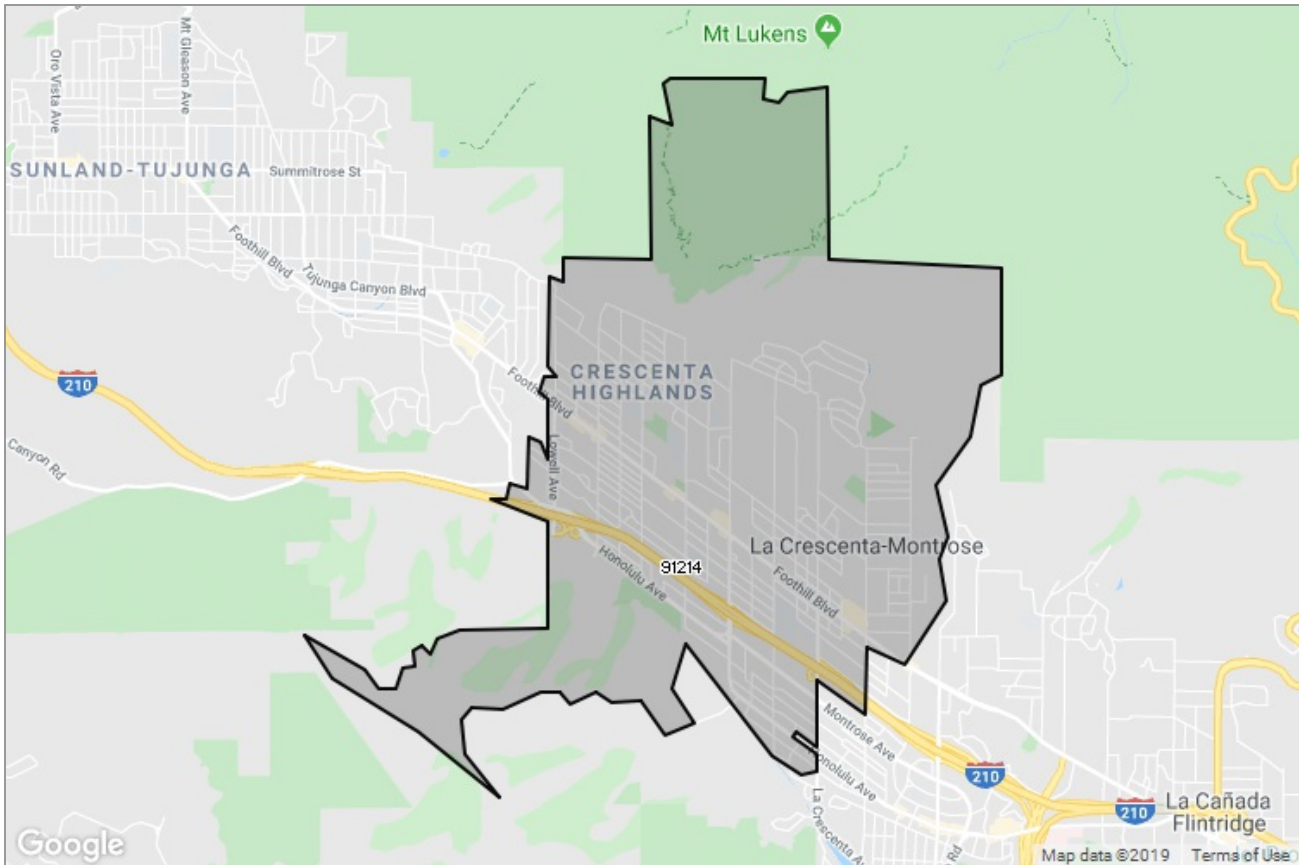




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

La Crescenta



Report Characteristics

Report Name:
La Crescenta

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	29	23	+26.1%	345	340	+1.5%
New Listing Volume	\$27,260,724	\$20,697,000	+31.7%	\$306,122,645	\$299,297,279	+2.3%
Active Listing Count	42	49	-14.3%	N/A	N/A	
Active Listing Volume	\$39,850,338	\$44,593,241	-10.6%	N/A	N/A	
Average Listing Price	\$948,818	\$910,066	+4.3%	\$910,803	\$943,885	-3.5%
Median Listing Price	\$874,500	\$890,000	-1.7%	\$872,399	\$875,206	-0.3%
Months of Inventory	1.5	2	-23.5%	1.9	1.7	+12.3%
Absorption Rate	66.67%	51.02%	+15.6%	52.5%	58.97%	-6.5%
Sales Activity Charts Metrics						
Pending Sales Count	38	16	+137.5%	N/A	N/A	
Pending Sales Volume	\$32,907,287	\$13,653,698	+141%	N/A	N/A	
Closed Sales Count	24	29	-17.2%	261	283	-7.8%
Closed Sales Volume	\$21,467,000	\$25,550,000	-16%	\$231,409,838	\$248,855,696	-7%
Average Sales Price	\$894,458	\$881,034	+1.5%	\$886,628	\$879,349	+0.8%
Median Sales Price	\$894,000	\$870,000	+2.8%	\$859,597	\$865,908	-0.7%
Distressed Charts Metrics						
Distressed Listing Count	2	-	-	N/A	N/A	

