	19	16	16	12
Prior Year	17	21	20	10	10	9	16	14	11	21	10	9	15
Percent Change from Prior Year	-12%	-33%	-35%	0%	-10%	67%	13%	14%	282%	-10%	60%	78%	-20%



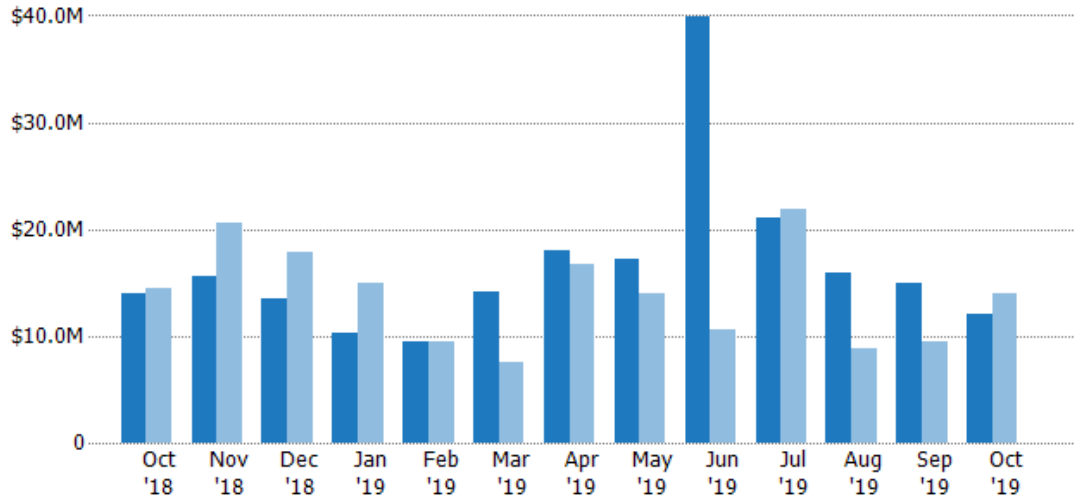
## Closed Sales Volume

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

### Filters Used

ZIP: Los Angeles, CA 90041  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Oct '19	\$12M	-13.8%
Oct '18	\$13.9M	-3.3%
Oct '17	\$14.4M	-4.5%



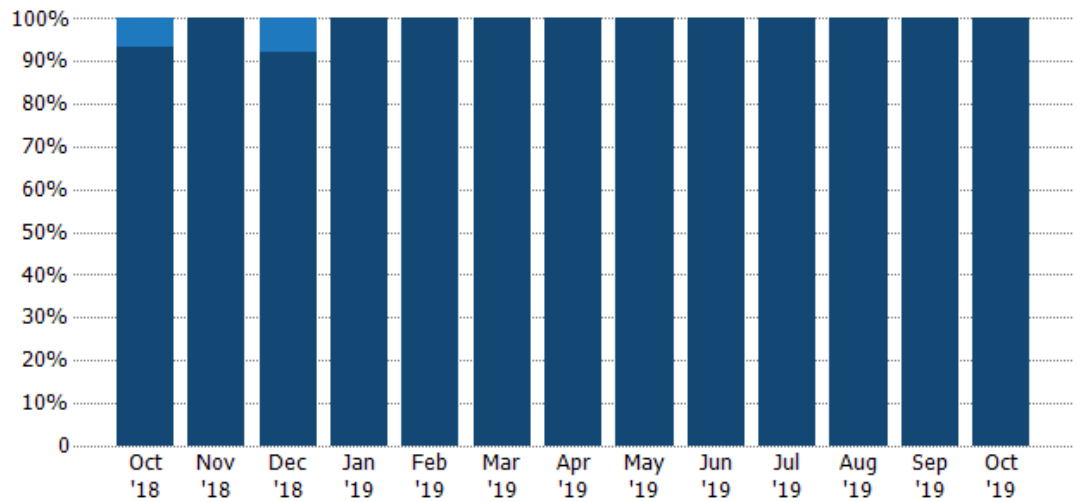
Current Year	\$13.9M	\$15.6M	\$13.5M	\$10.2M	\$9.51M	\$14.1M	\$18M	\$17.1M	\$39.9M	\$21.1M	\$16M	\$14.9M	\$12M
Prior Year	\$14.4M	\$20.6M	\$17.9M	\$14.9M	\$9.42M	\$7.54M	\$16.7M	\$14M	\$10.6M	\$21.9M	\$8.9M	\$9.48M	\$13.9M
Percent Change from Prior Year	-3%	-24%	-24%	-32%	1%	87%	7%	23%	277%	-4%	79%	57%	-14%

