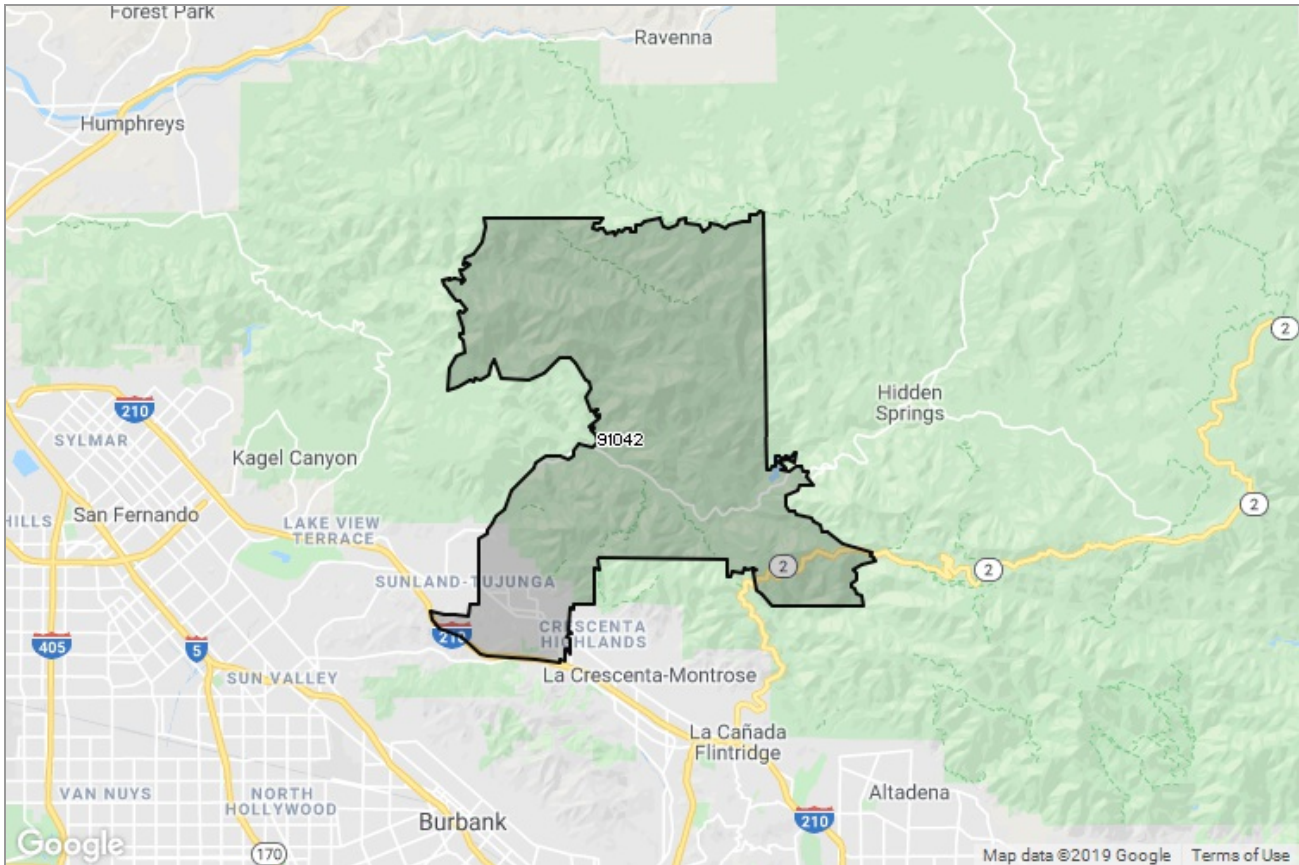




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Tujunga



Report Characteristics

Report Name:
Tujunga

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	24	27	-11.1%	278	307	-9.4%
New Listing Volume	\$17,184,198	\$21,250,645	-19.1%	\$194,239,893	\$203,527,924	-4.6%
Active Listing Count	46	68	-32.4%	N/A	N/A	
Active Listing Volume	\$35,350,998	\$50,036,743	-29.3%	N/A	N/A	
Average Listing Price	\$768,500	\$735,834	+4.4%	\$771,944	\$696,225	+10.9%
Median Listing Price	\$685,000	\$684,500	+0.1%	\$679,430	\$665,359	+2.1%
Months of Inventory	2.1	3	-29.3%	2.6	2.8	-7.8%
Absorption Rate	47.83%	33.82%	+14%	39.17%	36.12%	+3%
Sales Activity Charts Metrics						
Pending Sales Count	33	17	+94.1%	N/A	N/A	
Pending Sales Volume	\$21,648,497	\$11,524,399	+87.8%	N/A	N/A	
Closed Sales Count	16	16	+/-	187	217	-13.8%
Closed Sales Volume	\$10,604,000	\$10,652,500	-0.5%	\$120,617,595	\$137,547,730	-12.3%
Average Sales Price	\$662,750	\$665,781	-0.5%	\$645,014	\$633,861	+1.8%
Median Sales Price	\$665,500	\$649,500	+2.5%	\$627,227	\$603,282	+4%
Distressed Charts Metrics						
Distressed Listing Count	1	-	-	N/A	N/A	