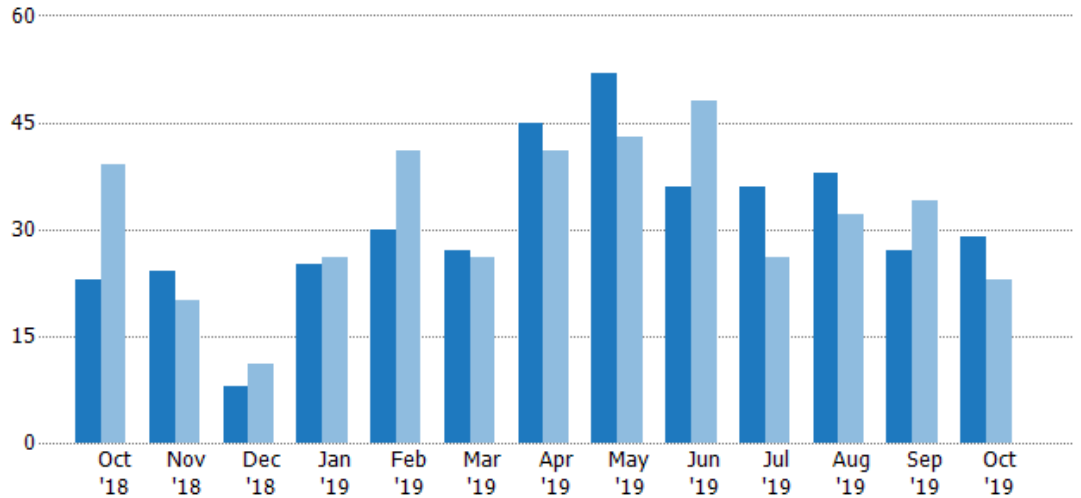
New Listings

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Oct '19	29	26.1%
Oct '18	23	-41%
Oct '17	39	-23.1%



	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	23	24	8	25	30	27	45	52	36	36	38	27	29
Prior Year	39	20	11	26	41	26	41	43	48	26	32	34	23
Percent Change from Prior Year	-41%	20%	-27%	-4%	-27%	4%	10%	21%	-25%	38%	19%	-21%	26%

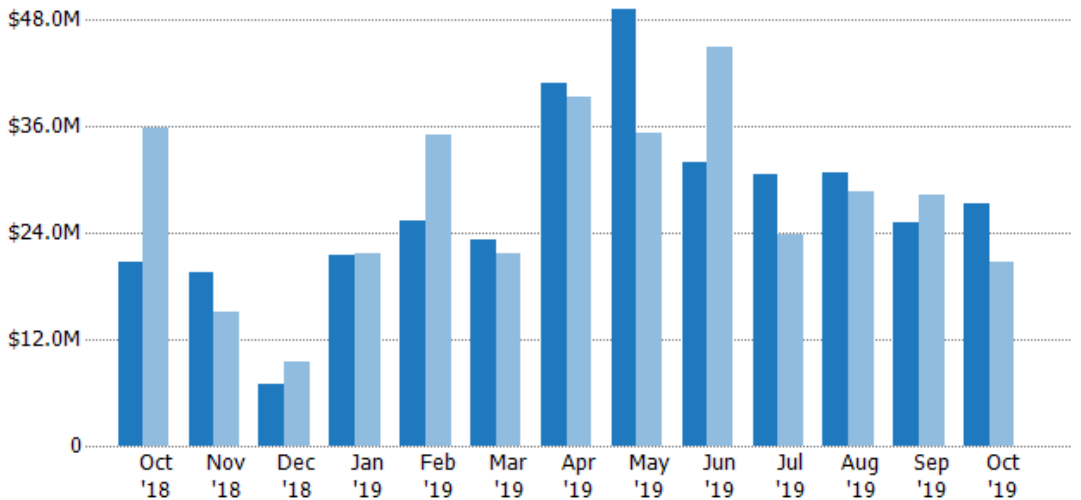
New Listing Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Oct '19	\$27.3M	31.7%
Oct '18	\$20.7M	-42.2%
Oct '17	\$35.8M	-41.1%



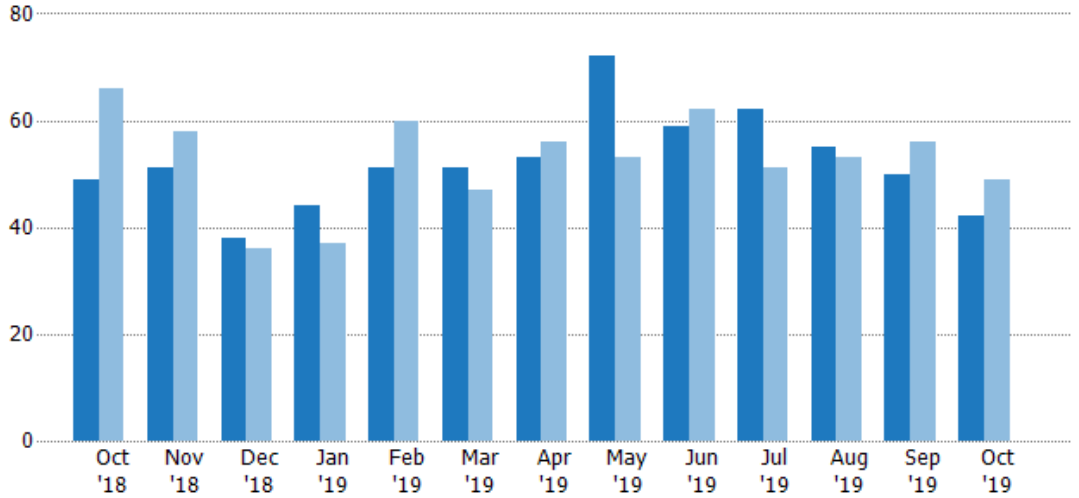
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	\$20.7M	\$19.6M	\$6.96M	\$21.5M	\$25.4M	\$23.3M	\$40.9M	\$49.3M	\$32M	\$30.6M	\$30.7M	\$25.1M	\$27.3M
Prior Year	\$35.8M	\$15M	\$9.55M	\$21.6M	\$35.1M	\$21.7M	\$39.2M	\$35.2M	\$44.9M	\$23.8M	\$28.7M	\$28.4M	\$20.7M
Percent Change from Prior Year	-42%	30%	-27%	-1%	-28%	7%	4%	40%	-29%	29%	7%	-12%	32%

