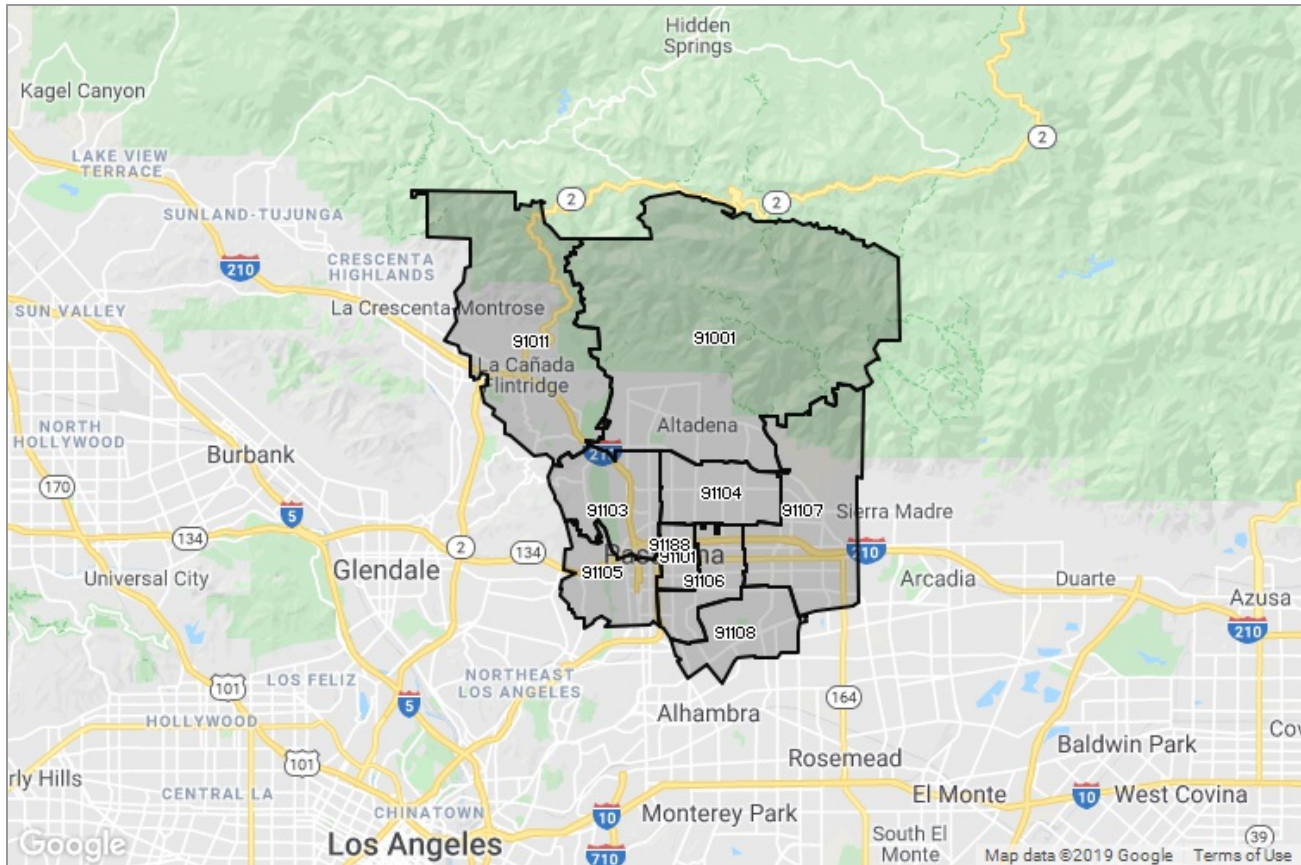




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Pasadena



Report Characteristics

Report Name:
Pasadena

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	248	258	-3.9%	2,567	2,498	+2.8%
New Listing Volume	\$361,290,044	\$343,429,211	+5.2%	\$3,814,298,105	\$3,515,994,358	+8.5%
Active Listing Count	465	555	-16.2%	N/A	N/A	
Active Listing Volume	\$907,168,924	\$968,486,761	-6.3%	N/A	N/A	
Average Listing Price	\$1,950,901	\$1,745,021	+11.8%	\$1,778,233	\$1,850,525	-3.9%
Median Listing Price	\$1,250,000	\$1,149,000	+8.8%	\$1,201,588	\$1,234,984	-2.7%
Months of Inventory	2.9	4.8	-39.6%	3.3	2.3	+41%
Absorption Rate	34.62%	20.9%	+13.7%	30.5%	42.99%	-12.5%
Sales Activity Charts Metrics						
Pending Sales Count	253	136	+86%	N/A	N/A	
Pending Sales Volume	\$330,764,222	\$169,392,765	+95.3%	N/A	N/A	
Closed Sales Count	193	176	+9.7%	1,674	1,691	-1%
Closed Sales Volume	\$247,578,010	\$231,646,004	+6.9%	\$2,128,946,554	\$2,118,906,724	+0.5%
Average Sales Price	\$1,282,788	\$1,316,170	-2.5%	\$1,271,772	\$1,253,050	+1.5%
Median Sales Price	\$970,000	\$890,000	+9%	\$961,990	\$912,070	+5.5%
Distressed Charts Metrics						
Distressed Listing Count	8	9	-11.1%	N/A	N/A	