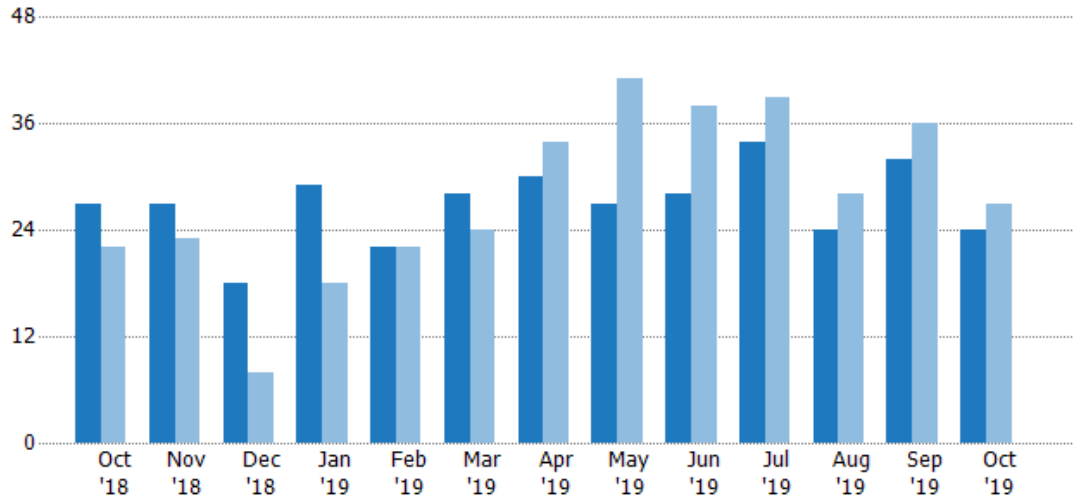
New Listings

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.
Oct '19	24	-11.1%
Oct '18	27	22.7%
Oct '17	22	-9.1%



	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	27	27	18	29	22	28	30	27	28	34	24	32	24
Prior Year	22	23	8	18	22	24	34	41	38	39	28	36	27
Percent Change from Prior Year	23%	17%	125%	61%	0%	17%	-12%	-34%	-26%	-13%	-14%	-11%	-11%

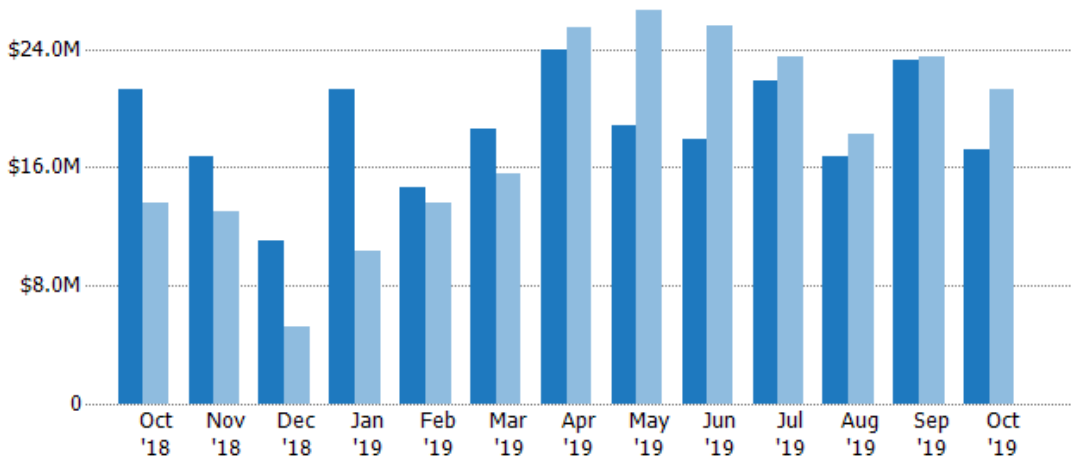
New Listing Volume

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.
Oct '19	\$17.2M	-19.1%
Oct '18	\$21.3M	55.7%
Oct '17	\$13.6M	-19.6%



	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	\$21.3M	\$16.7M	\$11M	\$21.3M	\$14.7M	\$18.6M	\$24M	\$18.8M	\$17.9M	\$21.8M	\$16.8M	\$23.2M	\$17.2M
Prior Year	\$13.6M	\$13M	\$5.26M	\$10.3M	\$13.6M	\$15.5M	\$25.4M	\$26.6M	\$25.6M	\$23.5M	\$18.3M	\$23.4M	\$21.3M
Percent Change from Prior Year	56%	29%	110%	106%	8%	20%	-6%	-29%	-30%	-7%	-8%	-1%	-19%

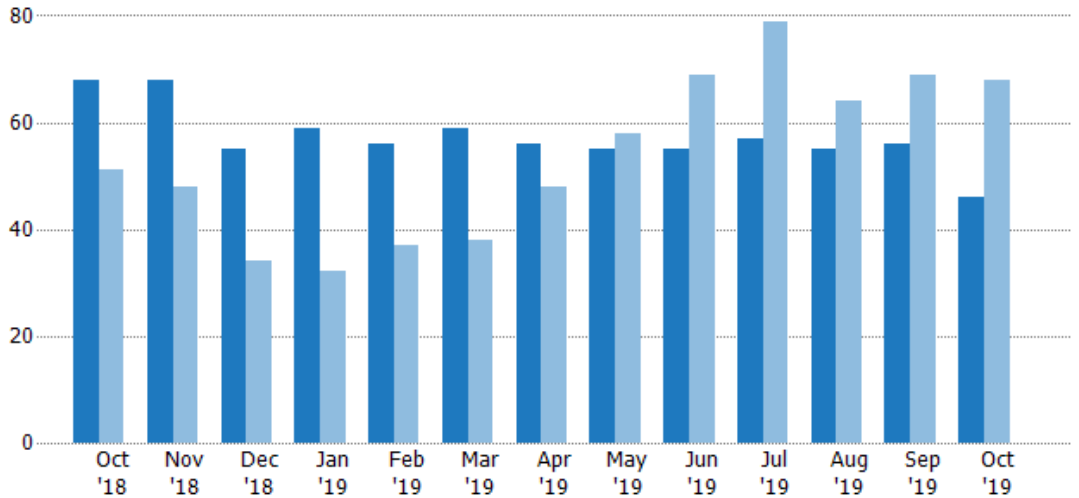
Active Listings

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.
Oct '19	46	-32.4%
Oct '18	68	33.3%
Oct '17	51	23.5%