Active Listings

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Count	% Chg.
Oct '19	42	-14.3%
Oct '18	49	-25.8%
Oct '17	66	-7.6%

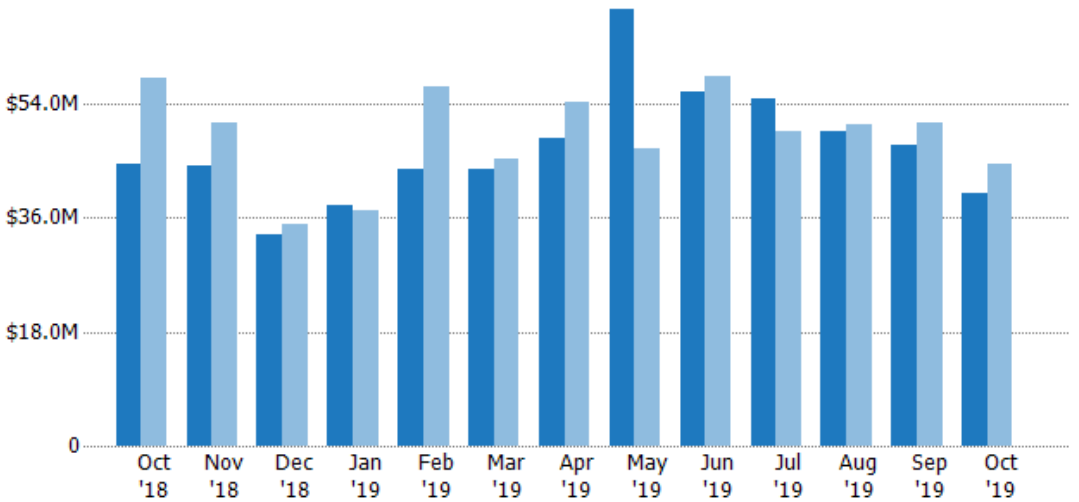
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	49	51	38	44	51	51	53	72	59	62	55	50	42
Prior Year	66	58	36	37	60	47	56	53	62	51	53	56	49
Percent Change from Prior Year	-26%	-12%	6%	19%	-15%	9%	-5%	36%	-5%	22%	4%	-11%	-14%

Active Listing Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Volume	% Chg.
Oct '19	\$39.9M	-10.6%
Oct '18	\$44.6M	-23.1%
Oct '17	\$58M	-24%

	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	\$44.6M	\$44.1M	\$33.3M	\$37.9M	\$43.7M	\$43.7M	\$48.7M	\$69M	\$55.8M	\$54.9M	\$49.7M	\$47.6M	\$39.9M
Prior Year	\$58M	\$51.1M	\$35.1M	\$37M	\$56.7M	\$45.4M	\$54.4M	\$46.9M	\$58.4M	\$49.7M	\$50.7M	\$50.9M	\$44.6M
Percent Change from Prior Year	-23%	-14%	-5%	2%	-23%	-4%	-10%	47%	-4%	11%	-2%	-7%	-11%

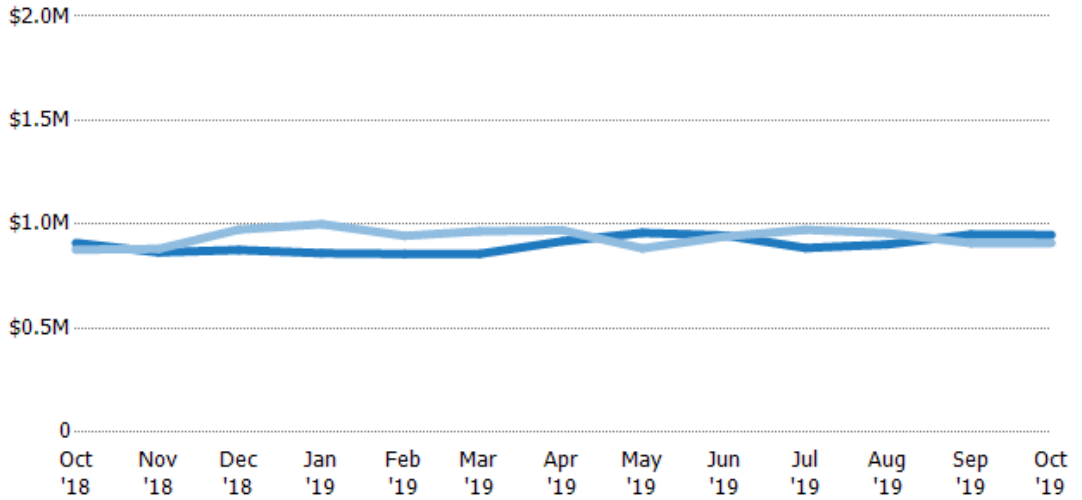
Average Listing Price

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Price	% Chg.
Oct '19	\$949K	4.3%
Oct '18	\$910K	3.6%
Oct '17	\$878K	-17.8%



Current Year	\$910K	\$865K	\$877K	\$861K	\$857K	\$858K	\$918K	\$959K	\$946K	\$886K	\$904K	\$951K	\$949K
Prior Year	\$878K	\$882K	\$975K	\$1M	\$944K	\$966K	\$971K	\$884K	\$941K	\$974K	\$957K	\$909K	\$910K
Percent Change from Prior Year	4%	-2%	-10%	-14%	-9%	-11%	-5%	8%	1%	-9%	-6%	5%	4%