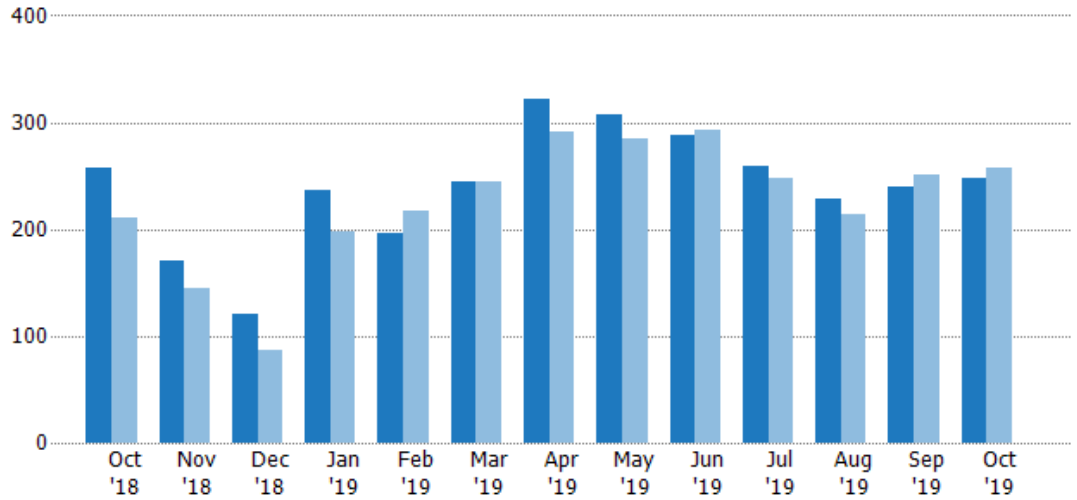
New Listings

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.
Oct '19	248	-3.9%
Oct '18	258	22.9%
Oct '17	210	-4.3%



Current Year	258	171	120	237	196	244	321	307	288	259	228	239	248
Prior Year	210	144	87	197	217	245	291	284	293	248	214	251	258
Percent Change from Prior Year	23%	19%	38%	20%	-10%	0%	10%	8%	-2%	4%	7%	-5%	-4%

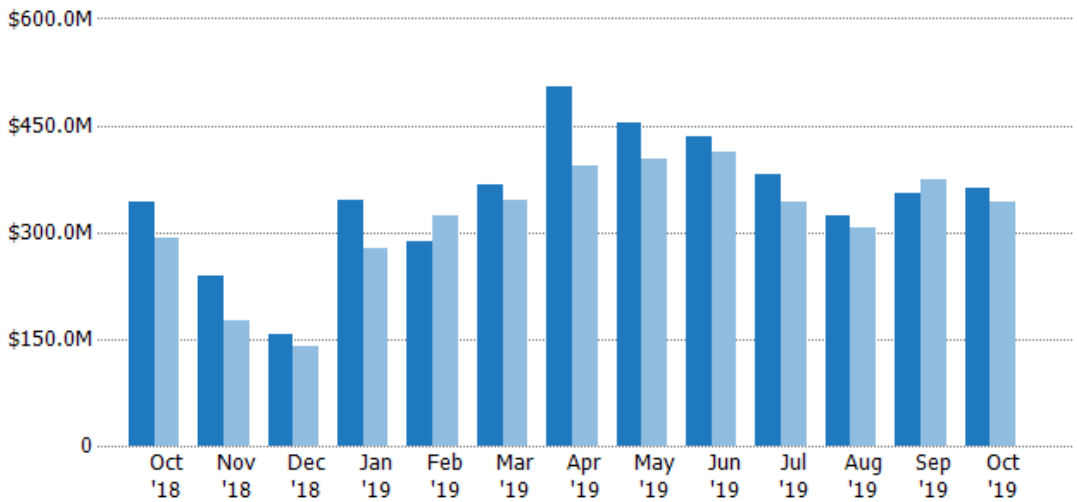
New Listing Volume

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.
Oct '19	\$361M	5.2%
Oct '18	\$343M	17.4%
Oct '17	\$293M	-14.9%



Current Year	\$343M	\$239M	\$157M	\$345M	\$288M	\$367M	\$505M	\$453M	\$435M	\$382M	\$323M	\$355M	\$361M
Prior Year	\$293M	\$177M	\$139M	\$276M	\$323M	\$344M	\$394M	\$402M	\$411M	\$341M	\$307M	\$373M	\$343M
Percent Change from Prior Year	17%	35%	13%	25%	-11%	7%	28%	13%	6%	12%	5%	-5%	5%

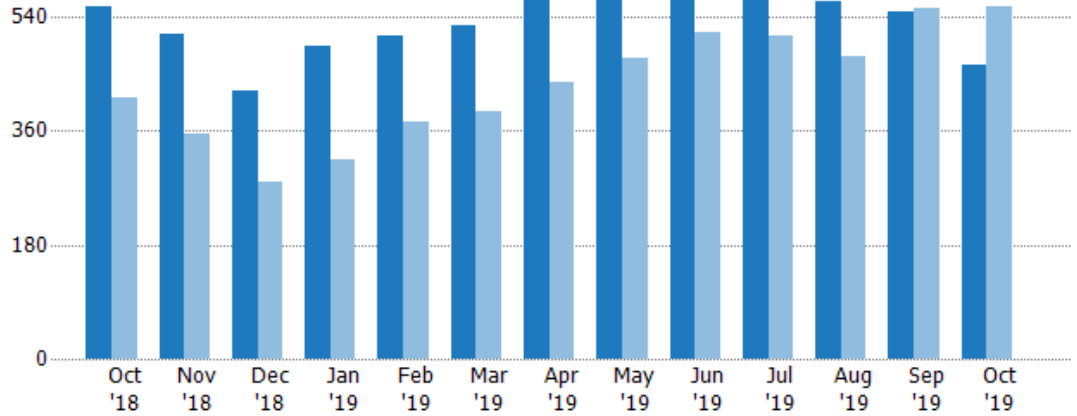
Active Listings

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.
Oct '19	465	-16.2%
Oct '18	555	34.7%
Oct '17	412	18.7%