	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	68	68	55	59	56	59	56	55	55	57	55	56	46
Prior Year	51	48	34	32	37	38	48	58	69	79	64	69	68
Percent Change from Prior Year	33%	42%	62%	84%	51%	55%	17%	-5%	-20%	-28%	-14%	-19%	-32%

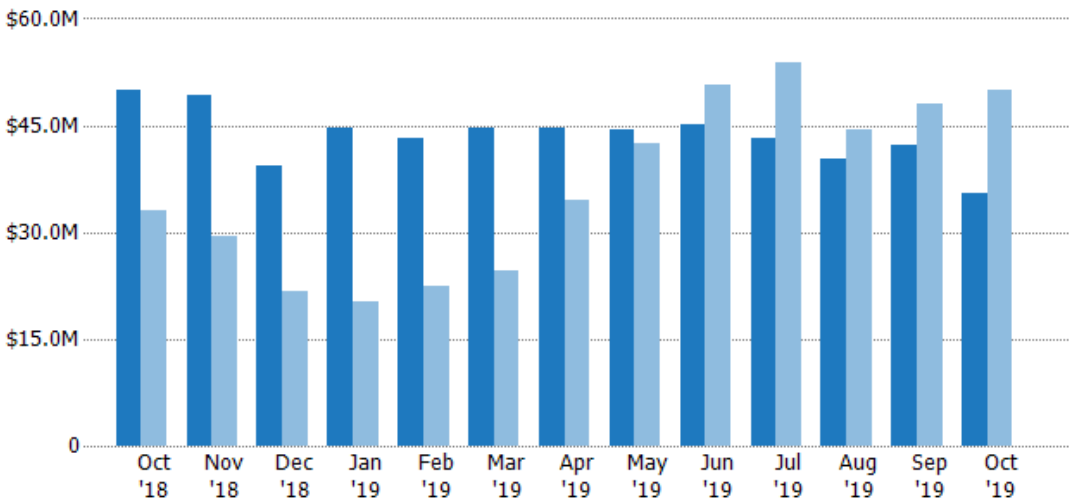
Active Listing Volume

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.
Oct '19	\$35.4M	-29.3%
Oct '18	\$50M	51.6%
Oct '17	\$33M	11.7%



	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	\$50M	\$49.2M	\$39.4M	\$44.6M	\$43.1M	\$44.7M	\$44.6M	\$44.3M	\$45.1M	\$43.1M	\$40.4M	\$42.3M	\$35.4M
Prior Year	\$33M	\$29.3M	\$21.6M	\$20.2M	\$22.4M	\$24.5M	\$34.4M	\$42.6M	\$50.7M	\$53.8M	\$44.5M	\$48.1M	\$50M
Percent Change from Prior Year	52%	68%	82%	121%	92%	82%	30%	4%	-11%	-20%	-9%	-12%	-29%

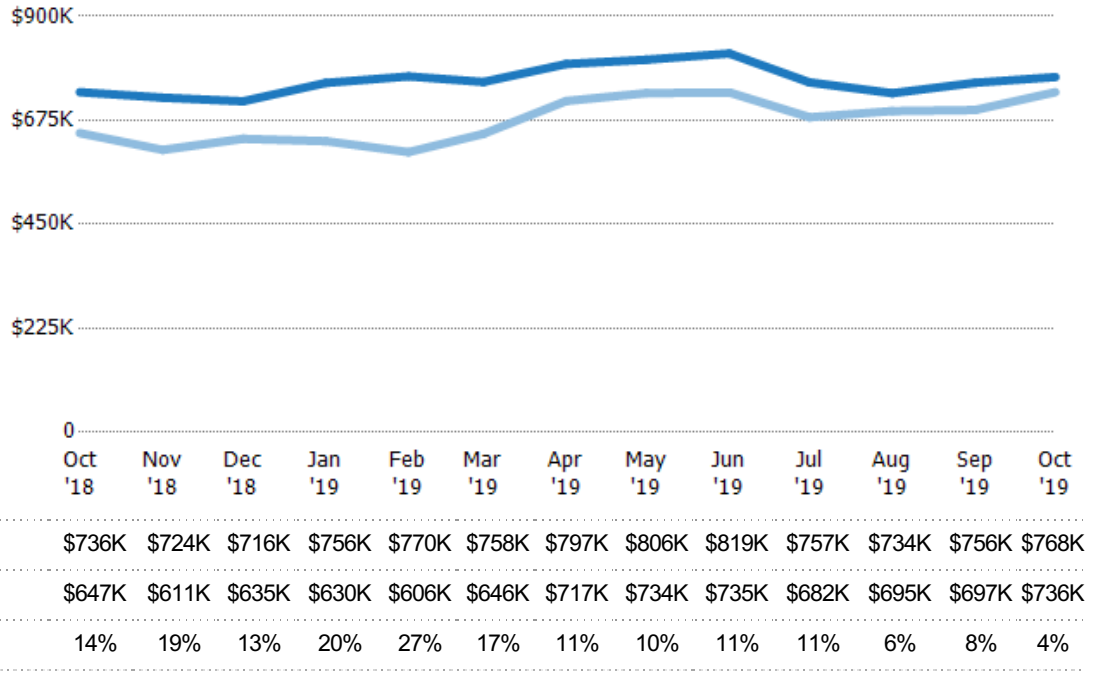
Average Listing Price

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.
Oct '19	\$768K	4.4%
Oct '18	\$736K	13.7%
Oct '17	\$647K	-9.6%