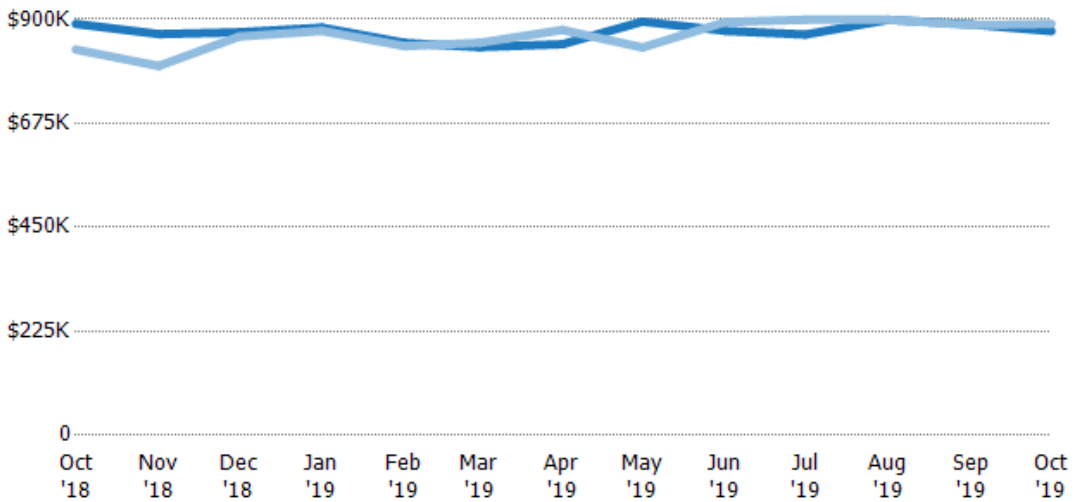
Median Listing Price

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Price	% Chg.
Oct '19	\$875K	-1.7%
Oct '18	\$890K	6.7%
Oct '17	\$835K	-11.4%



Current Year	\$890K	\$868K	\$872K	\$882K	\$849K	\$840K	\$846K	\$895K	\$875K	\$867K	\$899K	\$889K	\$875K
Prior Year	\$835K	\$799K	\$863K	\$875K	\$842K	\$849K	\$877K	\$839K	\$894K	\$899K	\$899K	\$888K	\$890K
Percent Change from Prior Year	7%	9%	1%	1%	1%	-1%	-4%	7%	-2%	-4%	0%	0%	-2%

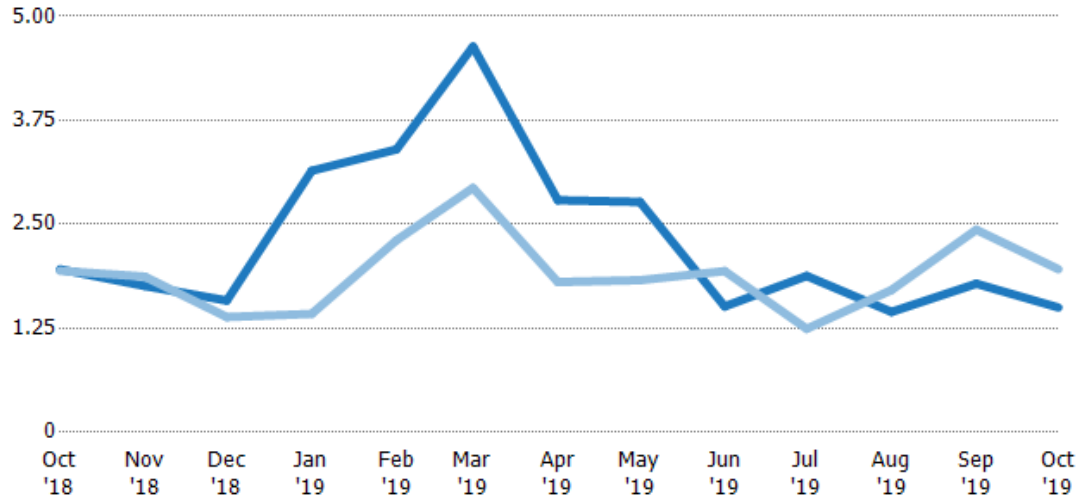
Months of Inventory

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Months	% Chg.
Oct '19	1.5	-23.5%
Oct '18	1.96	1%
Oct '17	1.94	-34.5%



Current Year	1.96	1.76	1.58	3.14	3.4	4.64	2.79	2.77	1.51	1.88	1.45	1.79	1.5
Prior Year	1.94	1.87	1.38	1.42	2.31	2.94	1.81	1.83	1.94	1.24	1.71	2.43	1.96
Percent Change from Prior Year	1%	-6%	14%	121%	47%	58%	54%	52%	-22%	51%	-15%	-27%	-23%

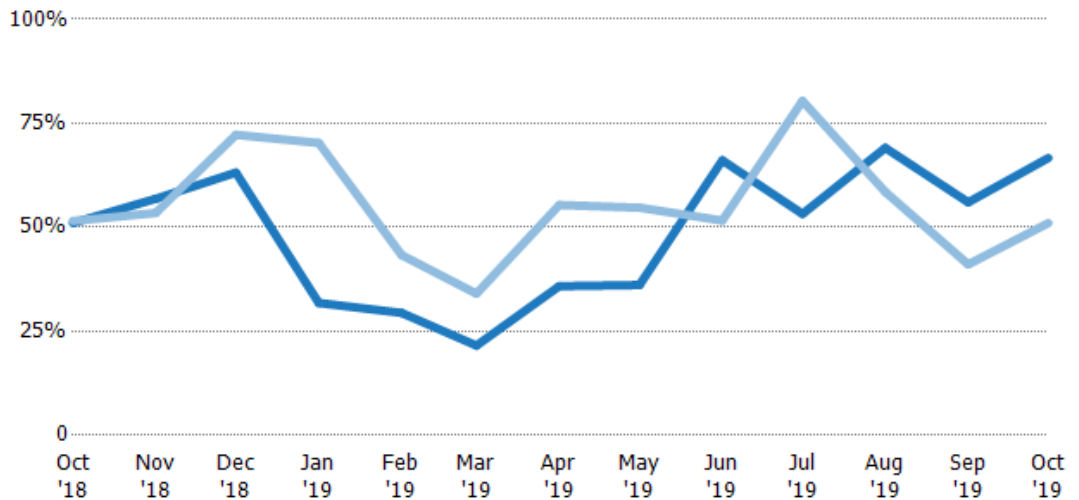
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Rate	Chg.
Oct '19	67%	-15.6%
Oct '18	51%	0.5%
Oct '17	52%	52.7%