	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	555	513	424	494	509	525	588	614	627	613	563	547	465
Prior Year	412	356	278	315	373	390	436	475	516	509	478	554	555
Percent Change from Prior Year	35%	44%	53%	57%	36%	35%	35%	29%	22%	20%	18%	-1%	-16%

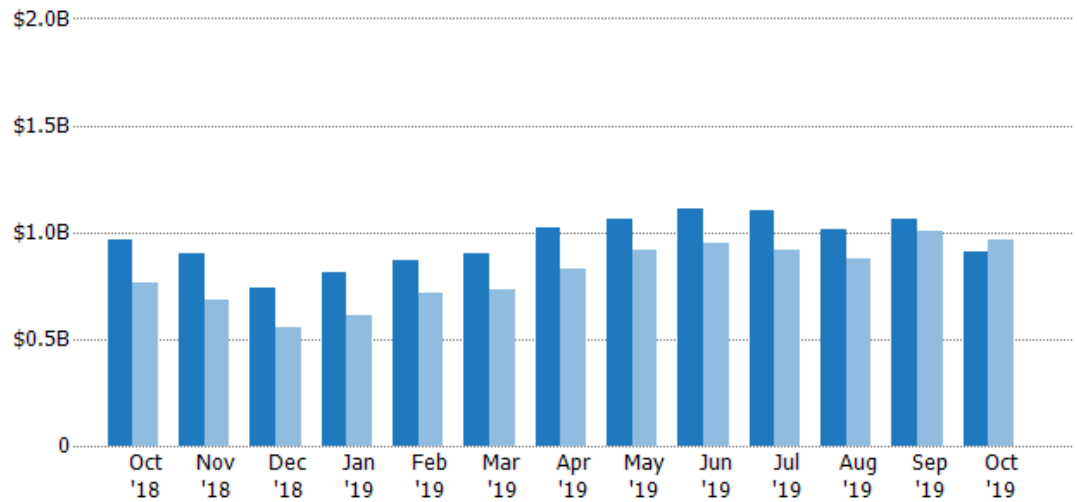
Active Listing Volume

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.
Oct '19	\$907M	-6.3%
Oct '18	\$968M	26.7%
Oct '17	\$765M	6.2%



	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	\$968M	\$897M	\$741M	\$815M	\$868M	\$901M	\$1.03B	\$1.06B	\$1.11B	\$1.1B	\$1.02B	\$1.06B	\$907M
Prior Year	\$765M	\$682M	\$557M	\$608M	\$712M	\$735M	\$825M	\$913M	\$952M	\$917M	\$878M	\$1.01B	\$968M
Percent Change from Prior Year	27%	31%	33%	34%	22%	23%	24%	16%	16%	20%	16%	5%	-6%

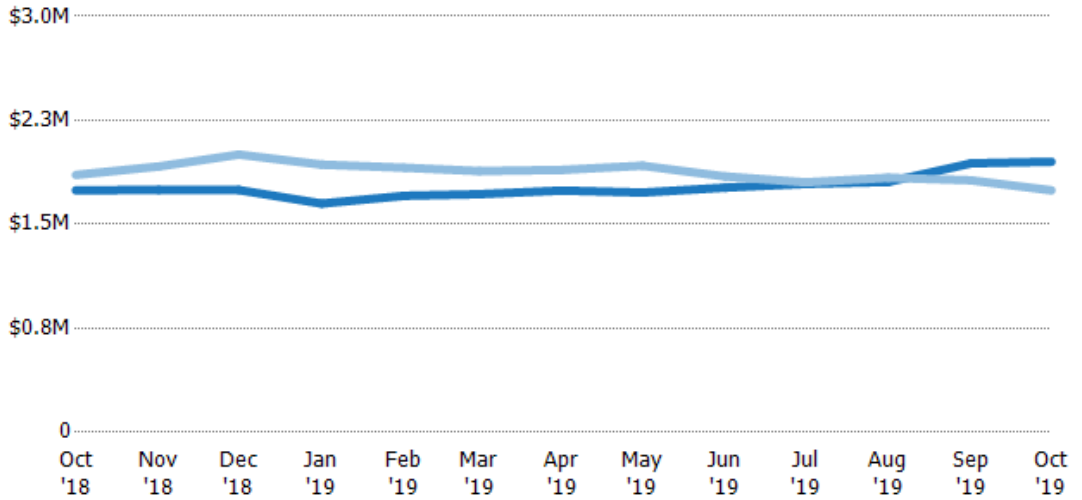
Average Listing Price

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.
Oct '19	\$1.95M	11.8%
Oct '18	\$1.75M	-6%
Oct '17	\$1.86M	-10.5%



	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	\$1.75M	\$1.75M	\$1.75M	\$1.65M	\$1.71M	\$1.72M	\$1.74M	\$1.73M	\$1.76M	\$1.79M	\$1.81M	\$1.94M	\$1.95M
Prior Year	\$1.86M	\$1.92M	\$2M	\$1.93M	\$1.91M	\$1.88M	\$1.89M	\$1.92M	\$1.84M	\$1.8M	\$1.84M	\$1.82M	\$1.75M
Percent Change from Prior Year	-6%	-9%	-13%	-15%	-11%	-9%	-8%	-10%	-4%	-1%	-2%	7%	12%

