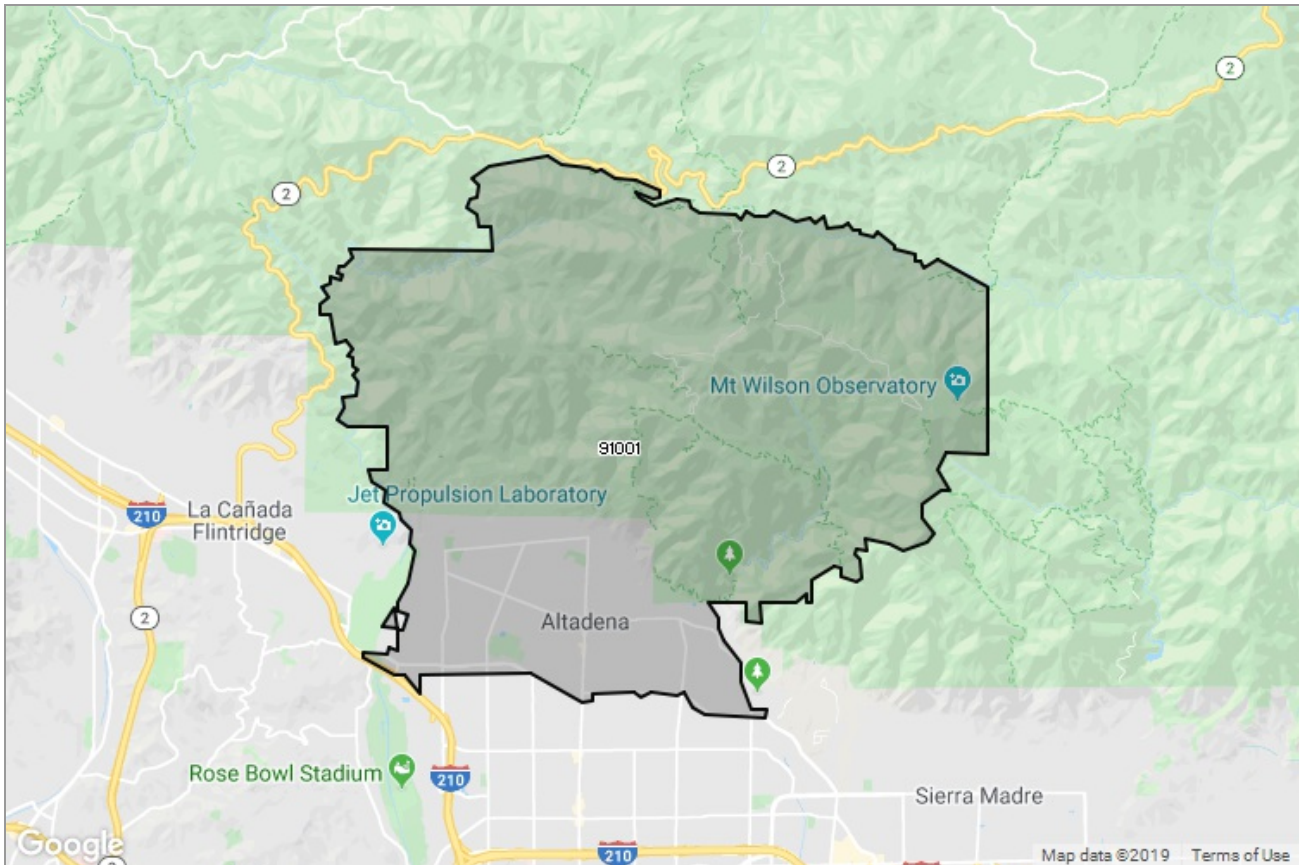




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Altadena



Report Characteristics

Report Name:
Altadena

Report Date Range:
11/2018 – 11/2019

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 12/09/2019

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	Nov 2019	Nov 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	26	31	-16.1%	416	460	-9.6%
New Listing Volume	\$28,068,133	\$31,482,795	-10.8%	\$427,905,433	\$458,144,528	-6.6%
Active Listing Count	53	72	-26.4%	N/A	N/A	
Active Listing Volume	\$56,363,521	\$76,830,261	-26.6%	N/A	N/A	
Average Listing Price	\$1,063,463	\$1,067,087	-0.3%	\$1,072,296	\$1,106,052	-3.1%
Median Listing Price	\$839,000	\$850,000	-1.3%	\$895,842	\$889,987	+0.7%
Months of Inventory	1.4	2.4	-41.9%	2.1	2.2	-4.4%
Absorption Rate	71.7%	41.67%	+30%	47.71%	45.61%	+2.1%
Sales Activity Charts Metrics						
Pending Sales Count	34	25	+36%	N/A	N/A	
Pending Sales Volume	\$36,347,899	\$23,262,298	+56.3%	N/A	N/A	
Closed Sales Count	23	33	-30.3%	328	354	-7.3%
Closed Sales Volume	\$22,221,480	\$29,934,100	-25.8%	\$332,169,066	\$341,681,862	-2.8%
Average Sales Price	\$966,151	\$907,094	+6.5%	\$1,012,711	\$965,203	+4.9%
Median Sales Price	\$850,000	\$820,000	+3.7%	\$883,817	\$832,195	+6.2%
Distressed Charts Metrics						
Distressed Listing Count	2	2	±	N/A	N/A	

