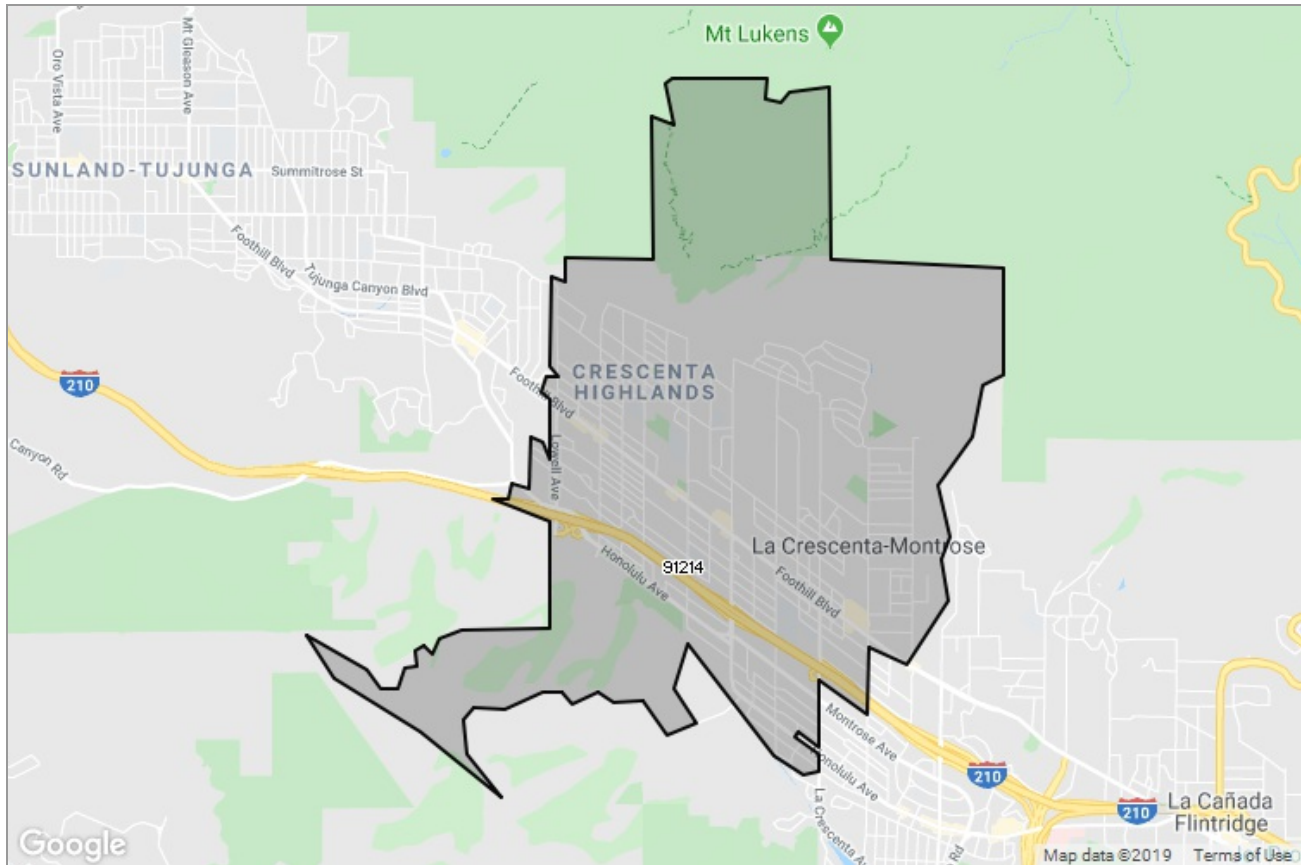




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# La Crescenta



## Report Characteristics

**Report Name:**  
La Crescenta

**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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	31	24	+29.2%	376	363	+3.6%
New Listing Volume	\$25,031,799	\$19,392,847	+29.1%	\$329,623,194	\$316,705,623	+4.1%
Active Listing Count	36	49	-26.5%	N/A	N/A	
Active Listing Volume	\$31,117,763	\$41,985,342	-25.9%	N/A	N/A	
Average Listing Price	\$864,382	\$856,844	+0.9%	\$898,947	\$927,101	-3%
Median Listing Price	\$822,000	\$845,000	-2.7%	\$864,739	\$858,652	+0.7%
Months of Inventory	1.5	1.8	-14.3%	1.9	1.7	+9.5%
Absorption Rate	66.67%	57.14%	+9.5%	53.25%	58.29%	-5%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	33	11	+200%	N/A	N/A	
Pending Sales Volume	\$27,561,237	\$8,755,846	+214.8%	N/A	N/A	
Closed Sales Count	30	23	+30.4%	284	311	-8.7%
Closed Sales Volume	\$26,023,000	\$21,266,000	+22.4%	\$251,161,338	\$277,574,695	-9.5%
Average Sales Price	\$867,433	\$924,609	-6.2%	\$884,371	\$892,523	-0.9%
Median Sales Price	\$787,500	\$875,000	-10%	\$852,205	\$857,702	-0.6%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	2	-	-	N/A	N/A	