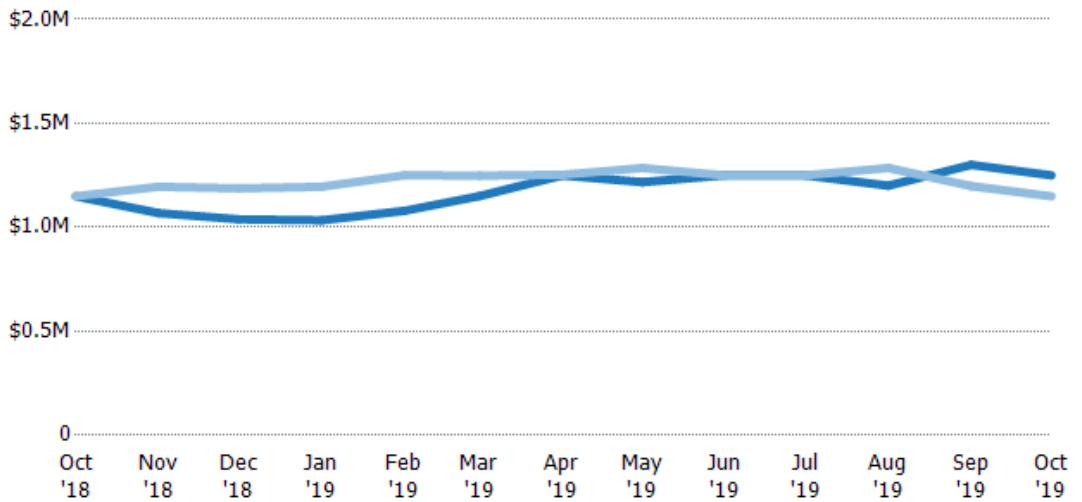
Median Listing Price

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.
Oct '19	\$1.25M	8.8%
Oct '18	\$1.15M	0%
Oct '17	\$1.15M	-10.4%



	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	\$1.15M	\$1.07M	\$1.04M	\$1.03M	\$1.08M	\$1.15M	\$1.25M	\$1.22M	\$1.25M	\$1.25M	\$1.2M	\$1.3M	\$1.25M
Prior Year	\$1.15M	\$1.2M	\$1.19M	\$1.2M	\$1.25M	\$1.25M	\$1.25M	\$1.29M	\$1.25M	\$1.25M	\$1.29M	\$1.2M	\$1.15M
Percent Change from Prior Year	0%	-11%	-13%	-14%	-14%	-8%	0%	-5%	0%	0%	-7%	9%	9%

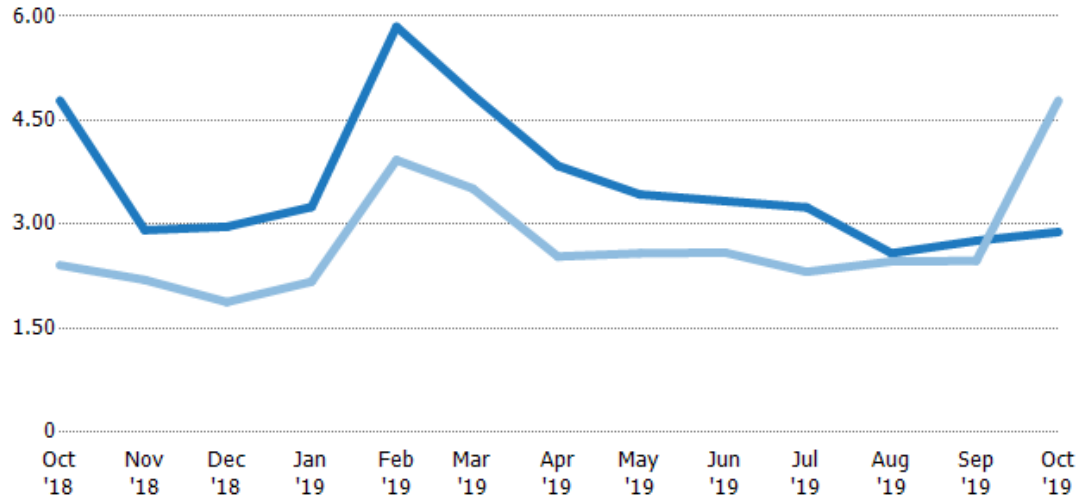
Months of Inventory

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.
Oct '19	2.89	-39.6%
Oct '18	4.78	98.6%
Oct '17	2.41	4.1%



Current Year	4.78	2.91	2.97	3.25	5.85	4.86	3.84	3.43	3.34	3.24	2.58	2.76	2.89
Prior Year	2.41	2.2	1.88	2.17	3.93	3.51	2.53	2.58	2.59	2.31	2.46	2.47	4.78
Percent Change from Prior Year	99%	33%	58%	50%	49%	38%	52%	33%	29%	40%	5%	12%	-40%

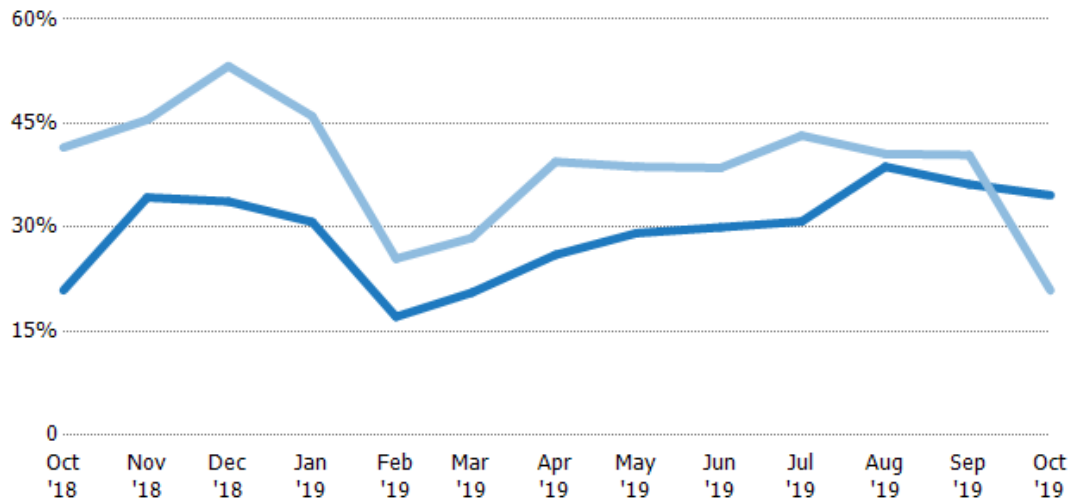
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/Year	Rate	Chg.
Oct '19	35%	-13.7%
Oct '18	21%	20.6%
Oct '17	42%	-3.9%