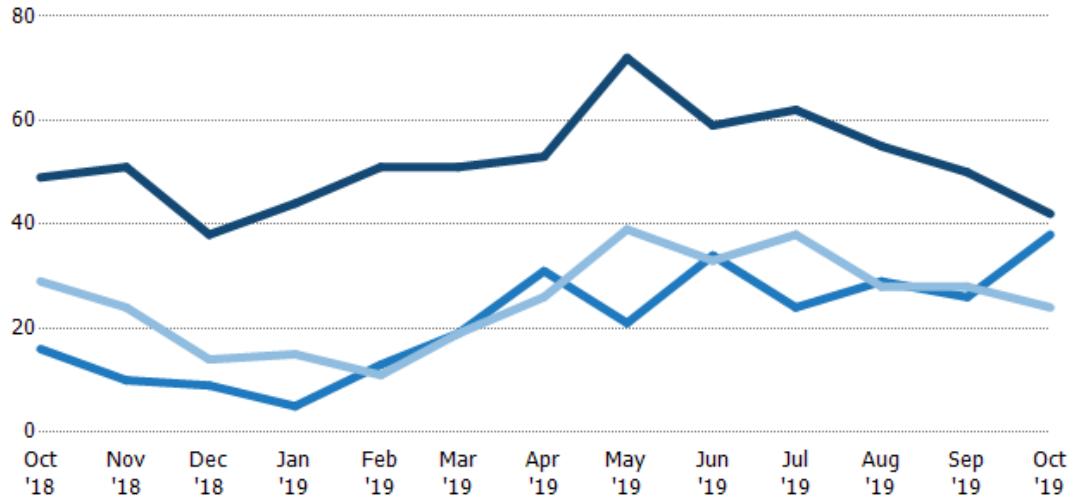
Current Year	51%	57%	63%	32%	29%	22%	36%	36%	66%	53%	69%	56%	67%
Prior Year	52%	53%	72%	70%	43%	34%	55%	55%	52%	80%	58%	41%	51%
Change from Prior Year	0%	-3%	9%	38%	14%	12%	20%	19%	-14%	27%	-11%	-15%	-16%

Active/Pending/Sold Units

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



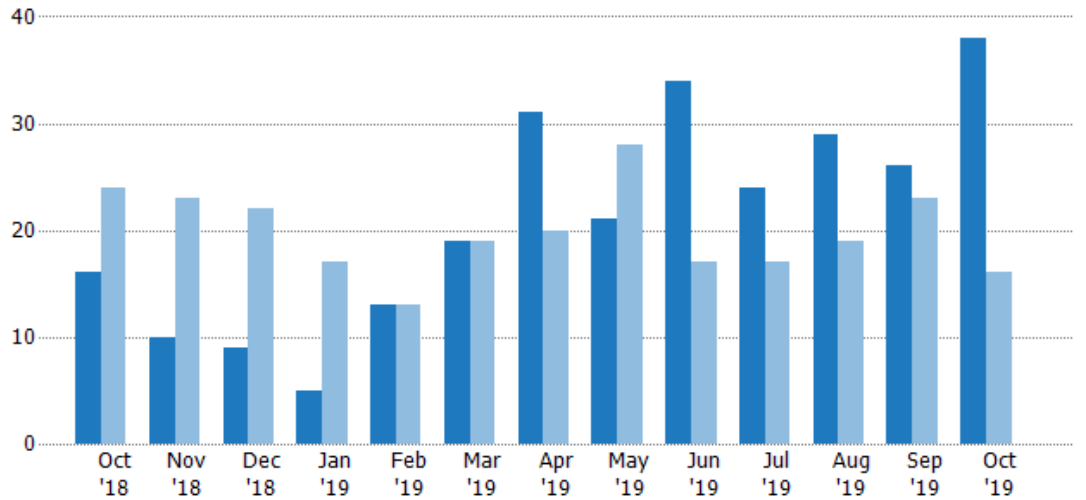
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Active	49	51	38	44	51	51	53	72	59	62	55	50	42
Pending	16	10	9	5	13	19	31	21	34	24	29	26	38
Sold	29	24	14	15	11	19	26	39	33	38	28	28	24

Pending Sales

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
Oct '19	38	137.5%
Oct '18	16	-33.3%
Oct '17	24	12.5%

	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	16	10	9	5	13	19	31	21	34	24	29	26	38
Prior Year	24	23	22	17	13	19	20	28	17	17	19	23	16
Percent Change from Prior Year	-33%	-57%	-59%	-71%	0%	0%	55%	-25%	100%	41%	53%	13%	138%