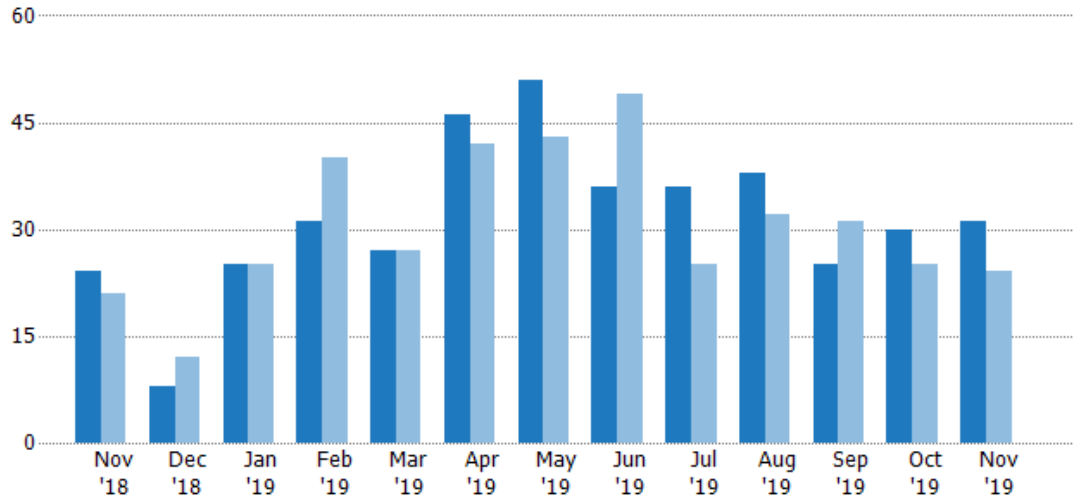
## New Listings

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

### Filters Used

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

Month/ Year	Count	% Chg.
Nov '19	31	29.2%
Nov '18	24	14.3%
Nov '17	21	42.9%



Current Year	24	8	25	31	27	46	51	36	36	38	25	30	31
Prior Year	21	12	25	40	27	42	43	49	25	32	31	25	24
Percent Change from Prior Year	14%	-33%	0%	-23%	0%	10%	19%	-27%	44%	19%	-19%	20%	29%

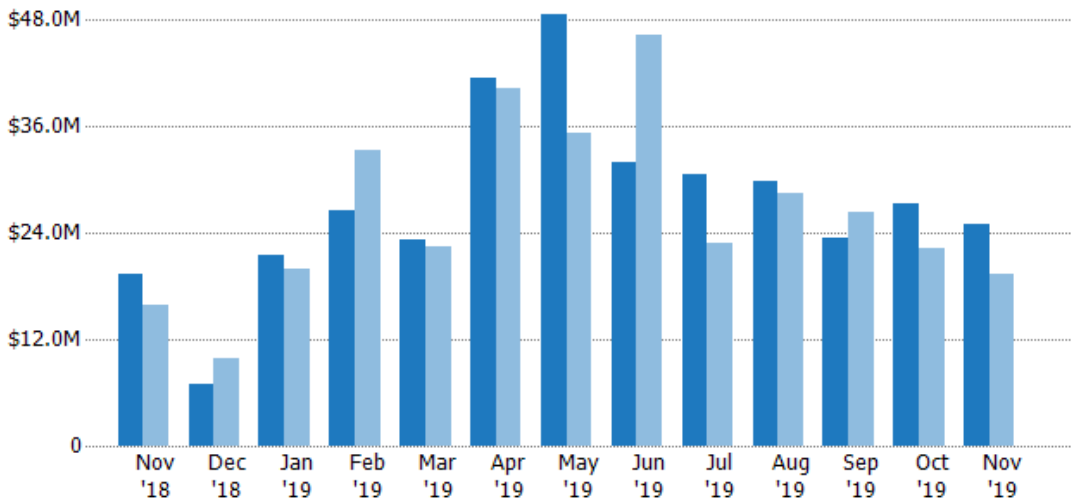
## New Listing Volume

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.
Nov '19	\$25M	29.1%
Nov '18	\$19.4M	22.8%
Nov '17	\$15.8M	33.1%



Current Year	\$19.4M	\$6.96M	\$21.5M	\$26.5M	\$23.3M	\$41.4M	\$48.6M	\$32M	\$30.6M	\$29.9M	\$23.5M	\$27.3M	\$25M
Prior Year	\$15.8M	\$9.85M	\$20M	\$33.3M	\$22.5M	\$40.2M	\$35.2M	\$46.3M	\$22.8M	\$28.5M	\$26.3M	\$22.2M	\$19.4M
Percent Change from Prior Year	23%	-29%	8%	-21%	4%	3%	38%	-31%	34%	5%	-11%	23%	29%

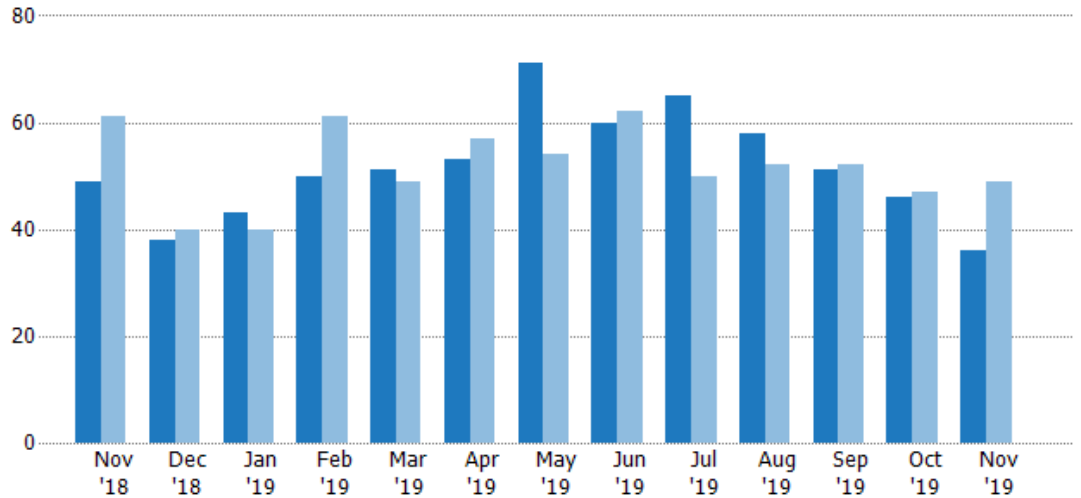
## Active Listings

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.
Nov '19	36	-26.5%
Nov '18	49	-19.7%
Nov '17	61	6.6%