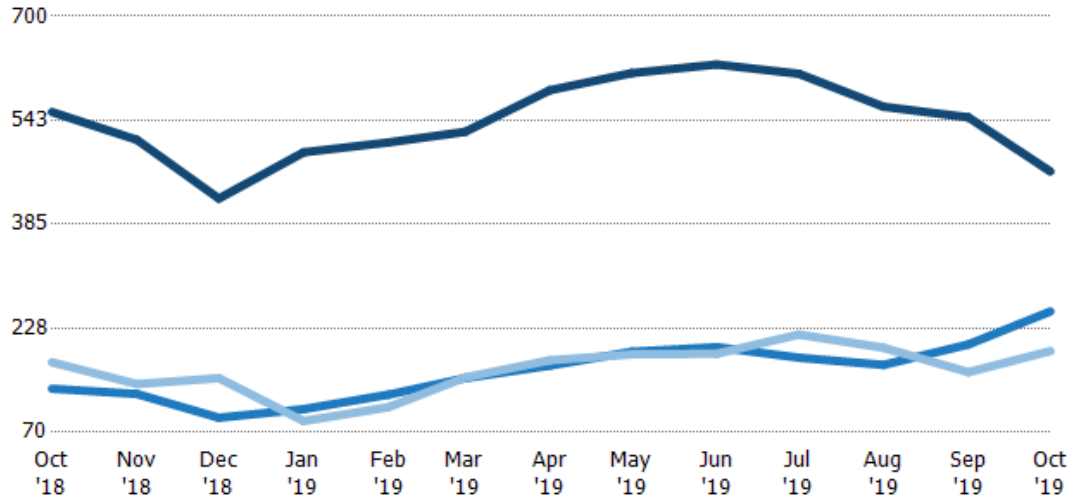
Current Year	21%	34%	34%	31%	17%	21%	26%	29%	30%	31%	39%	36%	35%
Prior Year	42%	46%	53%	46%	25%	28%	39%	39%	39%	43%	41%	40%	21%
Change from Prior Year	21%	11%	20%	15%	8%	8%	13%	10%	9%	12%	2%	4%	-14%

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



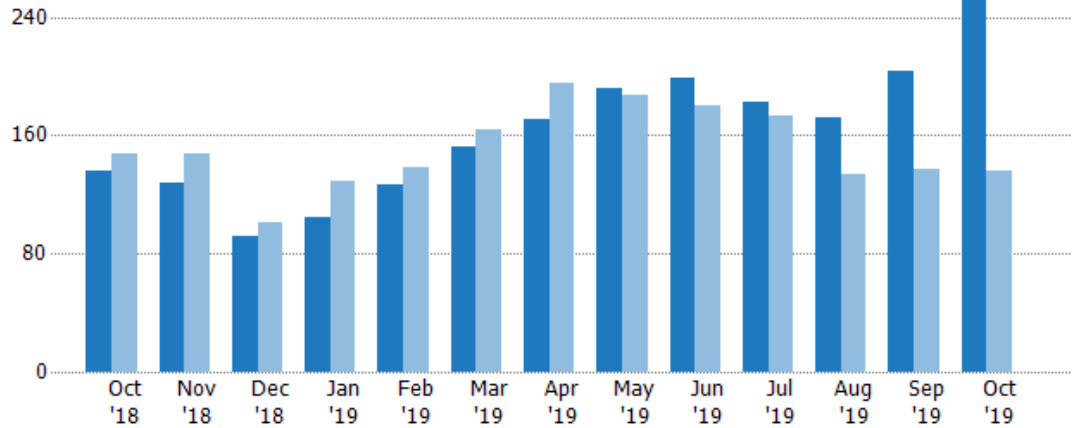
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Active	555	513	424	494	509	525	588	614	627	613	563	547	465
Pending	136	128	92	105	127	152	171	192	199	183	172	203	253
Sold	176	143	152	87	108	153	179	188	189	218	198	161	193

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.
Oct '19	253	86%
Oct '18	136	-7.5%
Oct '17	147	15.6%

	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	136	128	92	105	127	152	171	192	199	183	172	203	253
Prior Year	147	147	101	129	138	164	195	187	180	173	134	137	136
Percent Change from Prior Year	-7%	-13%	-9%	-19%	-8%	-7%	-12%	3%	11%	6%	28%	48%	86%