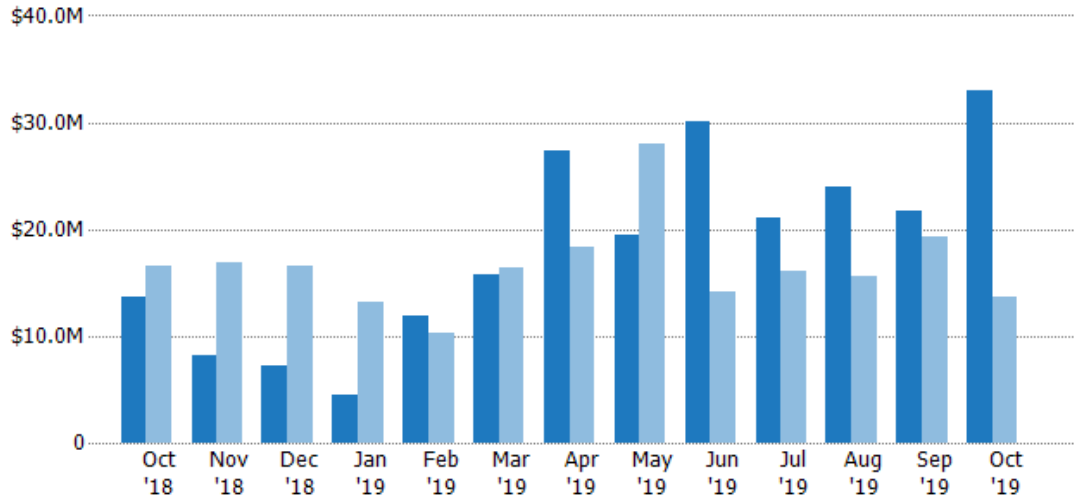
Pending Sales Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Oct '19	\$32.9M	141%
Oct '18	\$13.7M	-17.4%
Oct '17	\$16.5M	31.3%



Current Year	\$13.7M	\$8.12M	\$7.14M	\$4.44M	\$11.8M	\$15.8M	\$27.4M	\$19.4M	\$30.1M	\$21M	\$24M	\$21.8M	\$32.9M
Prior Year	\$16.5M	\$16.9M	\$16.5M	\$13.1M	\$10.3M	\$16.4M	\$18.3M	\$28M	\$14.2M	\$16.1M	\$15.6M	\$19.3M	\$13.7M
Percent Change from Prior Year	-17%	-52%	-57%	-66%	14%	-4%	50%	-31%	112%	31%	54%	13%	141%

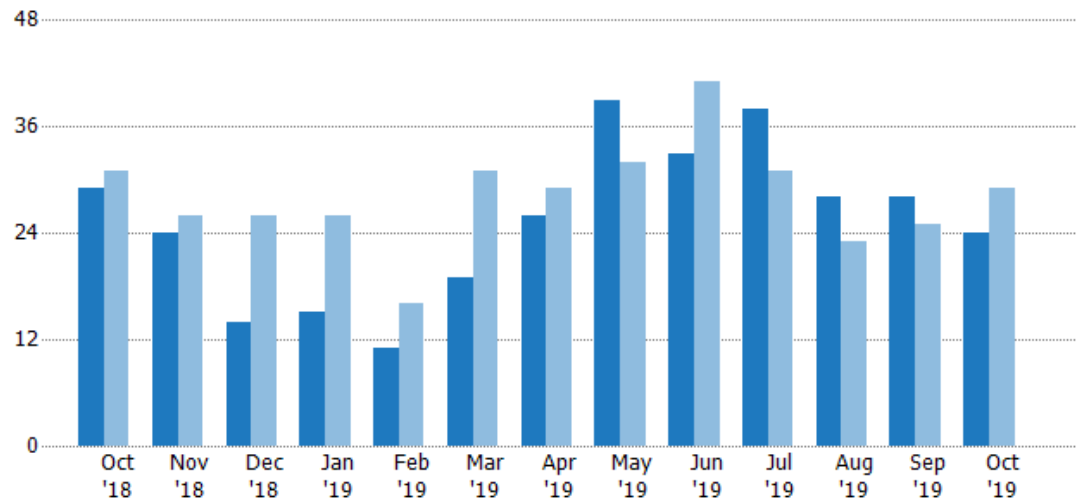
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Oct '19	24	-17.2%
Oct '18	29	-6.5%
Oct '17	31	9.7%



Current Year	29	24	14	15	11	19	26	39	33	38	28	28	24
Prior Year	31	26	26	26	16	31	29	32	41	31	23	25	29
Percent Change from Prior Year	-6%	-8%	-46%	-42%	-31%	-39%	-10%	22%	-20%	23%	22%	12%	-17%

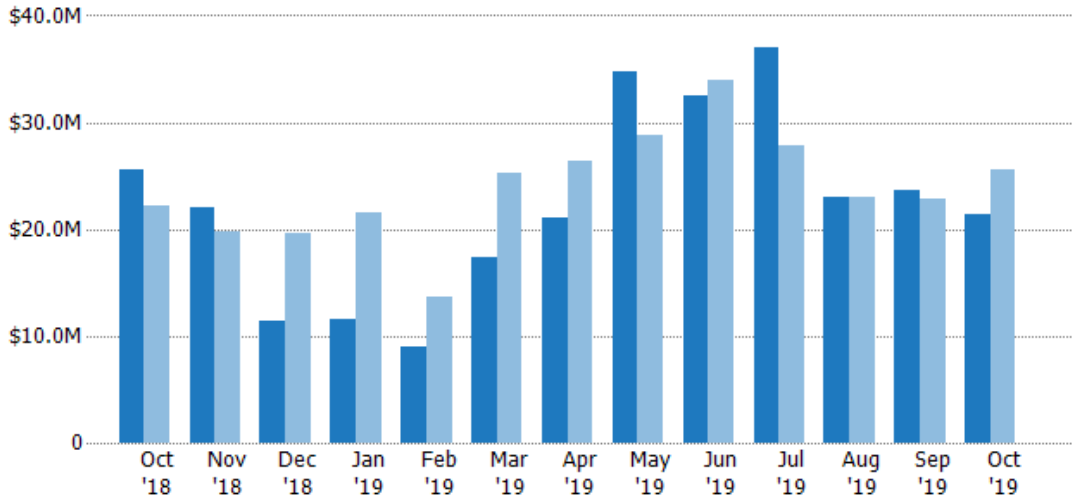
Closed Sales Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Oct '19	\$21.5M	-16%
Oct '18	\$25.6M	15%
Oct '17	\$22.2M	13%