New Listings

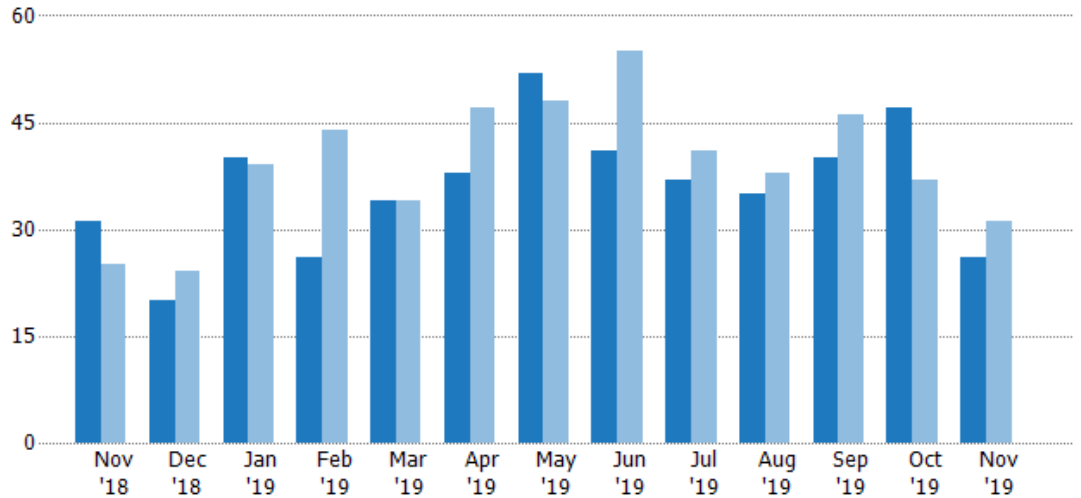
The number of new residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Nov '19	26	-16.1%
Nov '18	31	24%
Nov '17	25	16%



	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	31	20	40	26	34	38	52	41	37	35	40	47	26
Prior Year	25	24	39	44	34	47	48	55	41	38	46	37	31
Percent Change from Prior Year	24%	-17%	3%	-41%	0%	-19%	8%	-25%	-10%	-8%	-13%	27%	-16%

New Listing Volume

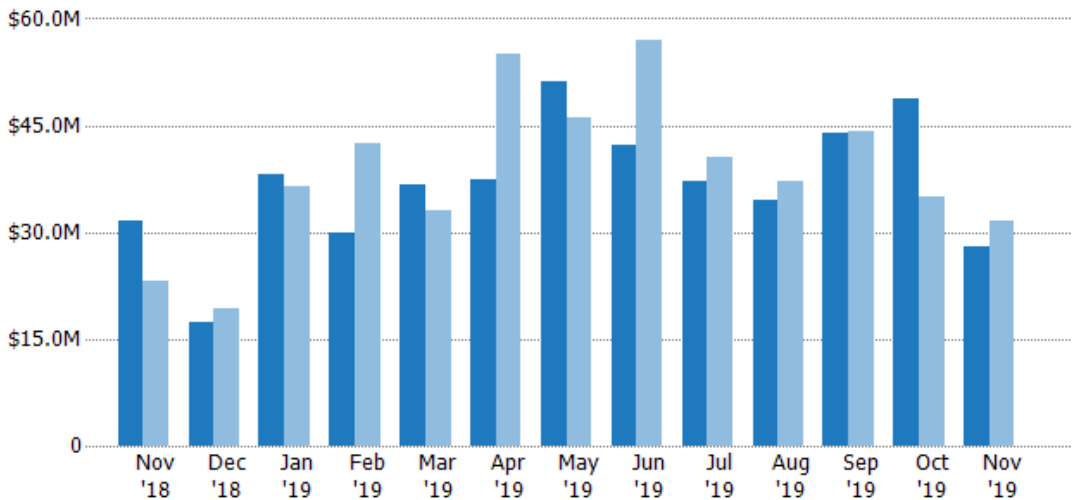
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Nov '19	\$28.1M	-10.8%
Nov '18	\$31.5M	36.6%
Nov '17	\$23M	11.5%



	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$31.5M	\$17.3M	\$38M	\$29.8M	\$36.7M	\$37.3M	\$51.3M	\$42.3M	\$37.1M	\$34.6M	\$43.9M	\$48.7M	\$28.1M
Prior Year	\$23M	\$19.3M	\$36.4M	\$42.4M	\$33.1M	\$55M	\$46M	\$57M	\$40.6M	\$37.2M	\$44.1M	\$34.9M	\$31.5M
Percent Change from Prior Year	37%	-10%	5%	-30%	11%	-32%	11%	-26%	-8%	-7%	0%	39%	-11%

Active Listings

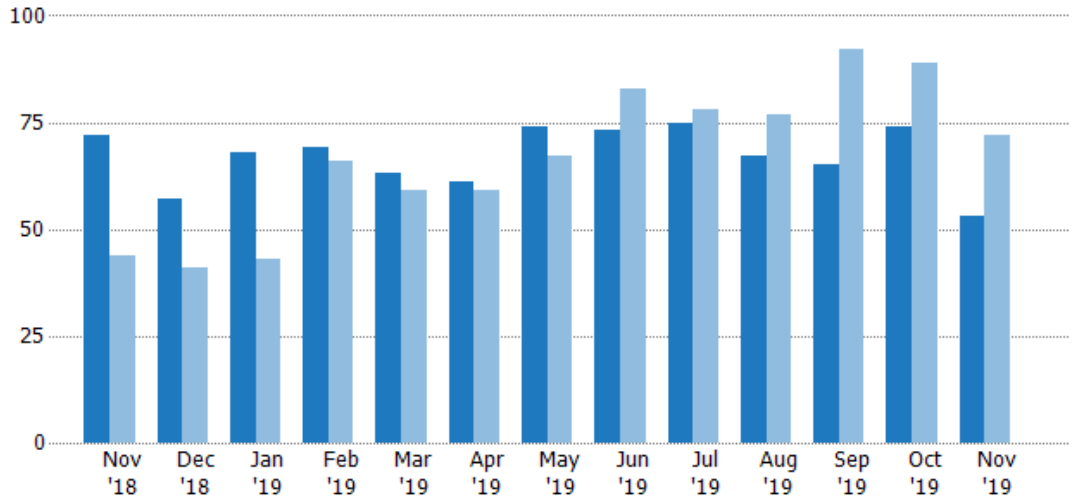
The number of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Nov '19	53	-26.4%
Nov '18	72	63.6%
Nov '17	44	40.9%