	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	49	38	43	50	51	53	71	60	65	58	51	46	36
Prior Year	61	40	40	61	49	57	54	62	50	52	52	47	49
Percent Change from Prior Year	-20%	-5%	8%	-18%	4%	-7%	31%	-3%	30%	12%	-2%	-2%	-27%

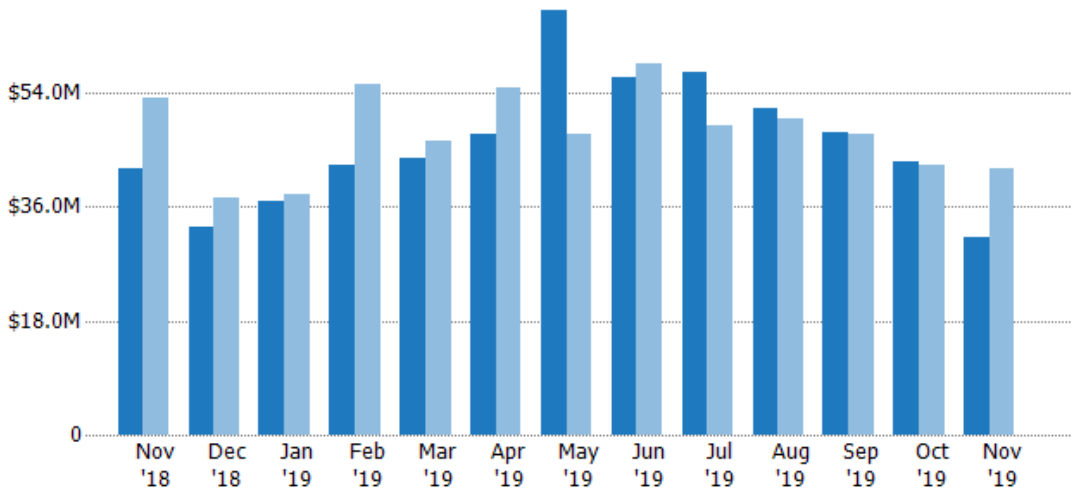
## Active Listing Volume

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.
Nov '19	\$31.1M	-25.9%
Nov '18	\$42M	-21.2%
Nov '17	\$53.3M	-15.4%



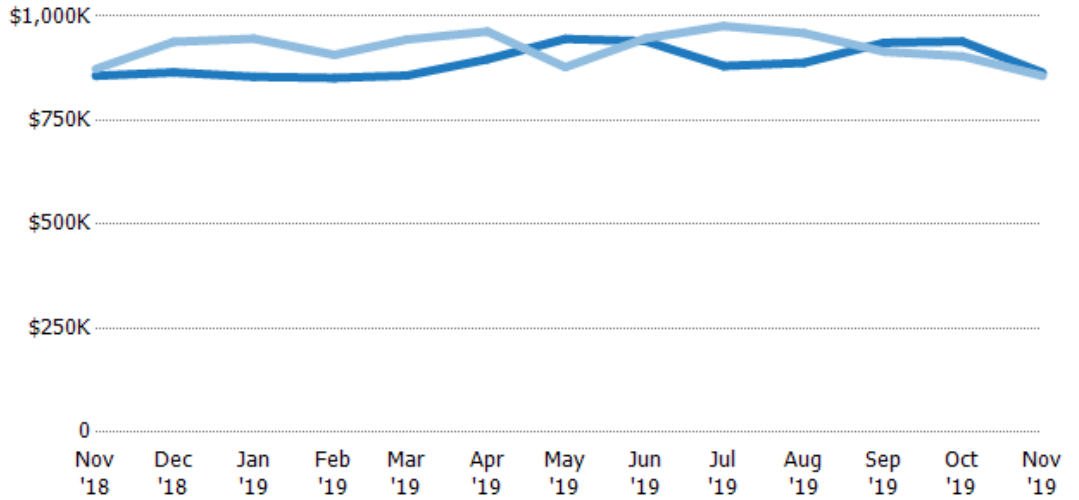
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$42M	\$32.9M	\$36.7M	\$42.6M	\$43.7M	\$47.5M	\$67.1M	\$56.4M	\$57.2M	\$51.5M	\$47.8M	\$43.2M	\$31.1M
Prior Year	\$53.3M	\$37.5M	\$37.8M	\$55.3M	\$46.3M	\$54.9M	\$47.4M	\$58.7M	\$48.8M	\$49.9M	\$47.6M	\$42.5M	\$42M
Percent Change from Prior Year	-21%	-12%	-3%	-23%	-5%	-13%	42%	-4%	17%	3%	0%	2%	-26%