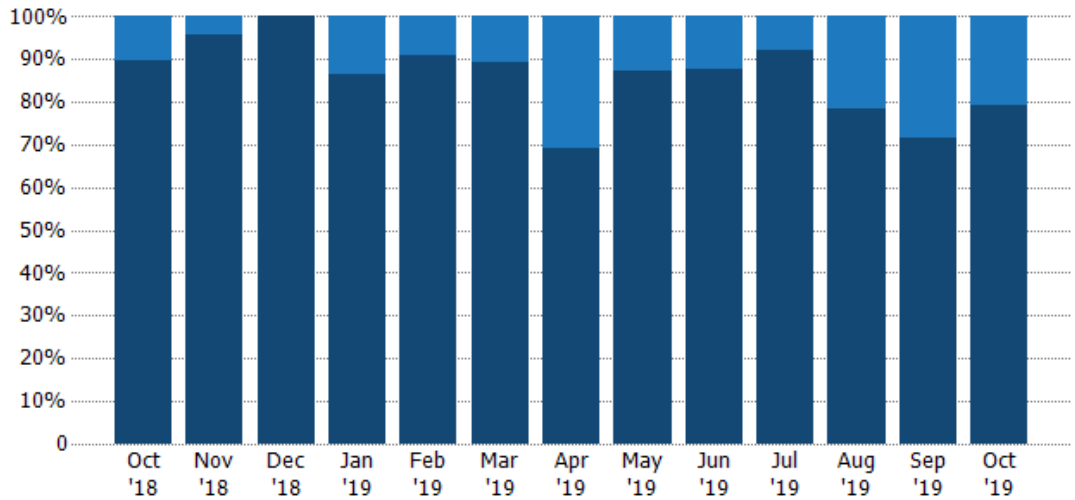
Current Year	\$25.6M	\$22M	\$11.5M	\$11.6M	\$9M	\$17.3M	\$21.1M	\$34.8M	\$32.6M	\$37M	\$23M	\$23.6M	\$21.5M
Prior Year	\$22.2M	\$19.9M	\$19.6M	\$21.6M	\$13.6M	\$25.3M	\$26.4M	\$28.8M	\$33.9M	\$27.9M	\$23M	\$22.8M	\$25.6M
Percent Change from Prior Year	15%	11%	-42%	-46%	-34%	-31%	-20%	21%	-4%	33%	0%	4%	-16%

Closed Sales by Property Type

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	10%	4%	-	13%	9%	11%	31%	13%	12%	8%	21%	29%	21%
Single Family Residence	90%	96%	100%	87%	91%	89%	69%	87%	88%	92%	79%	71%	79%

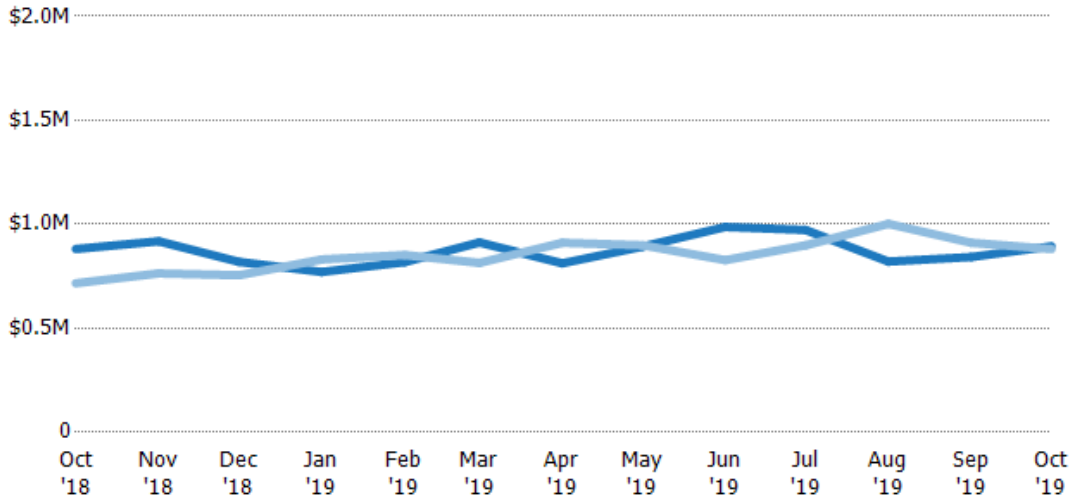
Average Sales Price

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Oct '19	\$894K	1.5%
Oct '18	\$881K	23%
Oct '17	\$716K	3.1%



Current Year	\$881K	\$918K	\$819K	\$771K	\$818K	\$913K	\$812K	\$893K	\$987K	\$973K	\$821K	\$843K	\$894K
Prior Year	\$716K	\$764K	\$755K	\$831K	\$852K	\$815K	\$911K	\$899K	\$828K	\$899K	\$1M	\$911K	\$881K
Percent Change from Prior Year	23%	20%	9%	-7%	-4%	12%	-11%	-1%	19%	8%	-18%	-8%	2%