	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	72	57	68	69	63	61	74	73	75	67	65	74	53
Prior Year	44	41	43	66	59	59	67	83	78	77	92	89	72
Percent Change from Prior Year	64%	39%	58%	5%	7%	3%	10%	-12%	-4%	-13%	-29%	-17%	-26%

Active Listing Volume

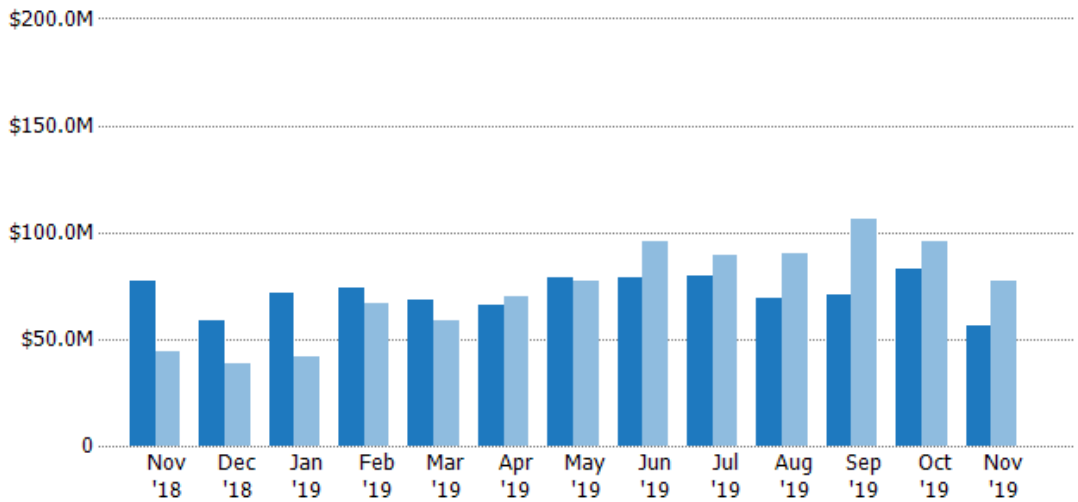
The sum of the listing price of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Nov '19	\$56.4M	-26.6%
Nov '18	\$76.8M	73.7%
Nov '17	\$44.2M	36.3%



	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$76.8M	\$58.9M	\$71.2M	\$74.1M	\$68.3M	\$65.7M	\$78.6M	\$79.1M	\$79.9M	\$69.1M	\$70.4M	\$82.9M	\$56.4M
Prior Year	\$44.2M	\$38.8M	\$41.7M	\$66.9M	\$58.9M	\$69.8M	\$77.5M	\$95.4M	\$89.3M	\$90M	\$106M	\$95.5M	\$76.8M
Percent Change from Prior Year	74%	52%	71%	11%	16%	-6%	1%	-17%	-11%	-23%	-34%	-13%	-27%

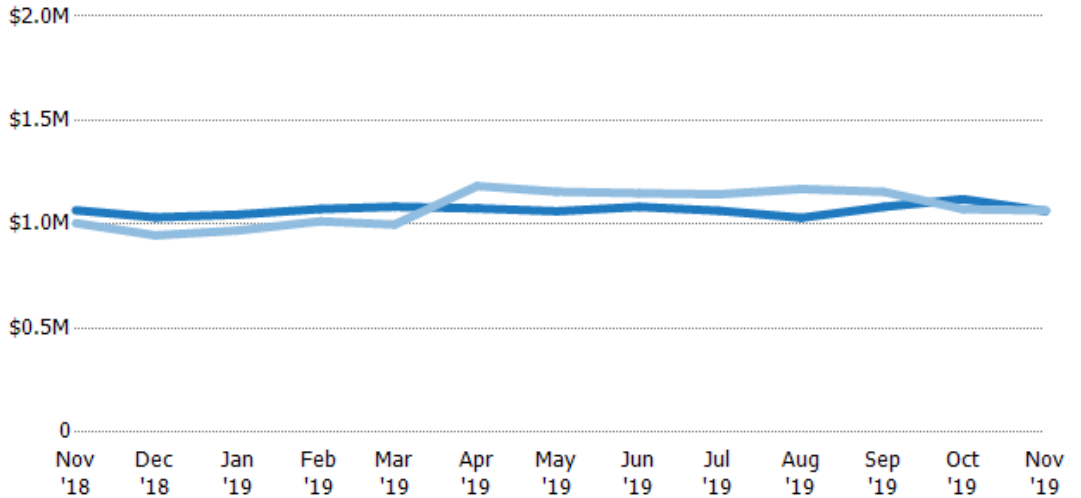
Average Listing Price

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Nov '18	\$1.07M	\$1.01M	6%
Dec '18	\$1.03M	\$947K	9%
Jan '19	\$1.05M	\$970K	8%
Feb '19	\$1.07M	\$1.01M	6%
Mar '19	\$1.08M	\$999K	9%
Apr '19	\$1.08M	\$1.18M	-9%
May '19	\$1.06M	\$1.16M	-8%
Jun '19	\$1.08M	\$1.15M	-6%
Jul '19	\$1.06M	\$1.14M	-7%
Aug '19	\$1.03M	\$1.17M	-12%
Sep '19	\$1.08M	\$1.16M	-6%
Oct '19	\$1.12M	\$1.07M	5%
Nov '19	\$1.06M	\$1.07M	0%