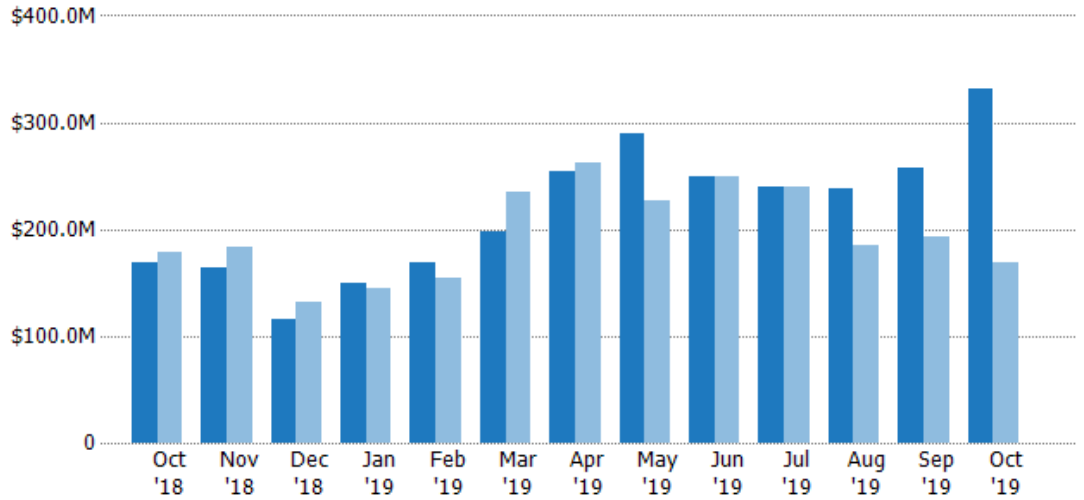
Pending Sales Volume

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.
Oct '19	\$331M	95.3%
Oct '18	\$169M	-5.2%
Oct '17	\$179M	17%



Current Year	\$169M	\$165M	\$115M	\$149M	\$169M	\$198M	\$254M	\$290M	\$250M	\$239M	\$238M	\$257M	\$331M
Prior Year	\$179M	\$183M	\$132M	\$144M	\$155M	\$235M	\$262M	\$226M	\$249M	\$240M	\$185M	\$192M	\$169M
Percent Change from Prior Year	-5%	-10%	-13%	3%	9%	-16%	-3%	28%	0%	-1%	28%	34%	95%

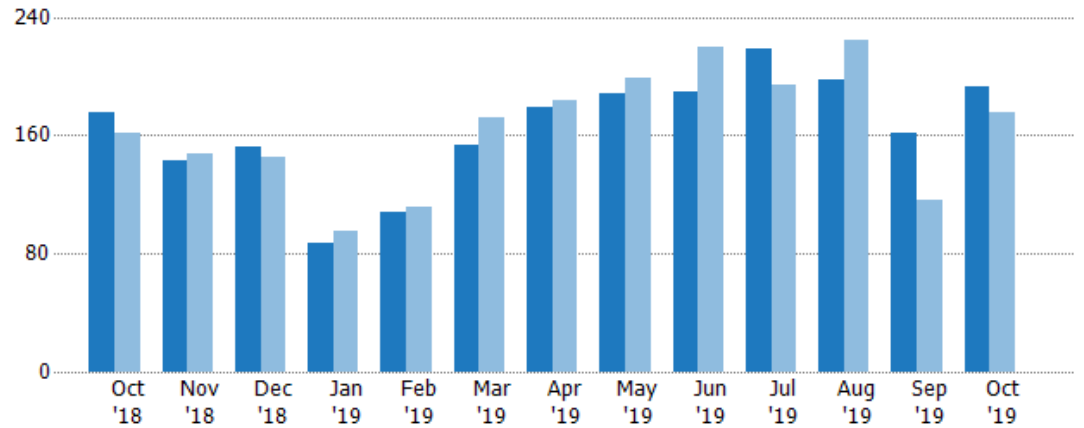
Closed Sales

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.
Oct '19	193	9.7%
Oct '18	176	8.6%
Oct '17	162	10.5%



Current Year	176	143	152	87	108	153	179	188	189	218	198	161	193
Prior Year	162	148	145	95	111	172	184	199	220	194	224	116	176
Percent Change from Prior Year	9%	-3%	5%	-8%	-3%	-11%	-3%	-6%	-14%	12%	-12%	39%	10%

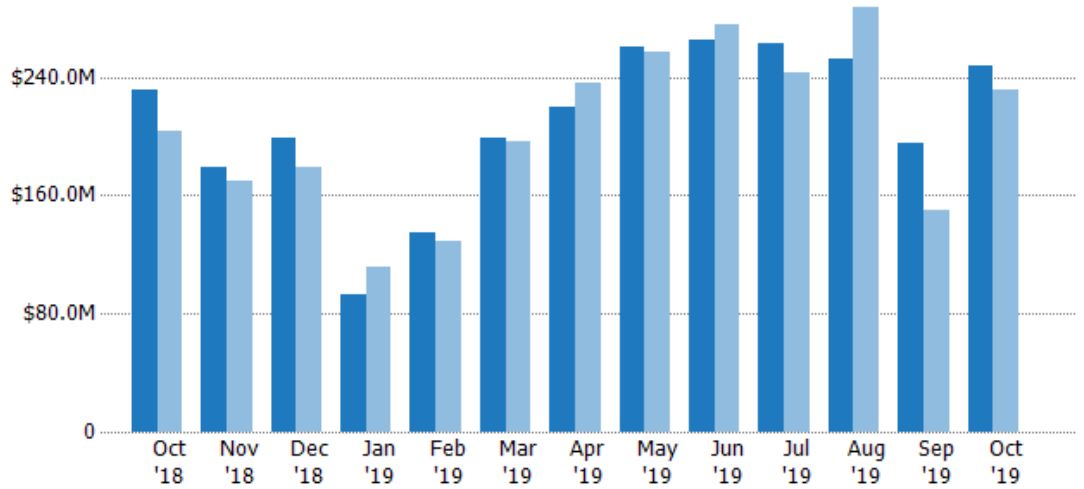
Closed Sales Volume

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.
Oct '19	\$248M	6.9%
Oct '18	\$232M	14.1%
Oct '17	\$203M	-7.8%