## Closed Sales by Property Type

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

### Filters Used

ZIP: Los Angeles, CA 90041  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Condo/Townhouse	7%	-	8%	-	-	-	-	-	-	-	-	-	-
Single Family Residence	93%	100%	92%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

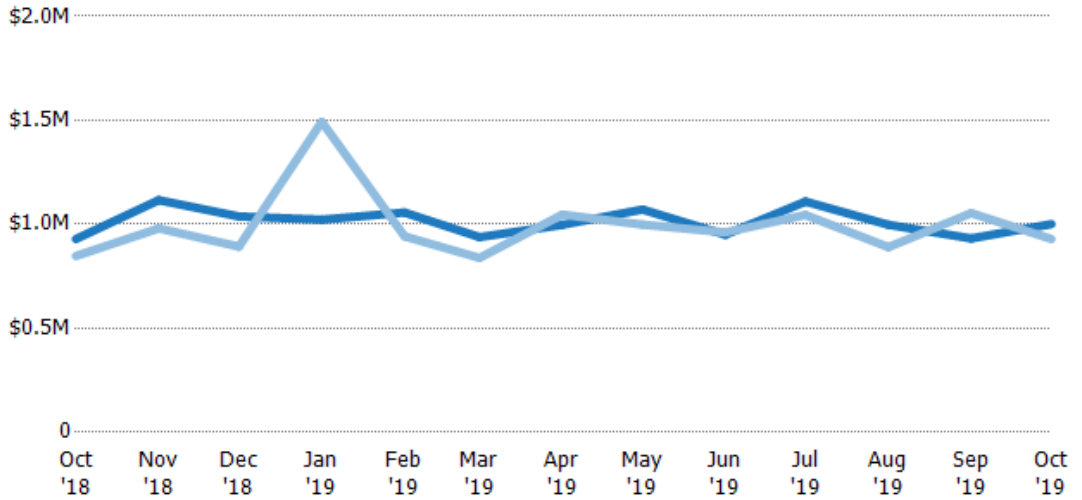
## Average Sales Price

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Oct '19	\$1M	7.7%
Oct '18	\$929K	9.6%
Oct '17	\$847K	8.3%



Current Year	\$929K	\$1.12M	\$1.04M	\$1.02M	\$1.06M	\$938K	\$997K	\$1.07M	\$950K	\$1.11M	\$998K	\$932K	\$1M
Prior Year	\$847K	\$980K	\$893K	\$1.49M	\$942K	\$838K	\$1.05M	\$999K	\$961K	\$1.04M	\$890K	\$1.05M	\$929K
Percent Change from Prior Year	10%	14%	16%	-32%	12%	12%	-5%	7%	-1%	6%	12%	-12%	8%

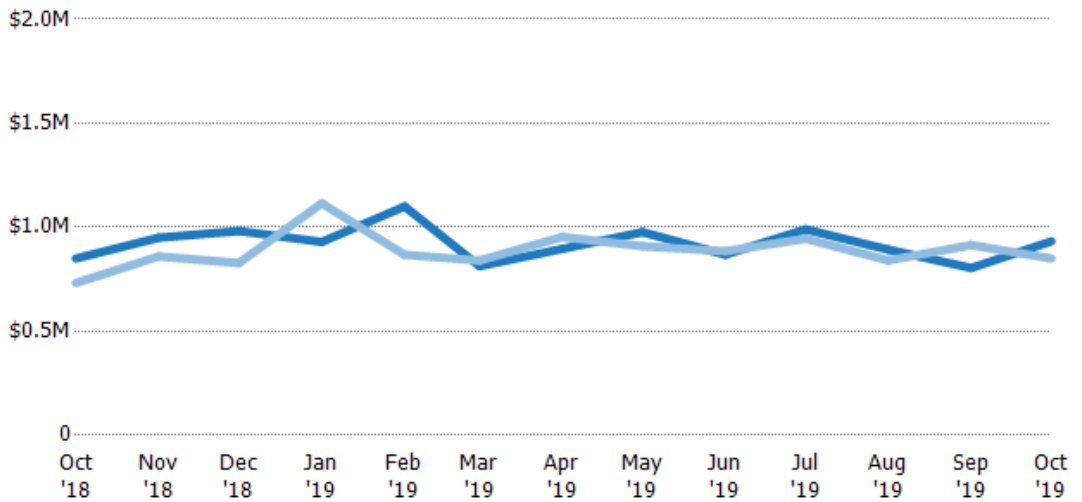
## Median Sales Price

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

### Filters Used

ZIP: Los Angeles, CA 90041  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Oct '19	\$933K	9.7%
Oct '18	\$850K	16.1%
Oct '17	\$732K	16.5%