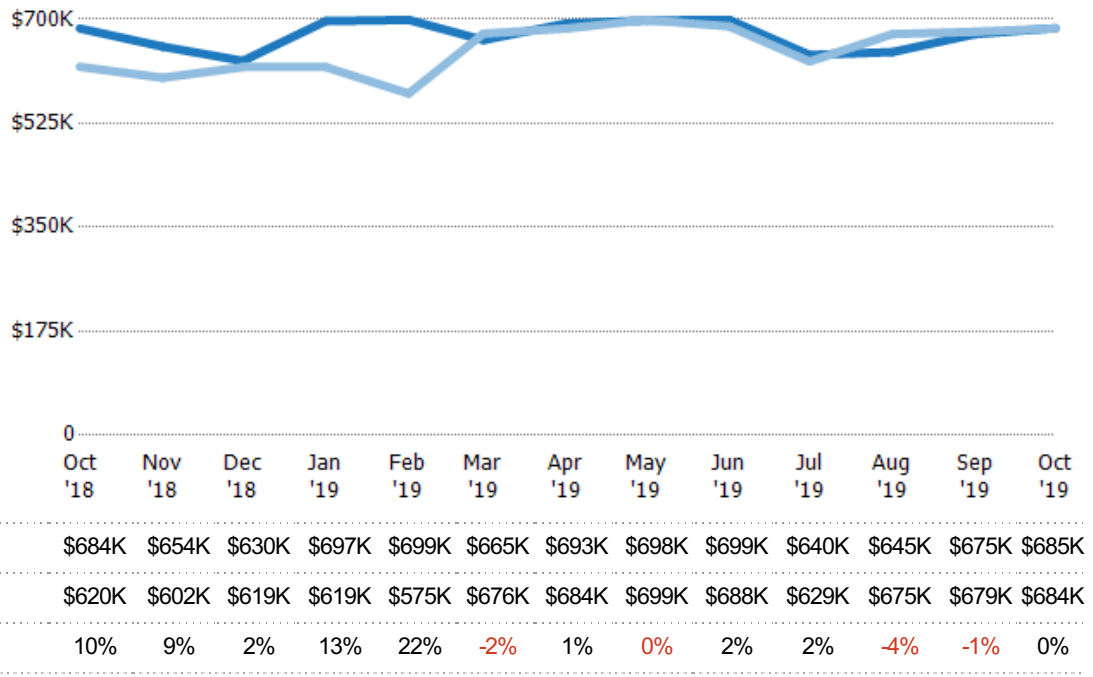
Median Listing Price

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.
Oct '19	\$685K	0.1%
Oct '18	\$684K	10.4%
Oct '17	\$620K	-11.5%



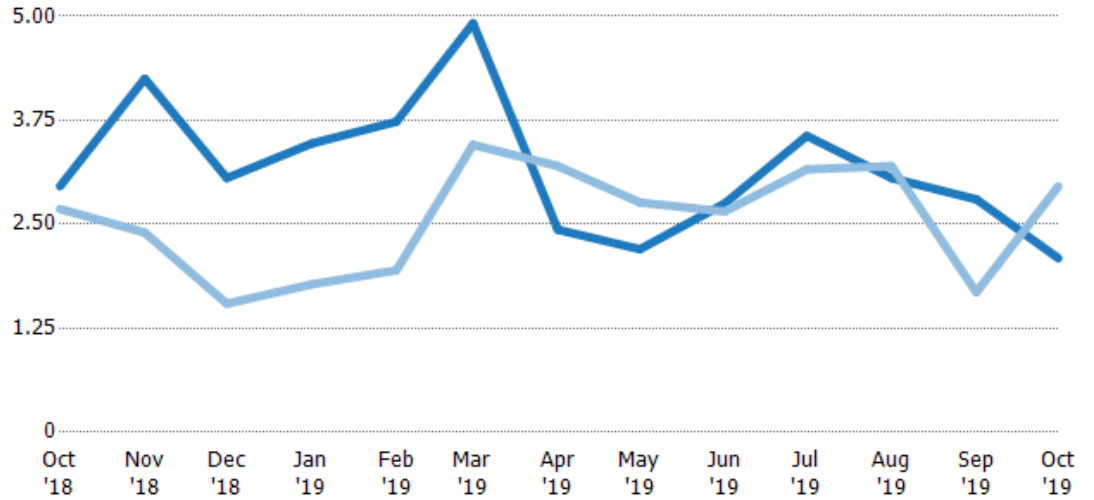
Months of Inventory

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.
Oct '19	2.09	-29.3%
Oct '18	2.96	10.1%
Oct '17	2.68	-6.1%



Current Year	2.96	4.25	3.06	3.47	3.73	4.92	2.43	2.2	2.75	3.56	3.06	2.8	2.09
Prior Year	2.68	2.4	1.55	1.78	1.95	3.45	3.2	2.76	2.65	3.16	3.2	1.68	2.96
Percent Change from Prior Year	10%	77%	98%	95%	92%	42%	-24%	-20%	4%	13%	-5%	66%	-29%