## 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



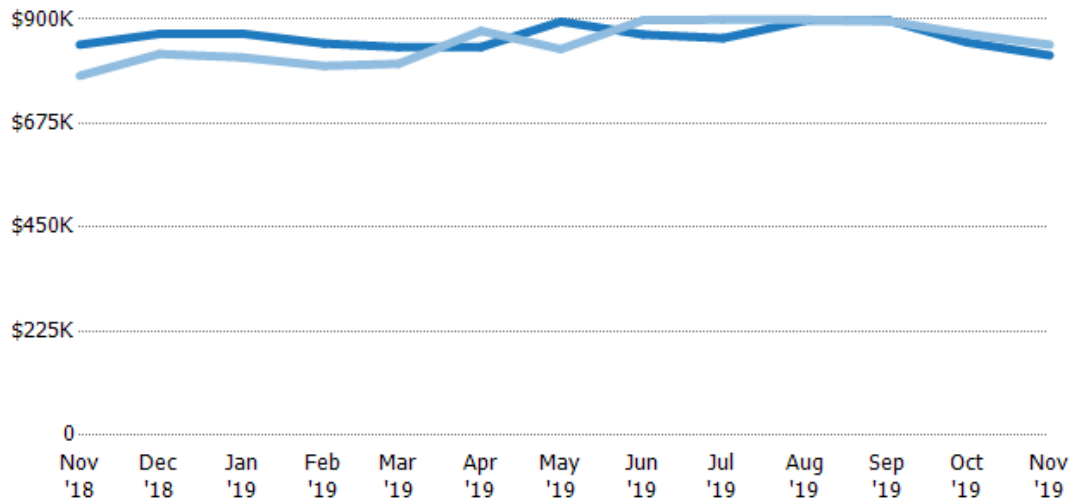
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Nov '18	\$857K	\$873K	-2%
Dec '18	\$865K	\$938K	-8%
Jan '19	\$855K	\$946K	-10%
Feb '19	\$852K	\$907K	-6%
Mar '19	\$858K	\$944K	-9%
Apr '19	\$897K	\$963K	-7%
May '19	\$946K	\$878K	8%
Jun '19	\$940K	\$947K	-1%
Jul '19	\$881K	\$977K	-10%
Aug '19	\$888K	\$960K	-7%
Sep '19	\$937K	\$915K	2%
Oct '19	\$939K	\$904K	4%
Nov '19	\$864K	\$857K	1%

## 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	Current Year Price	Prior Year Price	Percent Change from Prior Year
Nov '18	\$845K	\$778K	9%
Dec '18	\$869K	\$825K	5%
Jan '19	\$869K	\$818K	6%
Feb '19	\$848K	\$799K	6%
Mar '19	\$840K	\$804K	4%
Apr '19	\$840K	\$875K	-4%
May '19	\$895K	\$836K	7%
Jun '19	\$867K	\$898K	-3%
Jul '19	\$859K	\$899K	-4%
Aug '19	\$897K	\$899K	0%
Sep '19	\$898K	\$897K	0%
Oct '19	\$850K	\$868K	-2%
Nov '19	\$822K	\$845K	-3%

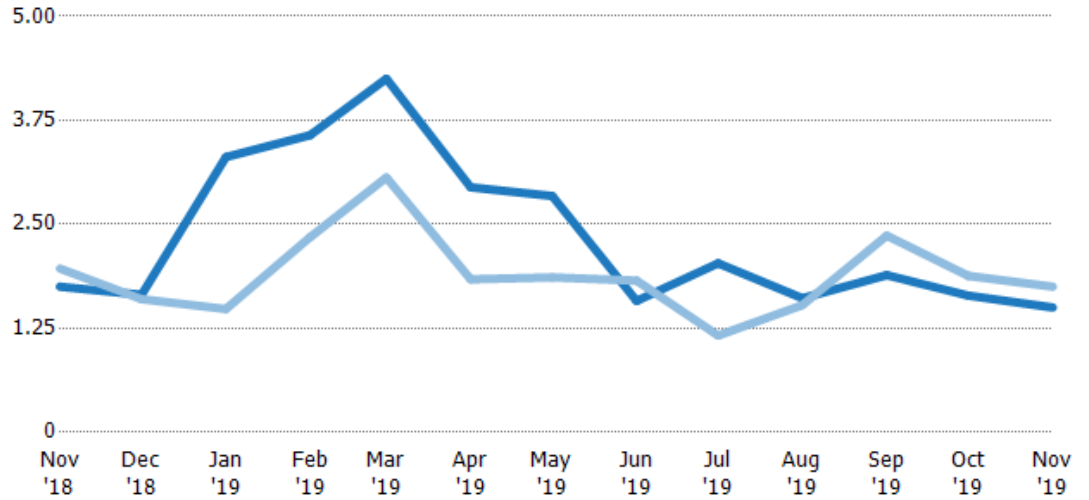
## Months of Inventory

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.
Nov '19	1.5	-14.3%
Nov '18	1.75	-11.1%
Nov '17	1.97	0.1%



Current Year	1.75	1.65	3.31	3.57	4.25	2.94	2.84	1.58	2.03	1.61	1.89	1.64	1.5
Prior Year	1.97	1.6	1.48	2.35	3.06	1.84	1.86	1.82	1.16	1.53	2.36	1.88	1.75
Percent Change from Prior Year	-11%	3%	123%	52%	39%	60%	53%	-13%	75%	5%	-20%	-13%	-14%