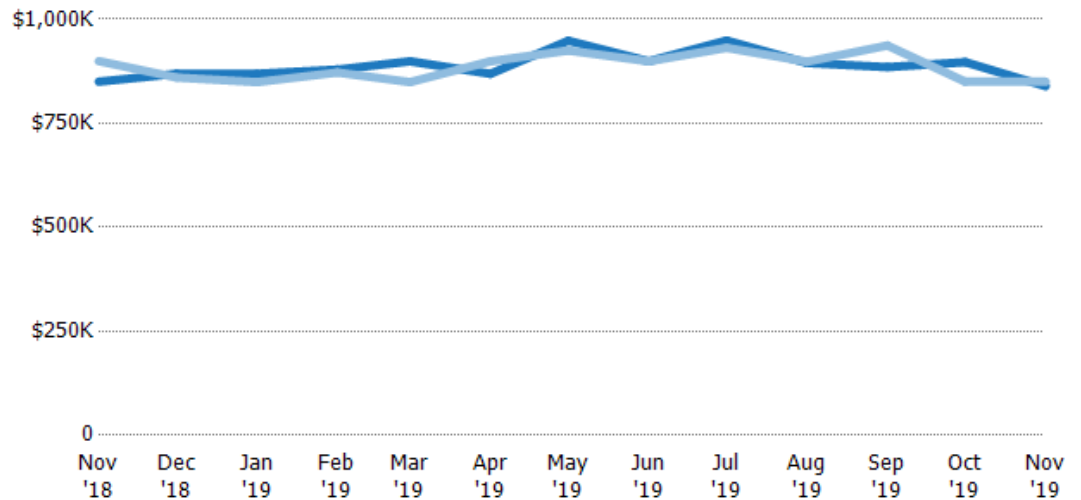
Median Listing Price

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Nov '18	\$850K	\$899K	-5%
Dec '18	\$869K	\$860K	1%
Jan '19	\$869K	\$849K	2%
Feb '19	\$879K	\$872K	1%
Mar '19	\$899K	\$849K	6%
Apr '19	\$869K	\$899K	-3%
May '19	\$949K	\$925K	3%
Jun '19	\$899K	\$899K	0%
Jul '19	\$949K	\$932K	2%
Aug '19	\$895K	\$898K	0%
Sep '19	\$885K	\$937K	-6%
Oct '19	\$897K	\$850K	6%
Nov '19	\$839K	\$850K	-1%

Months of Inventory

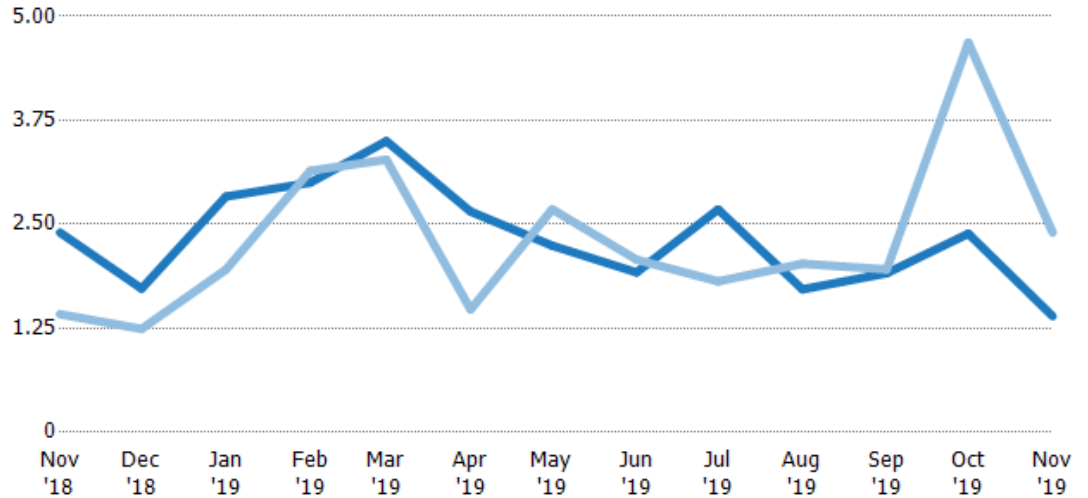
The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Months	% Chg.
Nov '19	1.39	-41.9%
Nov '18	2.4	69.1%
Nov '17	1.42	40.9%



Current Year	2.4	1.73	2.83	3	3.5	2.65	2.24	1.92	2.68	1.72	1.91	2.39	1.39
Prior Year	1.42	1.24	1.95	3.14	3.28	1.48	2.68	2.08	1.81	2.03	1.96	4.68	2.4
Percent Change from Prior Year	69%	39%	45%	-5%	7%	80%	-16%	-7%	48%	-15%	-2%	-49%	-42%

Absorption Rate

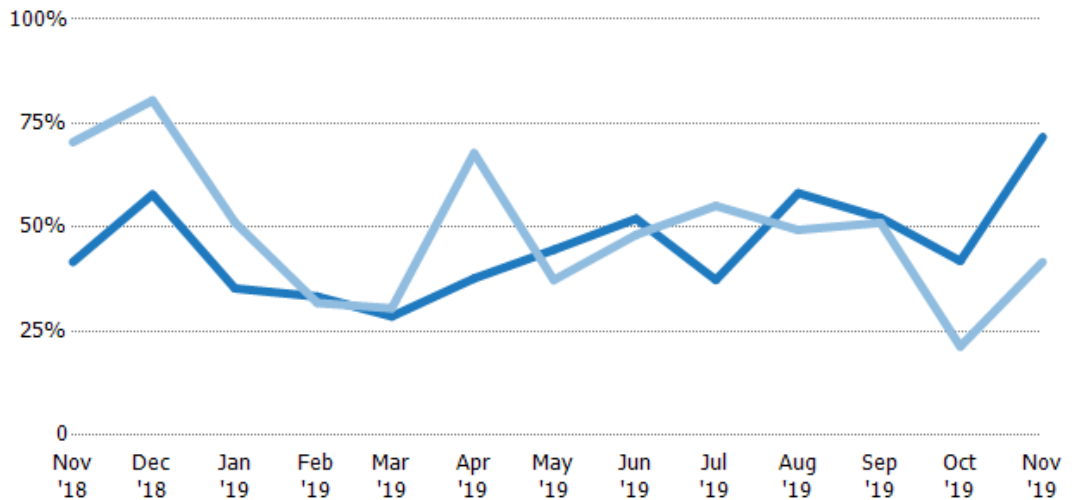
The percentage of inventory sold per month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Rate	Chg.
Nov '19	72%	-30%
Nov '18	42%	28.8%
Nov '17	70%	-29%