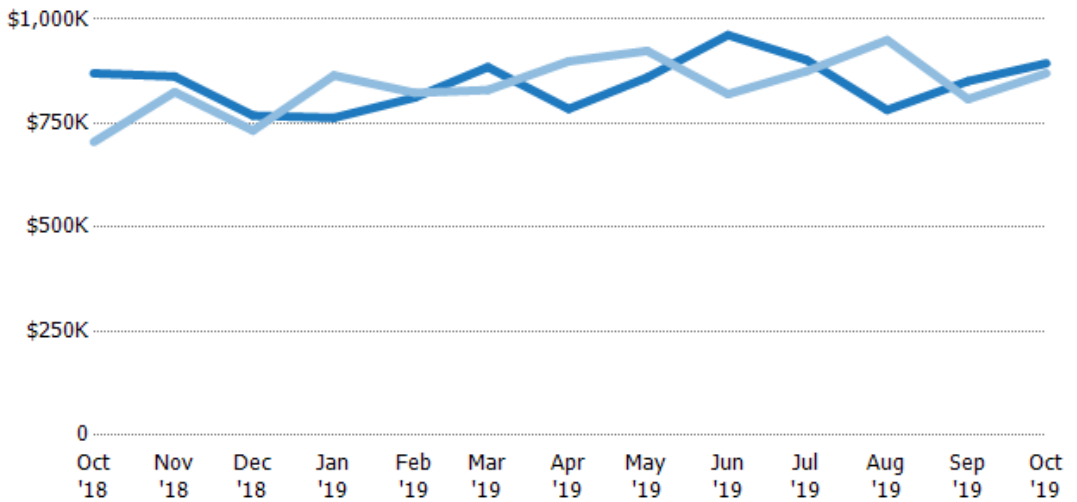
Median Sales Price

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Oct '19	\$894K	2.8%
Oct '18	\$870K	23.4%
Oct '17	\$705K	6.4%



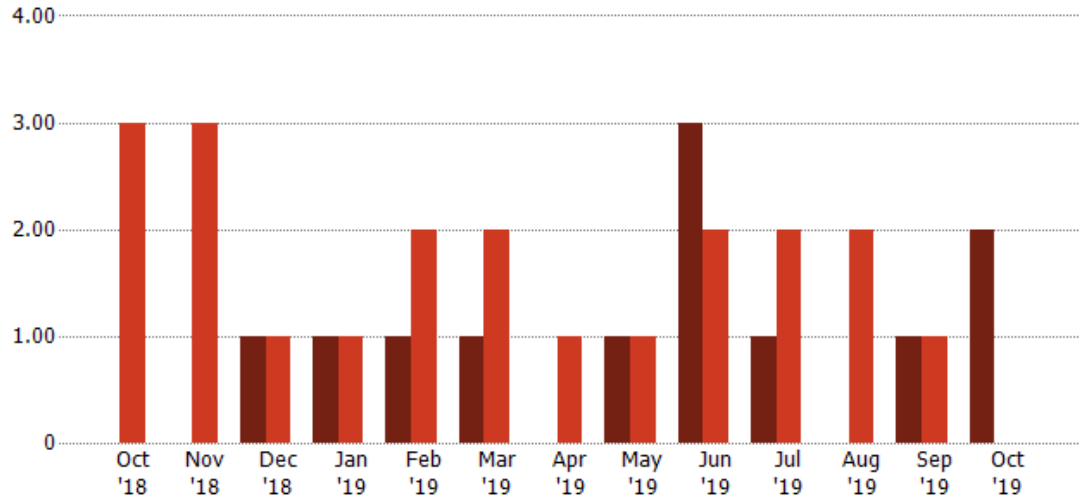
Current Year	\$870K	\$863K	\$769K	\$763K	\$812K	\$885K	\$785K	\$860K	\$962K	\$903K	\$782K	\$851K	\$894K
Prior Year	\$705K	\$825K	\$733K	\$865K	\$823K	\$830K	\$899K	\$924K	\$820K	\$875K	\$950K	\$808K	\$870K
Percent Change from Prior Year	23%	5%	5%	-12%	-1%	7%	-13%	-7%	17%	3%	-18%	5%	3%

Distressed Listings

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



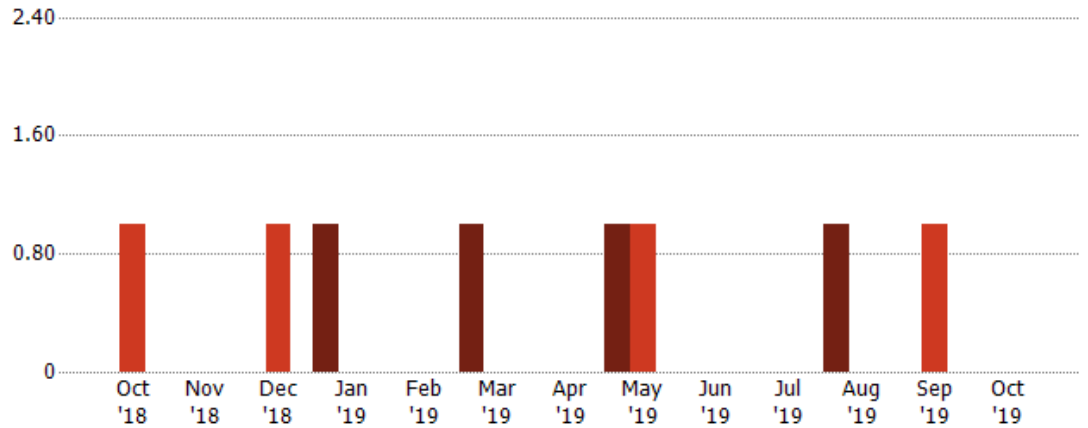
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	-	-	1	1	1	1	-	1	3	1	-	1	2
Prior Year	3	3	1	1	2	2	1	1	2	2	2	1	-
Percent Change from Prior Year	-100%	-100%	0%	0%	-50%	-50%	-100%	0%	50%	-50%	-100%	0%	100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: La Crescenta, CA 91214
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	-	-
Prior Year	1	-	1	-	-	-	-	1	-	-	-	1	-
Percent Change from Prior Year	-100%	-	-100%	100%	-	100%	-	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: La Crescenta

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: La Crescenta, CA 91214

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