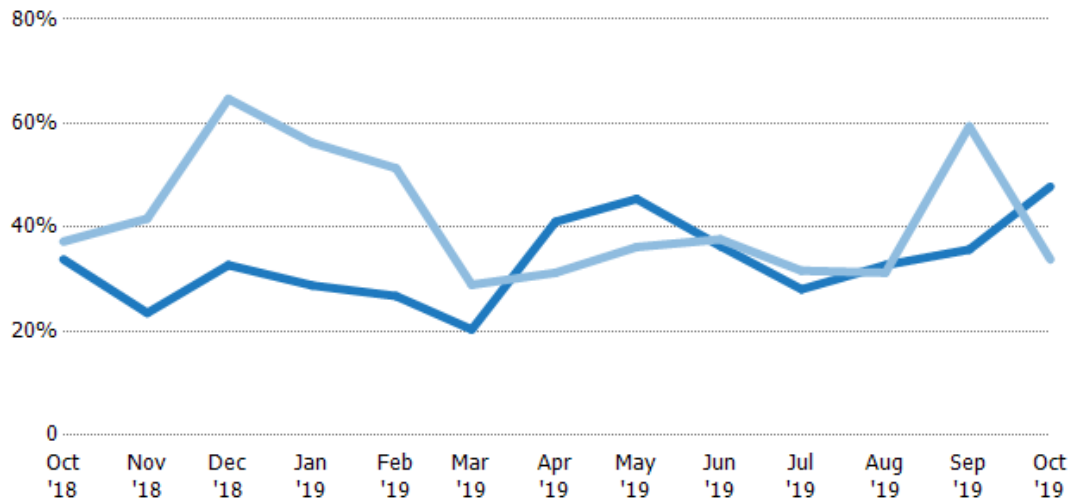
Absorption Rate

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.
Oct '19	48%	-14%
Oct '18	34%	3.4%
Oct '17	37%	6.5%



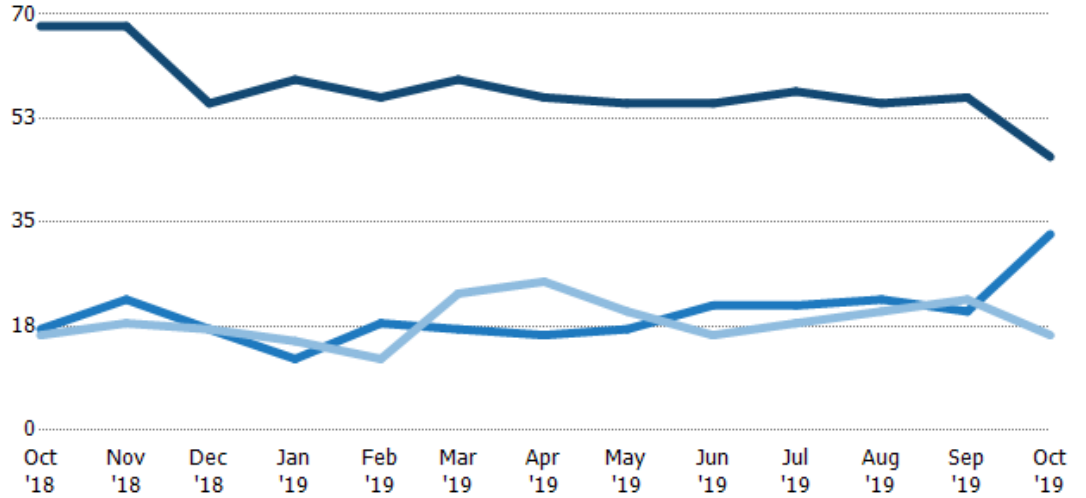
Current Year	34%	24%	33%	29%	27%	20%	41%	45%	36%	28%	33%	36%	48%
Prior Year	37%	42%	65%	56%	51%	29%	31%	36%	38%	32%	31%	59%	34%
Change from Prior Year	3%	18%	32%	27%	25%	9%	-10%	-9%	1%	4%	-1%	24%	-14%

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



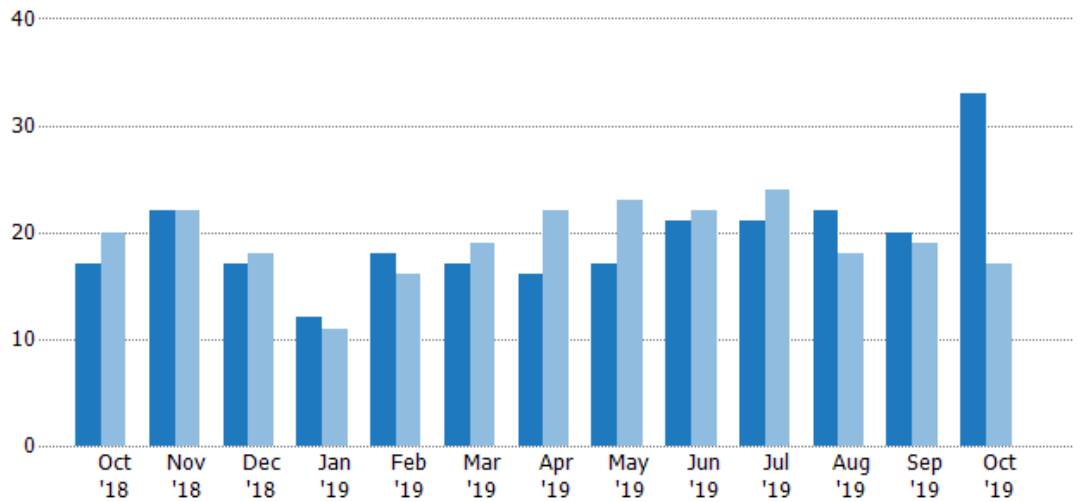
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Active	68	68	55	59	56	59	56	55	55	57	55	56	46
Pending	17	22	17	12	18	17	16	17	21	21	22	20	33
Sold	16	18	17	15	12	23	25	20	16	18	20	22	16

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.
Oct '19	33	94.1%
Oct '18	17	-15%
Oct '17	20	35%

	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	17	22	17	12	18	17	16	17	21	21	22	20	33
Prior Year	20	22	18	11	16	19	22	23	22	24	18	19	17
Percent Change from Prior Year	-15%	0%	-6%	9%	13%	-11%	-27%	-26%	-5%	-13%	22%	5%	94%