Current Year	42%	58%	35%	33%	29%	38%	45%	52%	37%	58%	52%	42%	72%
Prior Year	70%	80%	51%	32%	31%	68%	37%	48%	55%	49%	51%	21%	42%
Change from Prior Year	29%	23%	16%	-2%	2%	30%	-7%	-4%	18%	-9%	-1%	-21%	-30%

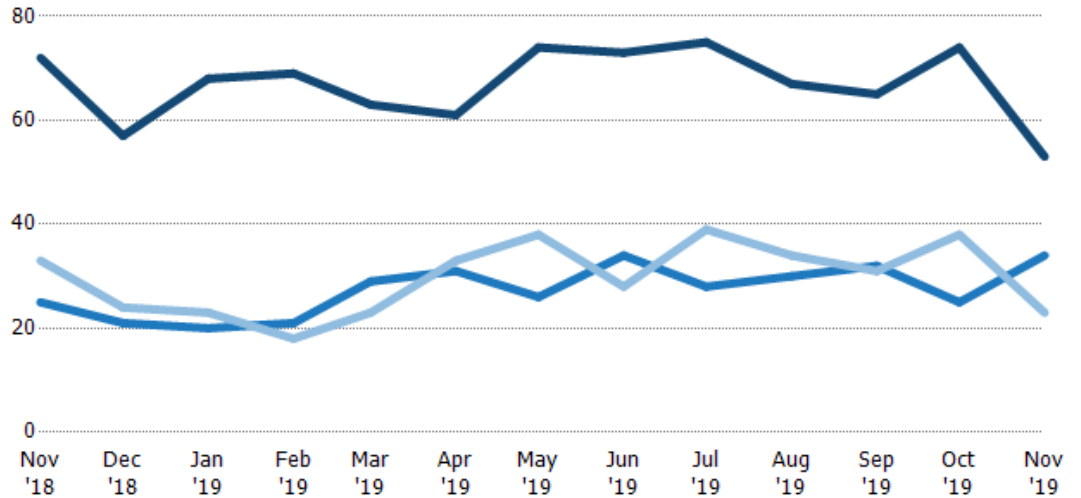
Active/Pending/Sold Units

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



	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Active	72	57	68	69	63	61	74	73	75	67	65	74	53
Pending	25	21	20	21	29	31	26	34	28	30	32	25	34
Sold	33	24	23	18	23	33	38	28	39	34	31	38	23

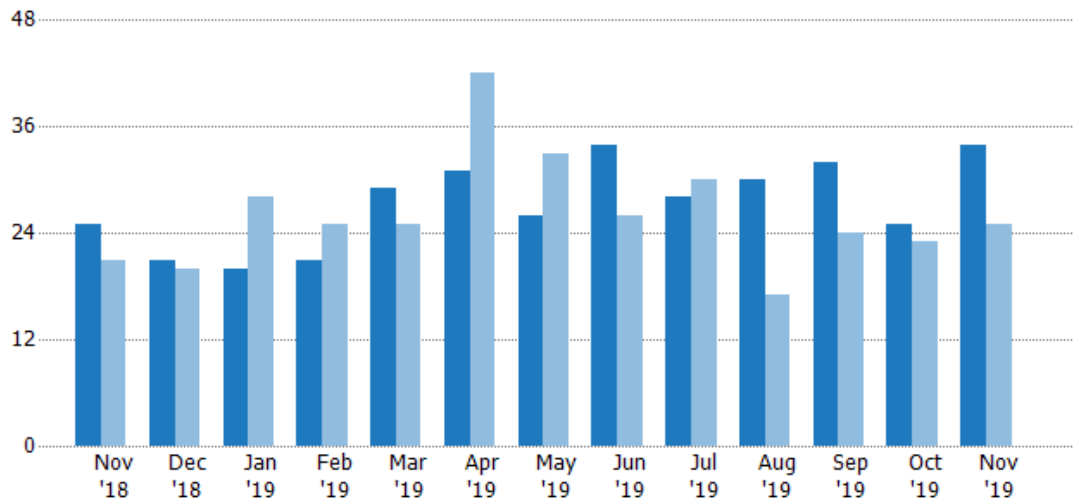
Pending Sales

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.
Nov '19	34	36%
Nov '18	25	19%
Nov '17	21	28.6%

	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	25	21	20	21	29	31	26	34	28	30	32	25	34
Prior Year	21	20	28	25	25	42	33	26	30	17	24	23	25
Percent Change from Prior Year	19%	5%	-29%	-16%	16%	-26%	-21%	31%	-7%	76%	33%	9%	36%

Pending Sales Volume

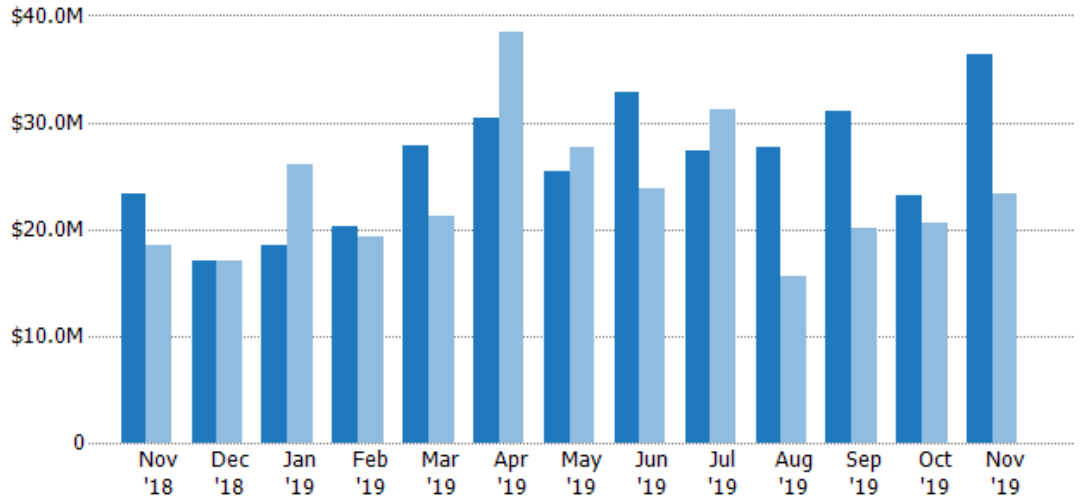
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Nov '19	\$36.3M	56.3%
Nov '18	\$23.3M	25.4%
Nov '17	\$18.6M	22.8%