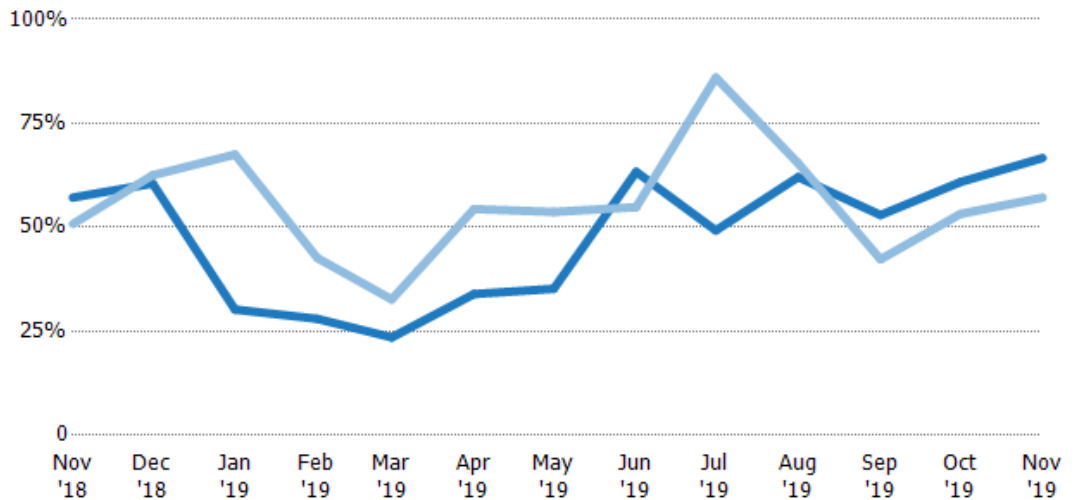
## Absorption Rate

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.
Nov '19	67%	-9.5%
Nov '18	57%	-6.3%
Nov '17	51%	-0.1%



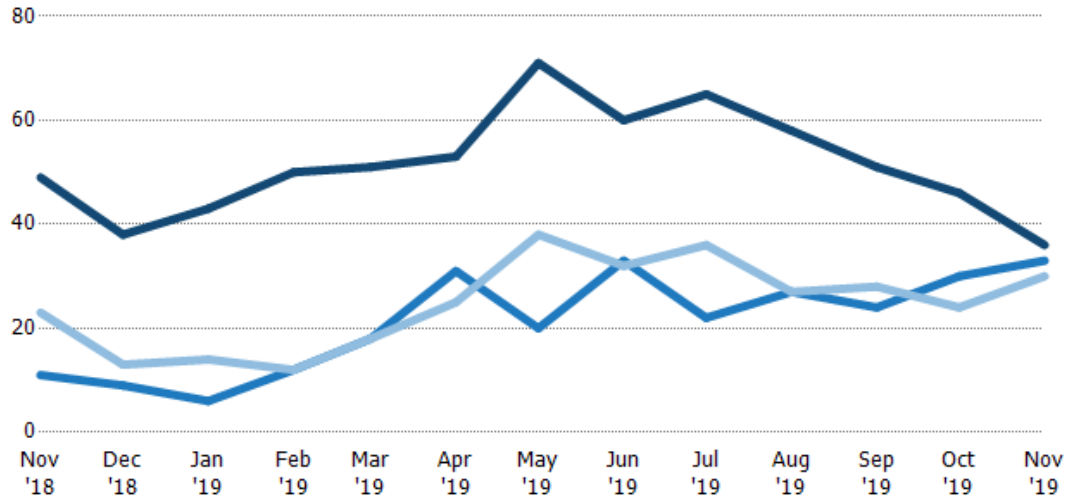
Current Year	57%	61%	30%	28%	24%	34%	35%	63%	49%	62%	53%	61%	67%
Prior Year	51%	63%	68%	43%	33%	54%	54%	55%	86%	65%	42%	53%	57%
Change from Prior Year	-6%	2%	37%	15%	9%	20%	18%	-9%	37%	3%	-11%	-8%	-10%

## 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



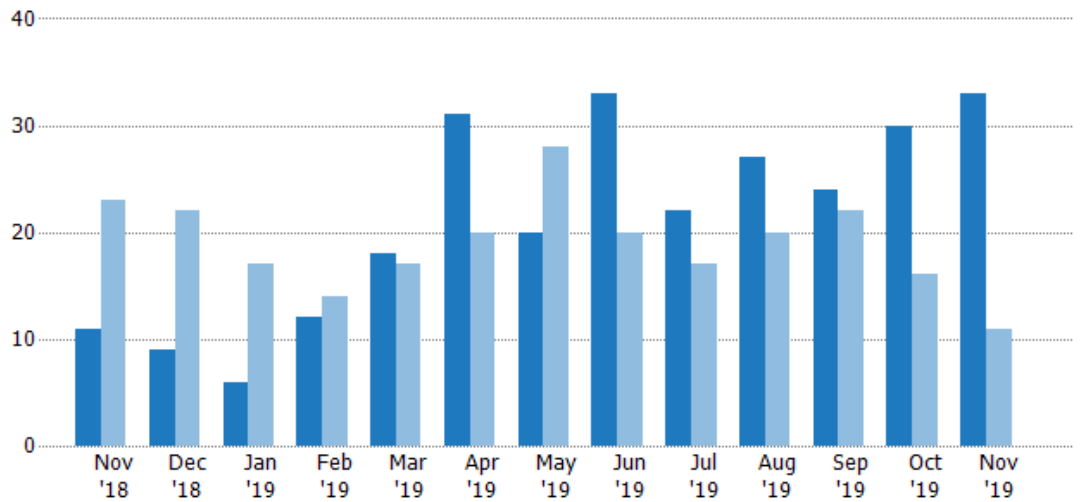
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Active	49	38	43	50	51	53	71	60	65	58	51	46	36
Pending	11	9	6	12	18	31	20	33	22	27	24	30	33
Sold	23	13	14	12	18	25	38	32	36	27	28	24	30