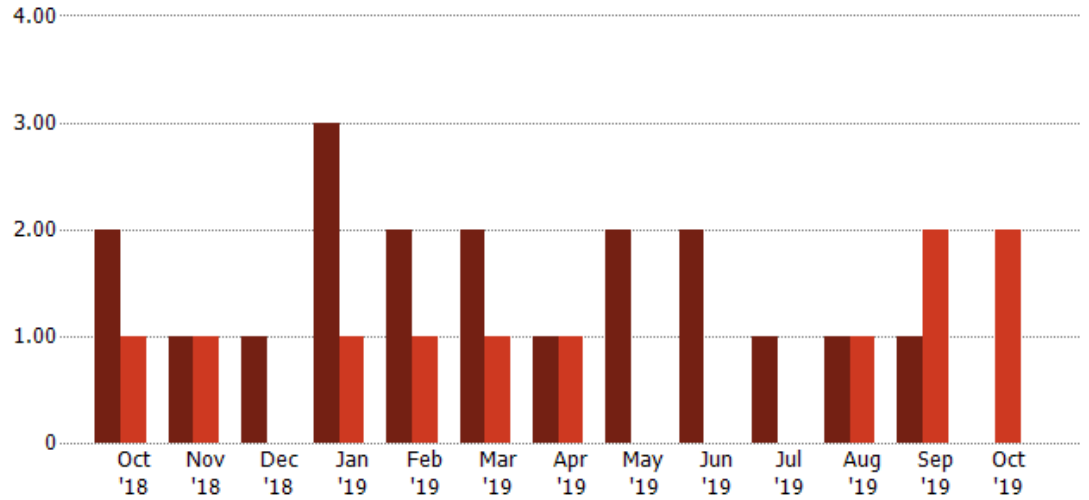
Current Year	\$850K	\$950K	\$982K	\$930K	\$1.1M	\$813K	\$896K	\$977K	\$868K	\$990K	\$893K	\$804K	\$933K
Prior Year	\$732K	\$860K	\$828K	\$1.12M	\$868K	\$840K	\$954K	\$909K	\$885K	\$945K	\$840K	\$914K	\$850K
Percent Change from Prior Year	16%	10%	19%	-17%	27%	-3%	-6%	7%	-2%	5%	6%	-12%	10%

## Distressed Listings

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

### Filters Used

ZIP: Los Angeles, CA 90041  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



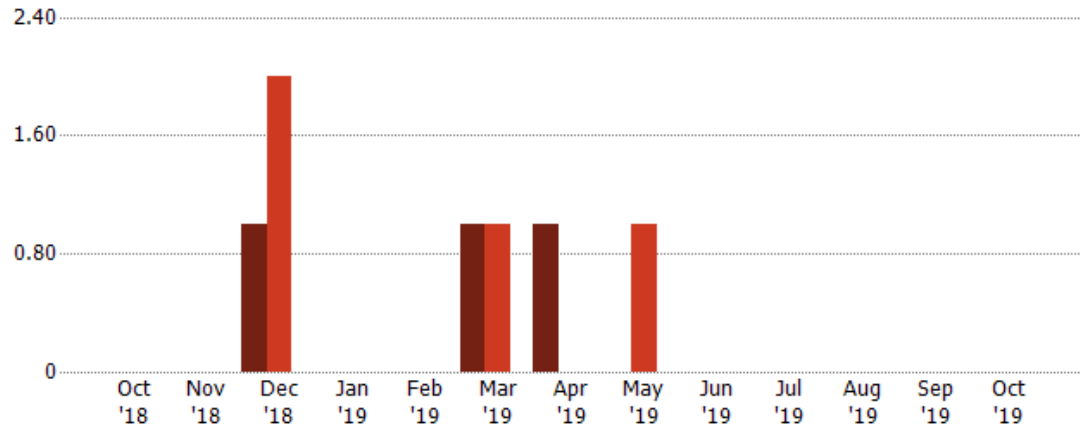
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	2	1	1	3	2	2	1	2	2	1	1	1	-
Prior Year	1	1	-	1	1	1	1	-	-	-	1	2	2
Percent Change from Prior Year	100%	0%	100%	200%	100%	100%	0%	100%	100%	100%	0%	-50%	-100%

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

ZIP: Los Angeles, CA 90041  
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	-	-	-	-	-	-
Prior Year	-	-	2	-	-	1	-	1	-	-	-	-	-
Percent Change from Prior Year	-	-	-50%	-	-	0%	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:** Eagle Rock

**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

<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:** Los Angeles, CA 90041

### 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