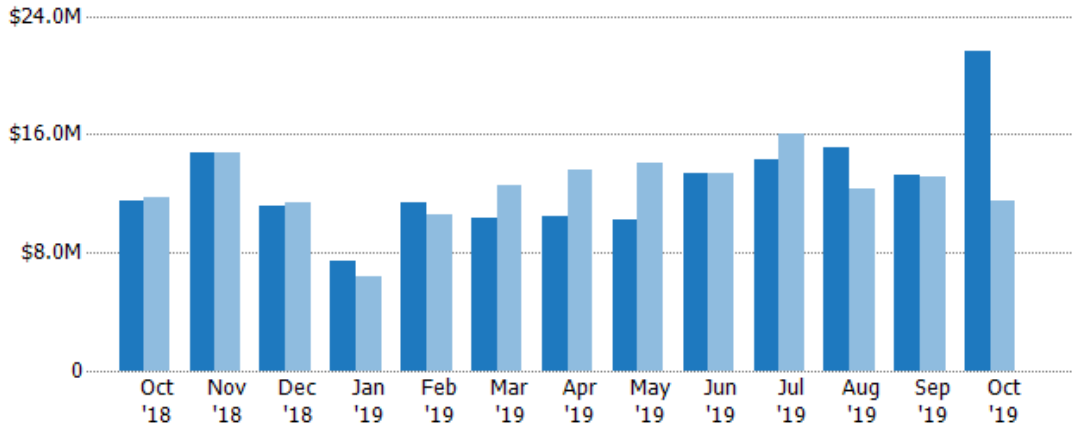
Pending Sales Volume

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.
Oct '19	\$21.6M	87.8%
Oct '18	\$11.5M	-1.3%
Oct '17	\$11.7M	24.5%



Current Year	\$11.5M	\$14.8M	\$11.1M	\$7.44M	\$11.3M	\$10.4M	\$10.4M	\$10.2M	\$13.4M	\$14.2M	\$15.1M	\$13.2M	\$21.6M
Prior Year	\$11.7M	\$14.8M	\$11.4M	\$6.43M	\$10.6M	\$12.6M	\$13.6M	\$14M	\$13.3M	\$16M	\$12.3M	\$13.1M	\$11.5M
Percent Change from Prior Year	-1%	0%	-3%	16%	7%	-18%	-24%	-27%	1%	-11%	23%	1%	88%

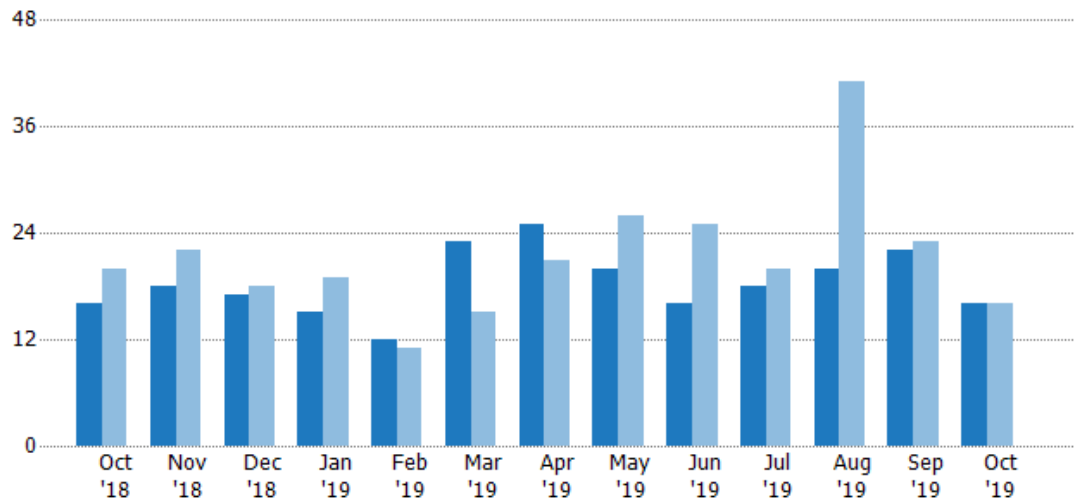
Closed Sales

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.
Oct '19	16	0%
Oct '18	16	-20%
Oct '17	20	25%



Current Year	16	18	17	15	12	23	25	20	16	18	20	22	16
Prior Year	20	22	18	19	11	15	21	26	25	20	41	23	16
Percent Change from Prior Year	-20%	-18%	-6%	-21%	9%	53%	19%	-23%	-36%	-10%	-51%	-4%	0%

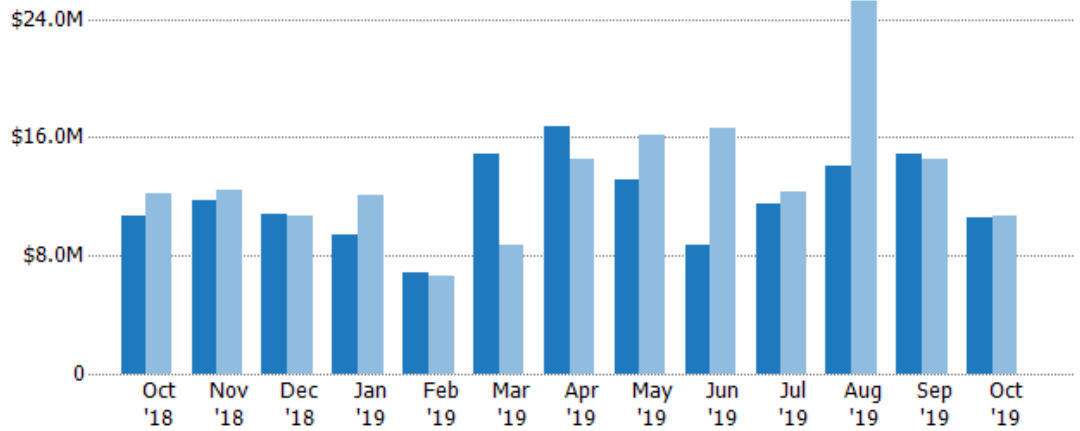
Closed Sales Volume

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.
Oct '19	\$10.6M	-0.5%
Oct '18	\$10.7M	-12.9%
Oct '17	\$12.2M	6.8%