## 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.
Nov '19	33	200%
Nov '18	11	-52.2%
Nov '17	23	-17.4%

	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	11	9	6	12	18	31	20	33	22	27	24	30	33
Prior Year	23	22	17	14	17	20	28	20	17	20	22	16	11
Percent Change from Prior Year	-52%	-59%	-65%	-14%	6%	55%	-29%	65%	29%	35%	9%	88%	200%

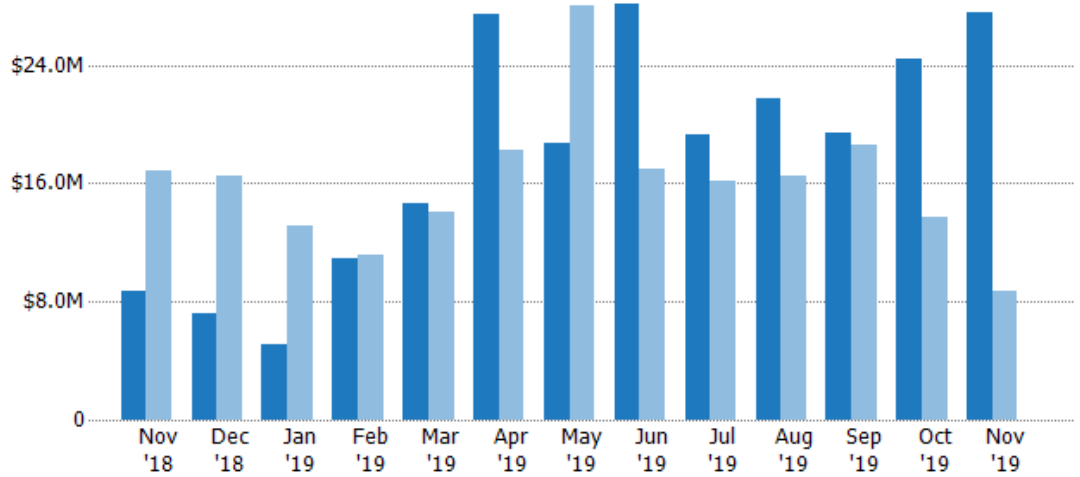
## Pending Sales Volume

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.
Nov '19	\$27.6M	214.8%
Nov '18	\$8.76M	-48%
Nov '17	\$16.9M	-17.3%



Current Year	\$8.76M	\$7.14M	\$5.14M	\$10.9M	\$14.6M	\$27.4M	\$18.8M	\$28.2M	\$19.3M	\$21.7M	\$19.5M	\$24.4M	\$27.6M
Prior Year	\$16.9M	\$16.5M	\$13.1M	\$11.2M	\$14.1M	\$18.3M	\$28M	\$17M	\$16.1M	\$16.5M	\$18.6M	\$13.7M	\$8.76M
Percent Change from Prior Year	-48%	-57%	-61%	-2%	4%	50%	-33%	66%	20%	31%	5%	79%	215%

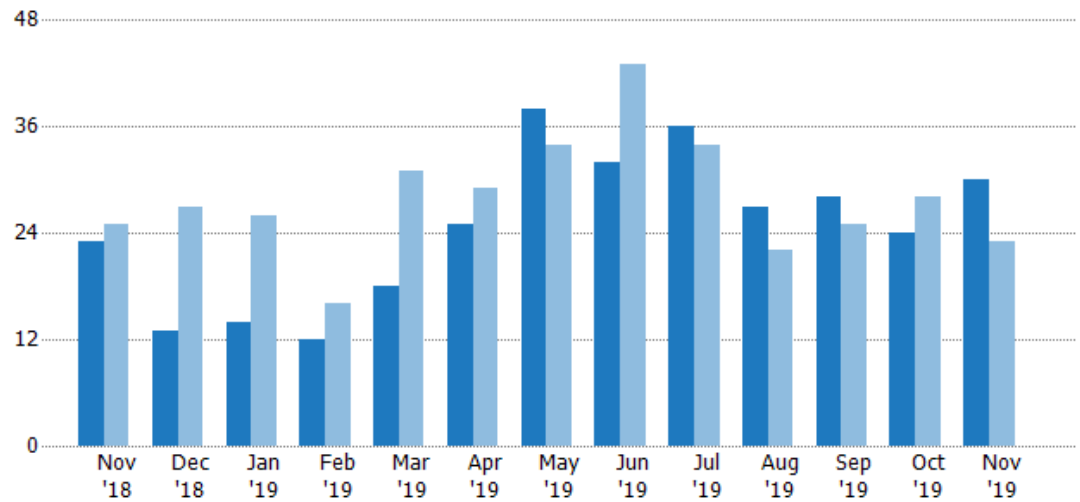
## Closed Sales

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.
Nov '19	30	30.4%
Nov '18	23	-8%
Nov '17	25	16%



Current Year	23	13	14	12	18	25	38	32	36	27	28	24	30
Prior Year	25	27	26	16	31	29	34	43	34	22	25	28	23
Percent Change from Prior Year	-8%	-52%	-46%	-25%	-42%	-14%	12%	-26%	6%	23%	12%	-14%	30%