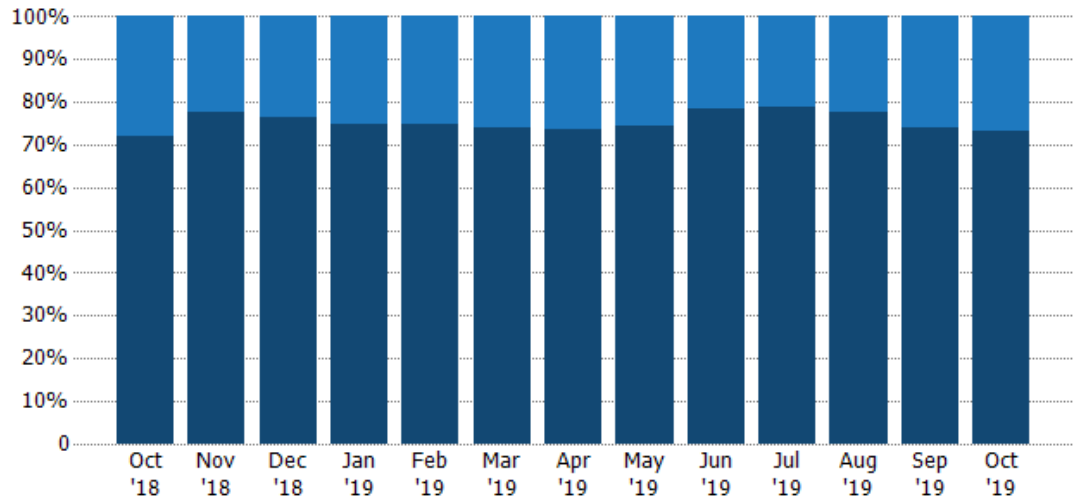
Current Year	\$232M	\$180M	\$198M	\$92.3M	\$134M	\$199M	\$220M	\$261M	\$266M	\$263M	\$252M	\$195M	\$248M
Prior Year	\$203M	\$169M	\$179M	\$111M	\$129M	\$197M	\$237M	\$257M	\$276M	\$243M	\$287M	\$150M	\$232M
Percent Change from Prior Year	14%	6%	11%	-17%	4%	1%	-7%	1%	-4%	8%	-12%	30%	7%

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	28%	22%	24%	25%	25%	26%	26%	26%	22%	21%	22%	26%	27%
Single Family Residence	72%	78%	76%	75%	75%	74%	74%	74%	78%	79%	78%	74%	73%

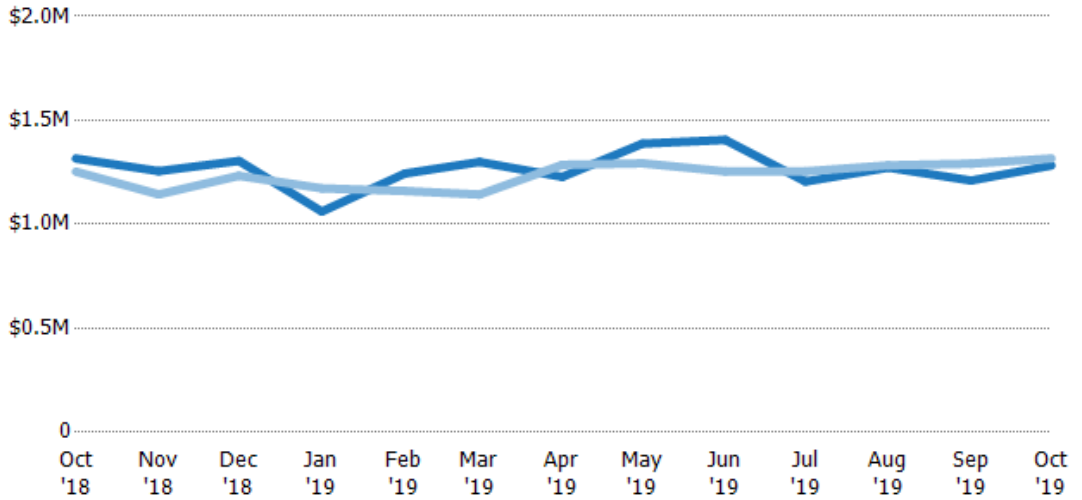
Average Sales Price

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.
Oct '19	\$1.28M	-2.5%
Oct '18	\$1.32M	5%
Oct '17	\$1.25M	-16.5%



Current Year	\$1.32M	\$1.26M	\$1.30M	\$1.06M	\$1.24M	\$1.30M	\$1.23M	\$1.39M	\$1.41M	\$1.21M	\$1.27M	\$1.21M	\$1.28M
Prior Year	\$1.25M	\$1.14M	\$1.23M	\$1.17M	\$1.16M	\$1.14M	\$1.29M	\$1.29M	\$1.25M	\$1.25M	\$1.28M	\$1.29M	\$1.32M
Percent Change from Prior Year	5%	10%	6%	-9%	7%	14%	-5%	7%	12%	-4%	-1%	-6%	-3%