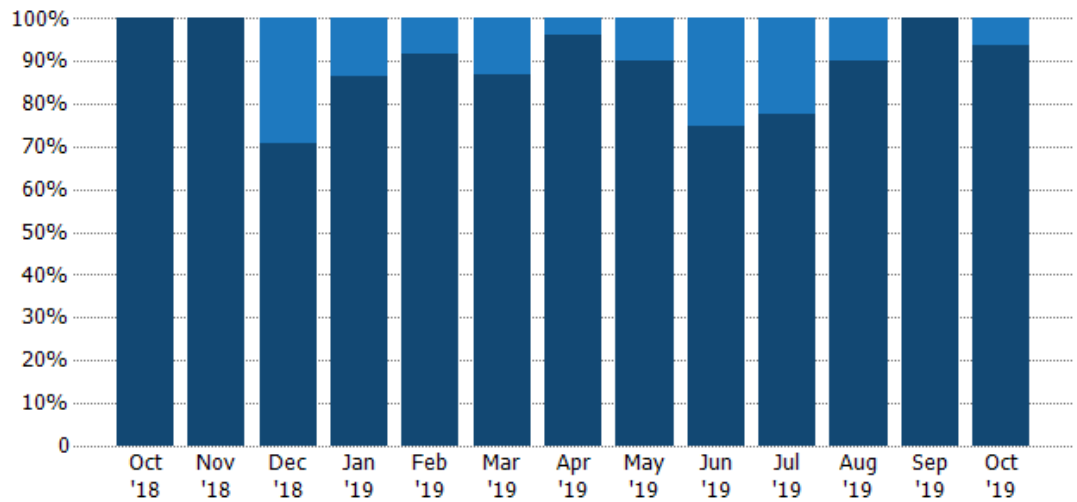
Current Year	\$10.7M	\$11.7M	\$10.9M	\$9.36M	\$6.81M	\$14.9M	\$16.7M	\$13.1M	\$8.66M	\$11.6M	\$14M	\$14.8M	\$10.6M
Prior Year	\$12.2M	\$12.5M	\$10.7M	\$12.1M	\$6.59M	\$8.75M	\$14.5M	\$16.2M	\$16.6M	\$12.4M	\$25.3M	\$14.6M	\$10.7M
Percent Change from Prior Year	-13%	-6%	1%	-23%	3%	70%	16%	-19%	-48%	-7%	-45%	2%	0%

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	-	-	29%	13%	8%	13%	4%	10%	25%	22%	10%	-	6%
Single Family Residence	100%	100%	71%	87%	92%	87%	96%	90%	75%	78%	90%	100%	94%

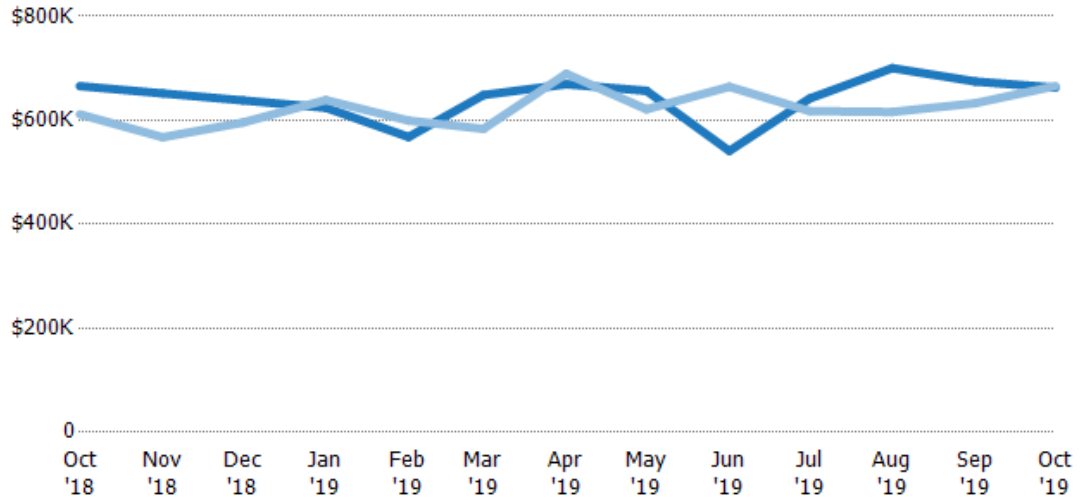
Average Sales Price

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.
Oct '19	\$663K	-0.5%
Oct '18	\$666K	8.9%
Oct '17	\$611K	-14.5%



Current Year	\$666K	\$652K	\$638K	\$624K	\$568K	\$649K	\$669K	\$657K	\$541K	\$642K	\$700K	\$675K	\$663K
Prior Year	\$611K	\$567K	\$596K	\$639K	\$599K	\$583K	\$690K	\$621K	\$665K	\$618K	\$616K	\$633K	\$666K
Percent Change from Prior Year	9%	15%	7%	-2%	-5%	11%	-3%	6%	-19%	4%	14%	7%	0%