Current Year	\$23.3M	\$17M	\$18.5M	\$20.2M	\$27.8M	\$30.3M	\$25.4M	\$32.8M	\$27.4M	\$27.6M	\$31.1M	\$23.2M	\$36.3M
Prior Year	\$18.6M	\$17.1M	\$26.1M	\$19.3M	\$21.2M	\$38.4M	\$27.7M	\$23.8M	\$31.2M	\$15.6M	\$20.1M	\$20.6M	\$23.3M
Percent Change from Prior Year	25%	0%	-29%	4%	31%	-21%	-8%	37%	-12%	77%	54%	13%	56%

Closed Sales

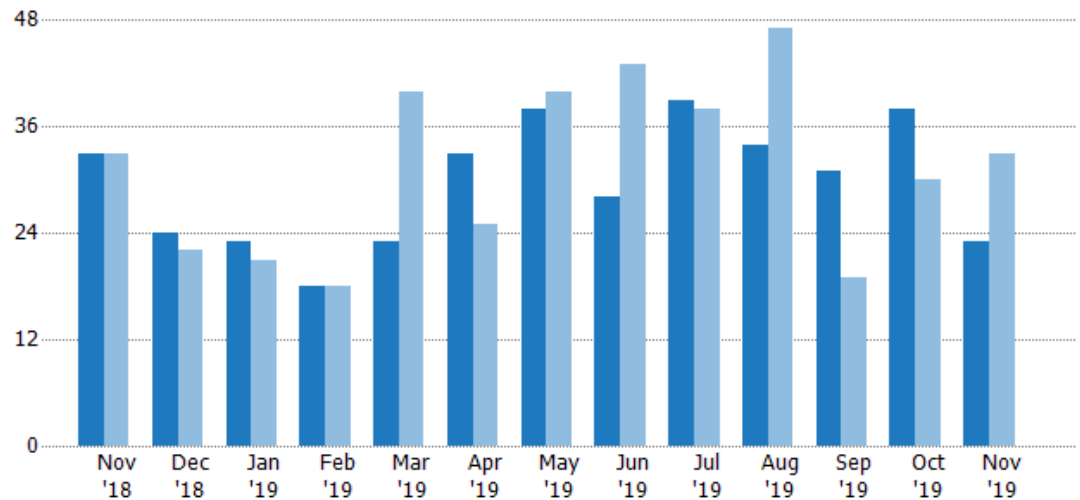
The total number of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Nov '19	23	-30.3%
Nov '18	33	0%
Nov '17	33	-15.2%



Current Year	33	24	23	18	23	33	38	28	39	34	31	38	23
Prior Year	33	22	21	18	40	25	40	43	38	47	19	30	33
Percent Change from Prior Year	0%	9%	10%	0%	-43%	32%	-5%	-35%	3%	-28%	63%	27%	-30%

Closed Sales Volume

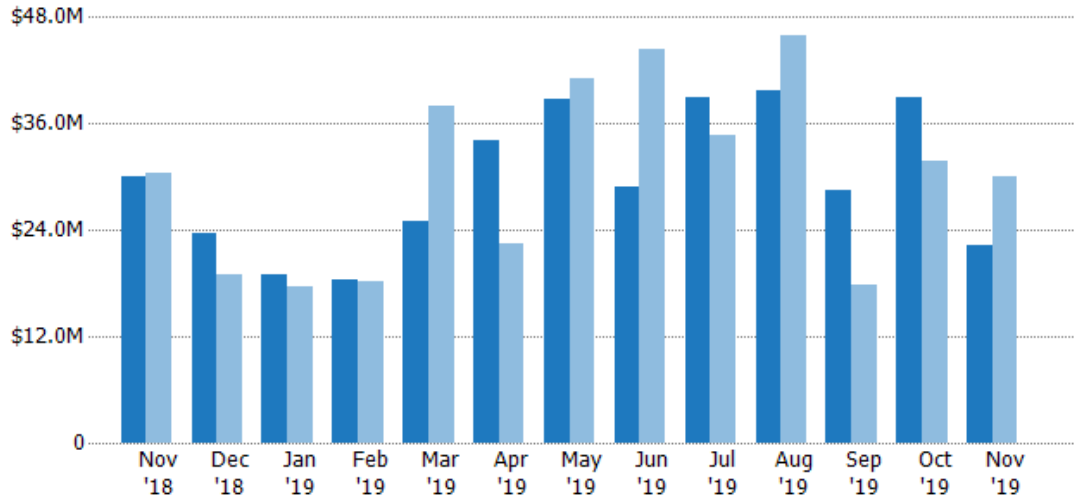
The sum of the sales price of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Nov '19	\$22.2M	-25.8%
Nov '18	\$29.9M	-1.7%
Nov '17	\$30.5M	-5.9%