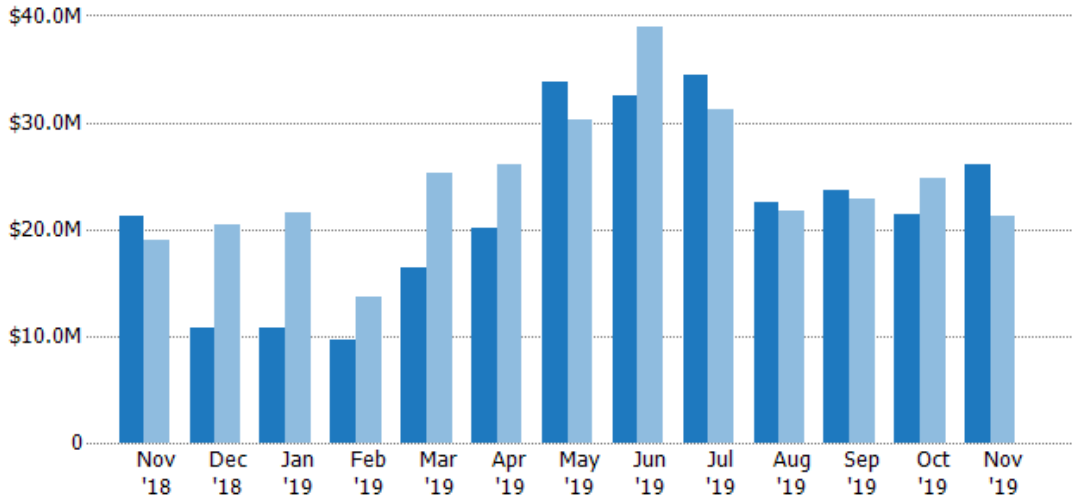


## Closed Sales Volume

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



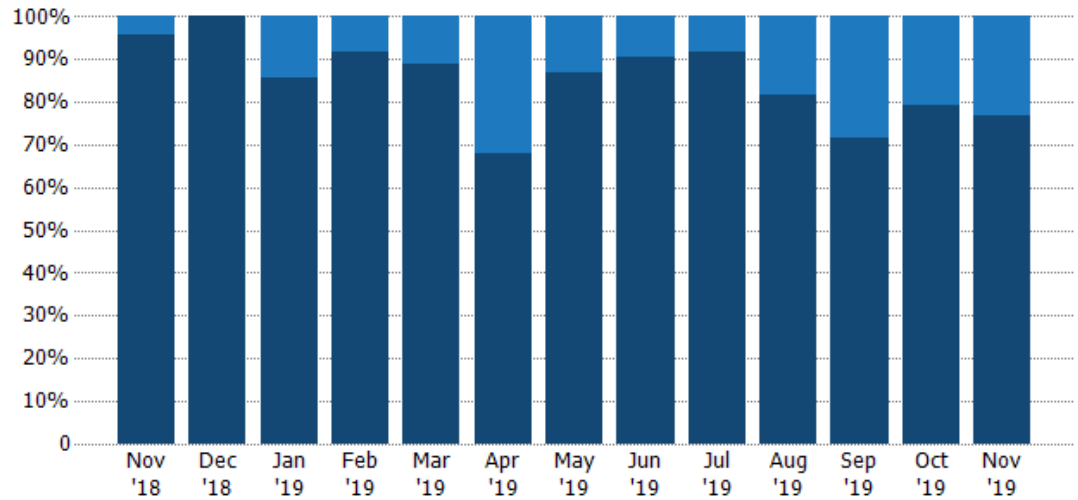
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Nov '18	\$21.3M	\$18.9M	12%
Dec '18	\$10.7M	\$20.5M	-48%
Jan '19	\$10.7M	\$21.6M	-50%
Feb '19	\$9.68M	\$13.6M	-29%
Mar '19	\$16.5M	\$25.3M	-35%
Apr '19	\$20M	\$26.1M	-23%
May '19	\$33.7M	\$30.3M	11%
Jun '19	\$32.5M	\$38.9M	-16%
Jul '19	\$34.5M	\$31.2M	11%
Aug '19	\$22.4M	\$21.8M	3%
Sep '19	\$23.6M	\$22.8M	4%
Oct '19	\$21.5M	\$24.8M	-14%
Nov '19	\$26M	\$21.3M	22%

## 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



Month/Year	Single Family Residence	Condo/Townhouse
Nov '18	96%	4%
Dec '18	100%	-
Jan '19	86%	14%
Feb '19	92%	8%
Mar '19	89%	11%
Apr '19	68%	32%
May '19	87%	13%
Jun '19	91%	9%
Jul '19	92%	8%
Aug '19	81%	19%
Sep '19	71%	29%
Oct '19	79%	21%
Nov '19	77%	23%