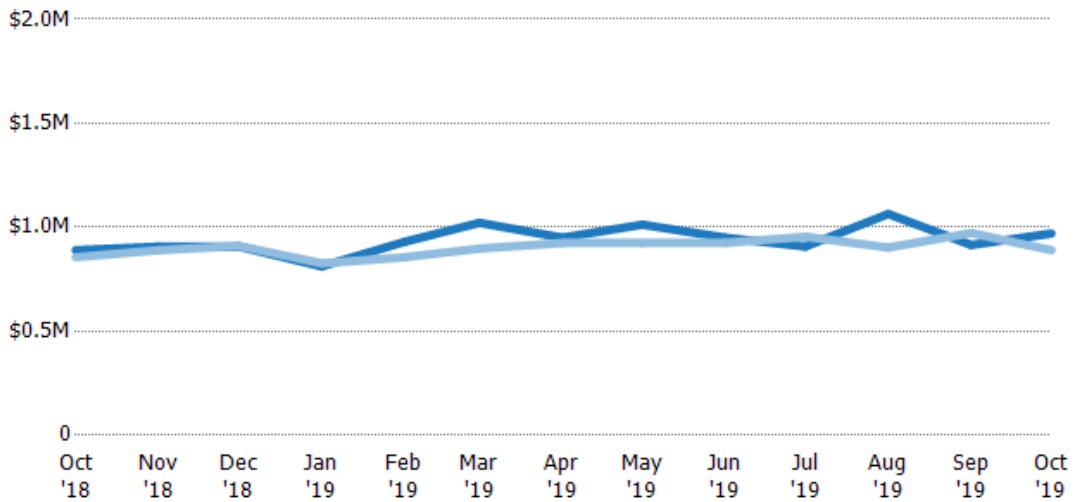
Median Sales Price

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.
Oct '19	\$970K	9%
Oct '18	\$890K	4%
Oct '17	\$856K	-8.9%



Current Year	\$890K	\$907K	\$908K	\$812K	\$930K	\$1.02M	\$950K	\$1.01M	\$950K	\$908K	\$1.06M	\$915K	\$970K
Prior Year	\$856K	\$890K	\$910K	\$827K	\$856K	\$898K	\$925K	\$925K	\$925K	\$955K	\$903K	\$972K	\$890K
Percent Change from Prior Year	4%	2%	0%	-2%	9%	14%	3%	10%	3%	-5%	18%	-6%	9%

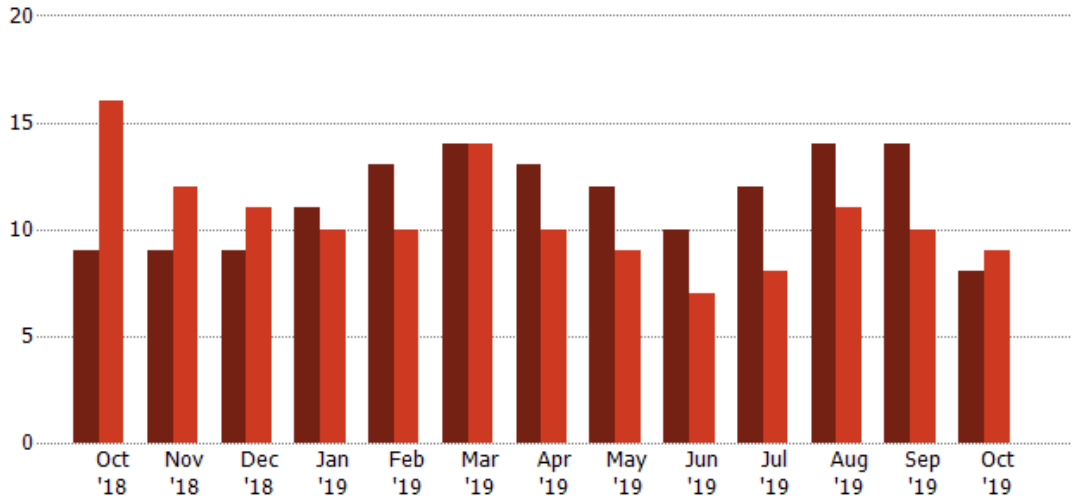
Distressed Listings

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.
Oct '19	8	-11.1%
Oct '18	9	-43.8%
Oct '17	16	-12.5%



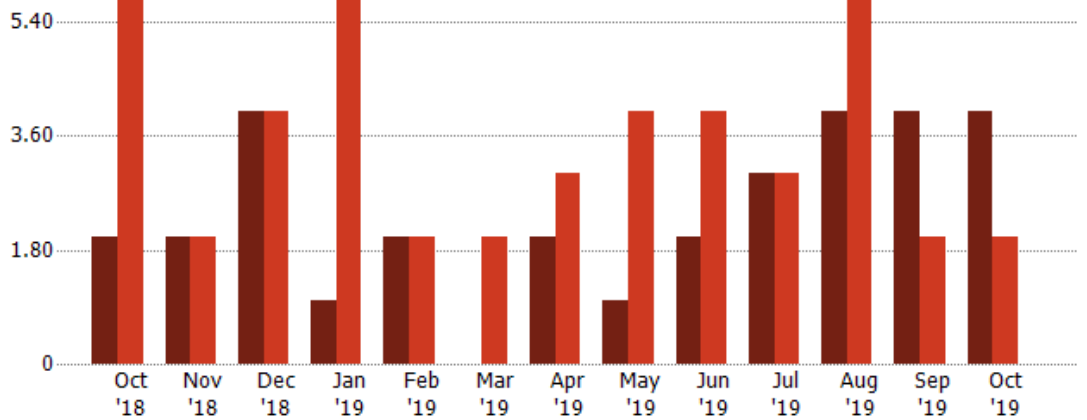
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	9	9	9	11	13	14	13	12	10	12	14	14	8
Prior Year	16	12	11	10	10	14	10	9	7	8	11	10	9
Percent Change from Prior Year	-44%	-25%	-18%	10%	30%	0%	30%	33%	43%	50%	27%	40%	-11%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: 28 Selected
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	2	4	1	2	-	2	1	2	3	4	4	4
Prior Year	6	2	4	6	2	2	3	4	4	3	6	2	2
Percent Change from Prior Year	-67%	0%	0%	-83%	0%	-100%	-33%	-75%	-50%	0%	-33%	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: Pasadena

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	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 10/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area