Month	Current Year	Prior Year	Percent Change from Prior Year
Nov '18	\$29.9M	\$30.5M	-2%
Dec '18	\$23.6M	\$19M	24%
Jan '19	\$18.9M	\$17.6M	8%
Feb '19	\$18.3M	\$18.2M	1%
Mar '19	\$25M	\$37.9M	-34%
Apr '19	\$34M	\$22.4M	52%
May '19	\$38.7M	\$41.1M	-6%
Jun '19	\$28.8M	\$44.3M	-35%
Jul '19	\$39M	\$34.6M	13%
Aug '19	\$39.8M	\$46M	-14%
Sep '19	\$28.5M	\$17.9M	59%
Oct '19	\$38.9M	\$31.8M	22%
Nov '19	\$22.2M	\$29.9M	-26%

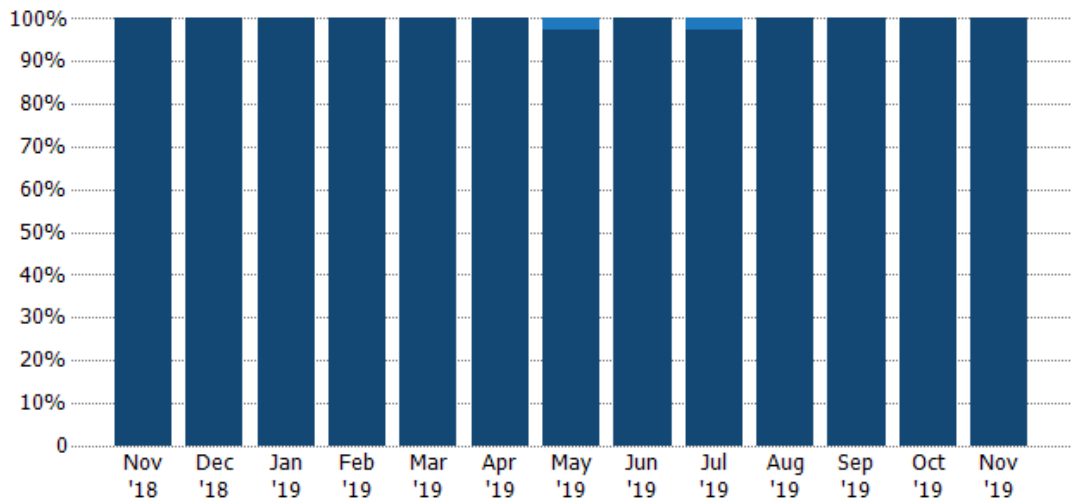
Closed Sales by Property Type

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	Single Family Residence	Condo/Townhouse
Nov '18	100%	-
Dec '18	100%	-
Jan '19	100%	-
Feb '19	100%	-
Mar '19	100%	-
Apr '19	100%	-
May '19	97%	3%
Jun '19	100%	-
Jul '19	97%	3%
Aug '19	100%	-
Sep '19	100%	-
Oct '19	100%	-
Nov '19	100%	-

Average Sales Price

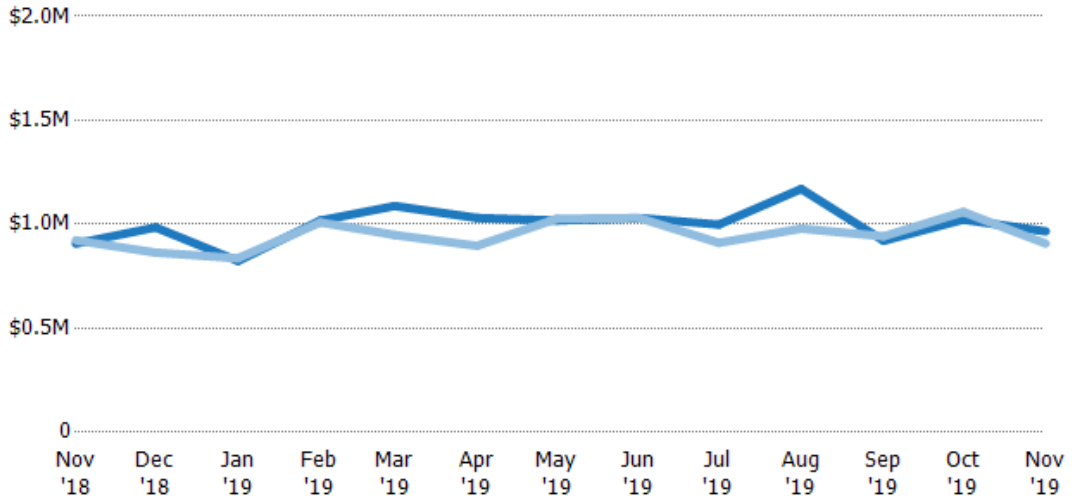
The average sales price of the residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Price	% Chg.
Nov '19	\$966K	6.5%
Nov '18	\$907K	-1.7%
Nov '17	\$923K	11%



Current Year	\$907K	\$985K	\$824K	\$1.02M	\$1.09M	\$1.03M	\$1.02M	\$1.03M	\$999K	\$1.17M	\$921K	\$1.02M	\$966K
Prior Year	\$923K	\$864K	\$837K	\$1.01M	\$948K	\$897K	\$1.03M	\$1.03M	\$911K	\$979K	\$942K	\$1.06M	\$907K
Percent Change from Prior Year	-2%	14%	-2%	1%	15%	15%	-1%	0%	10%	19%	-2%	-3%	7%