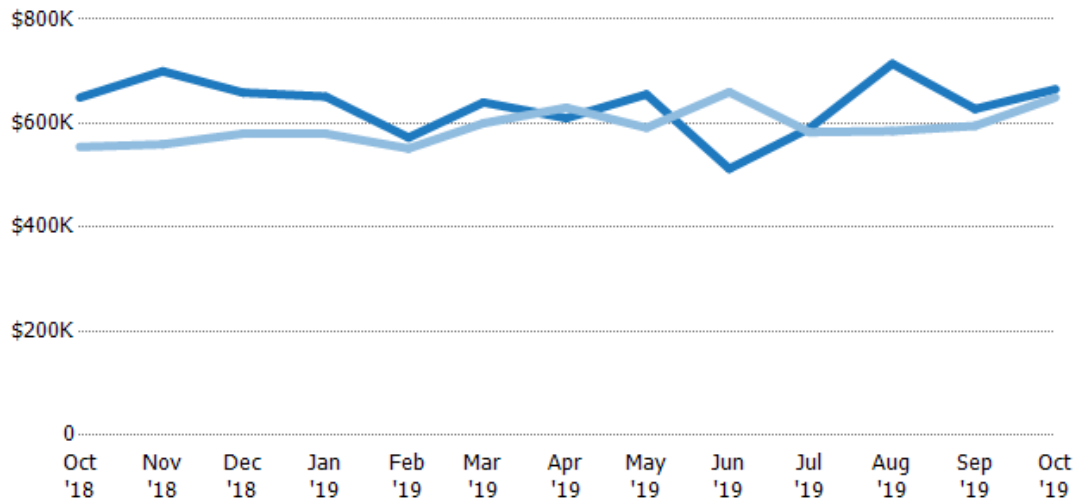
Median Sales Price

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.
Oct '19	\$666K	2.5%
Oct '18	\$650K	17.1%
Oct '17	\$555K	-6.2%



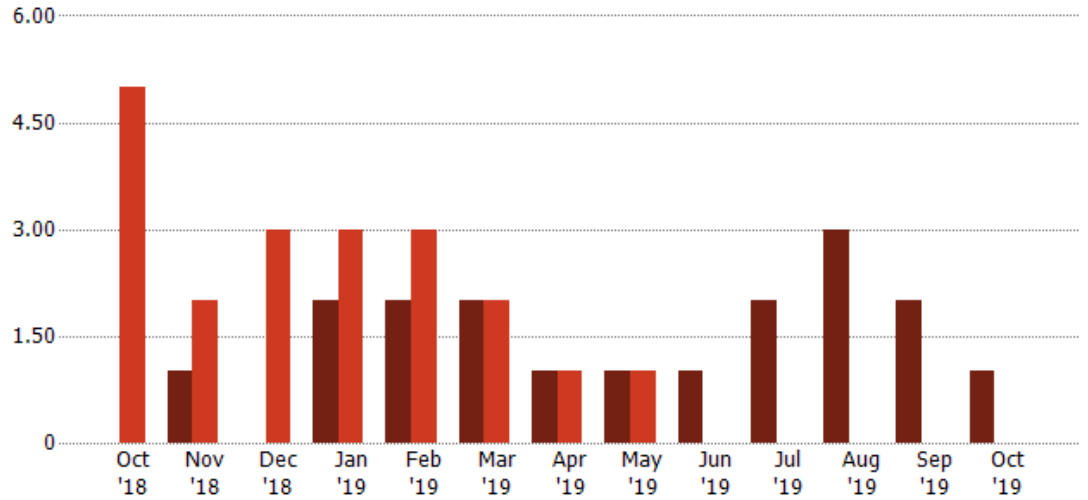
Current Year	\$650K	\$700K	\$659K	\$651K	\$573K	\$640K	\$610K	\$656K	\$513K	\$591K	\$715K	\$628K	\$666K
Prior Year	\$555K	\$560K	\$580K	\$580K	\$552K	\$600K	\$630K	\$591K	\$660K	\$583K	\$585K	\$595K	\$650K
Percent Change from Prior Year	17%	25%	14%	12%	4%	7%	-3%	11%	-22%	1%	22%	5%	2%

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



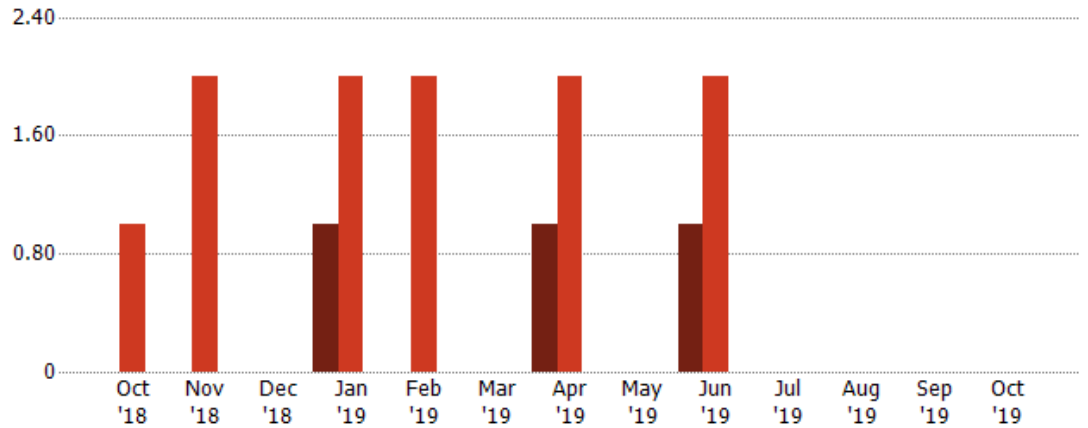
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	-	1	-	2	2	2	1	1	1	2	3	2	1
Prior Year	5	2	3	3	3	2	1	1	-	-	-	-	-
Percent Change from Prior Year	-100%	-50%	-100%	-33%	-33%	0%	0%	0%	100%	100%	100%	100%	100%

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



	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	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: 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: 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 10/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area