Median Sales Price

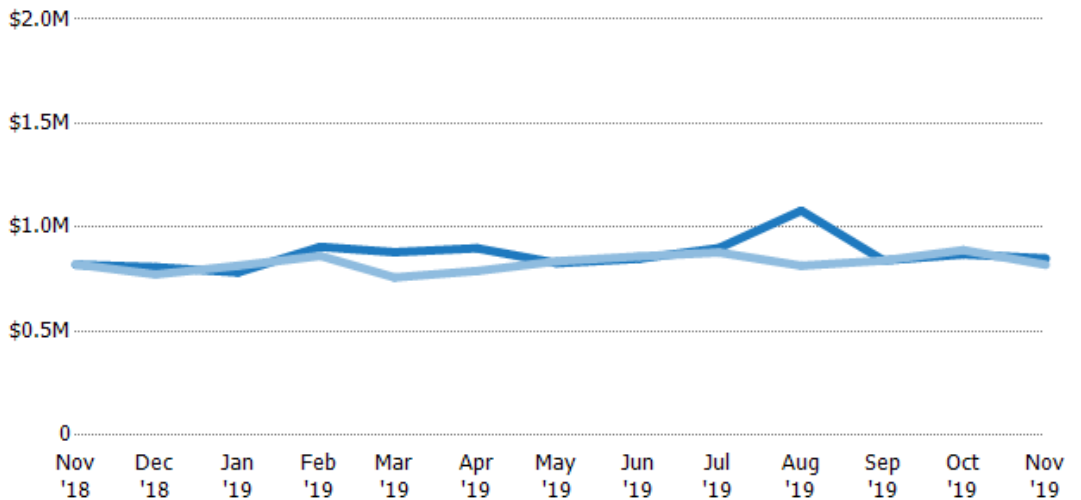
The median sales price of the residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Price	% Chg.
Nov '19	\$850K	3.7%
Nov '18	\$820K	-0.2%
Nov '17	\$822K	8.9%



Current Year	\$820K	\$809K	\$783K	\$906K	\$880K	\$899K	\$828K	\$849K	\$900K	\$1.08M	\$840K	\$870K	\$850K
Prior Year	\$822K	\$773K	\$815K	\$863K	\$759K	\$790K	\$837K	\$860K	\$879K	\$815K	\$840K	\$890K	\$820K
Percent Change from Prior Year	0%	5%	-4%	5%	16%	14%	-1%	-1%	2%	33%	0%	-2%	4%

Distressed Listings

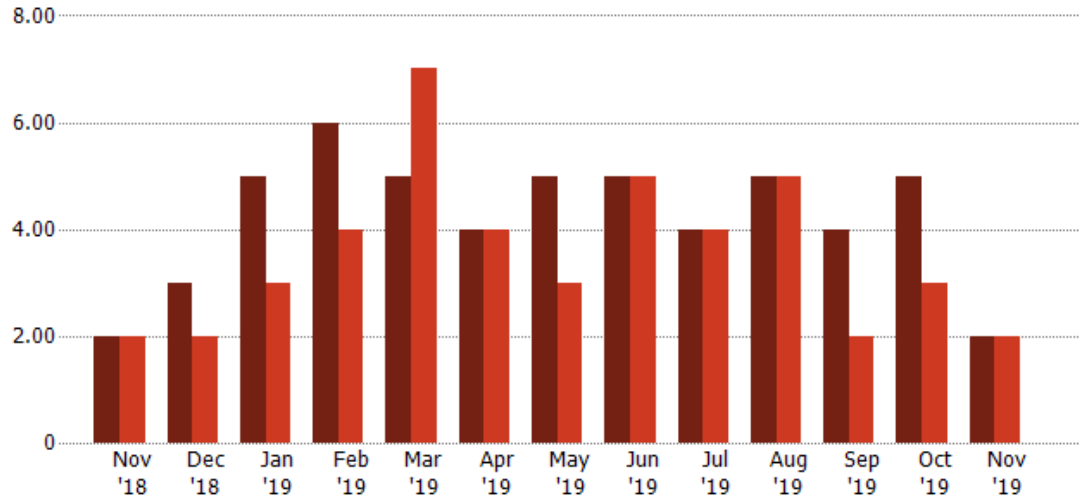
The number of distressed residential properties that were for sale at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Nov '19	2	0%
Nov '18	2	0%
Nov '17	2	50%



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

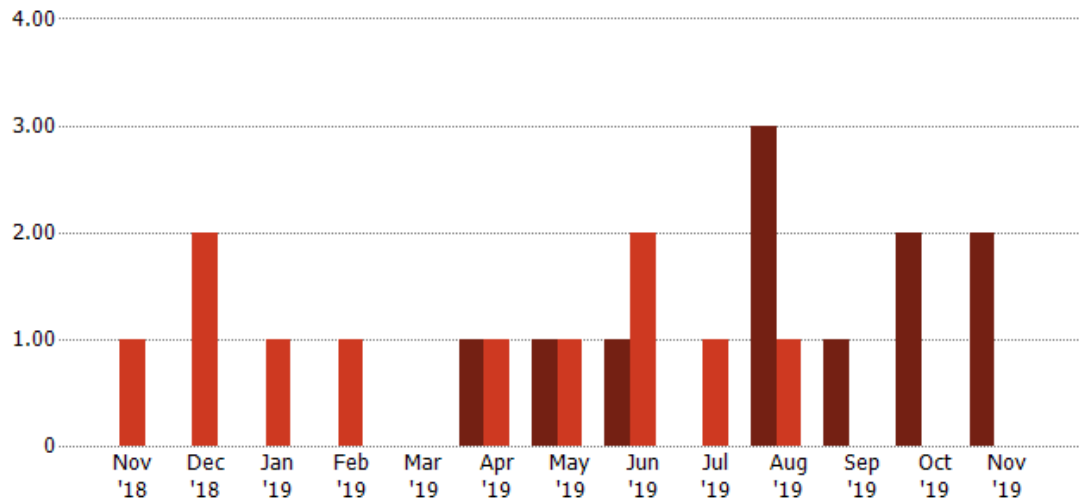
Distressed Sales

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



	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	-	-	-	-	-	1	1	1	-	3	1	2	2
Prior Year	1	2	1	1	-	1	1	2	1	1	-	-	-
Percent Change from Prior Year	-100%	-100%	-100%	-100%	-	0%	0%	-50%	-100%	200%	100%	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: 12/09/2019

Scheduled: No

Report Date Range: From 11/2018 To: 11/2019

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 11/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area