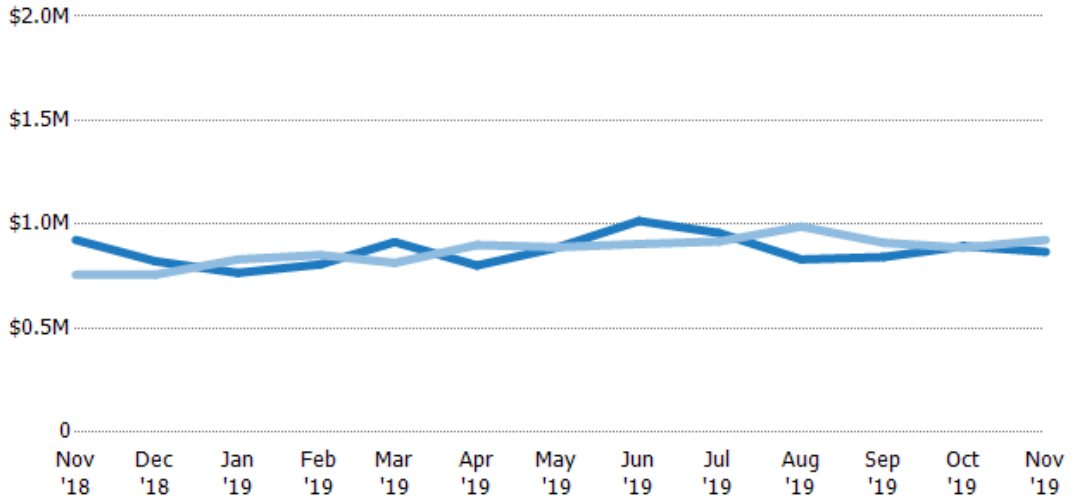
## Average Sales Price

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.
Nov '19	\$867K	-6.2%
Nov '18	\$925K	22.1%
Nov '17	\$757K	5.2%



Current Year	\$925K	\$822K	\$766K	\$807K	\$914K	\$802K	\$887K	\$1.02M	\$958K	\$831K	\$843K	\$894K	\$867K
Prior Year	\$757K	\$758K	\$831K	\$852K	\$815K	\$900K	\$890K	\$905K	\$917K	\$989K	\$911K	\$887K	\$925K
Percent Change from Prior Year	22%	8%	-8%	-5%	12%	-11%	0%	12%	4%	-16%	-8%	1%	-6%

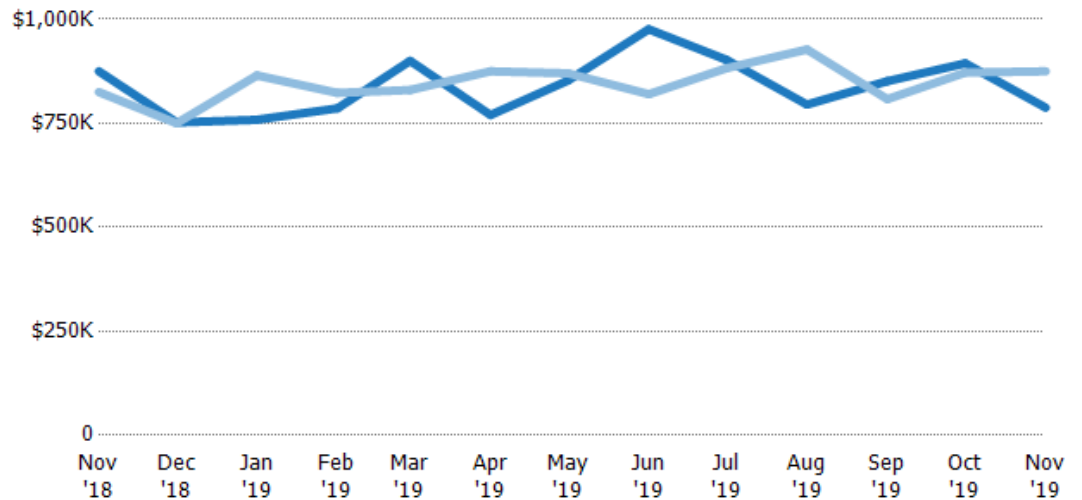
## Median Sales Price

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.
Nov '19	\$788K	-10%
Nov '18	\$875K	6.1%
Nov '17	\$825K	-6.9%



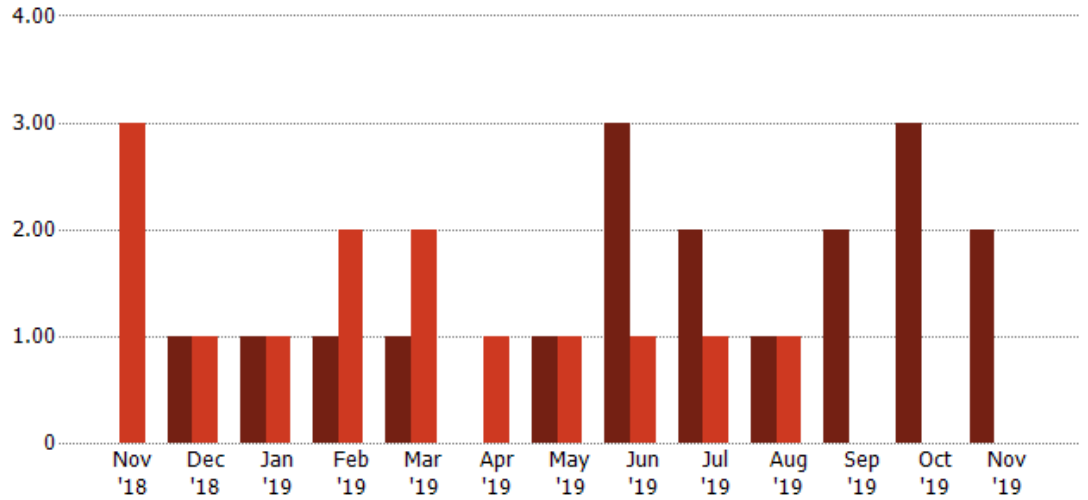
Current Year	\$875K	\$752K	\$759K	\$786K	\$900K	\$770K	\$853K	\$976K	\$903K	\$795K	\$851K	\$894K	\$788K
Prior Year	\$825K	\$750K	\$865K	\$823K	\$830K	\$875K	\$870K	\$820K	\$882K	\$928K	\$808K	\$872K	\$875K
Percent Change from Prior Year	6%	0%	-12%	-5%	8%	-12%	-2%	19%	2%	-14%	5%	3%	-10%

## 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



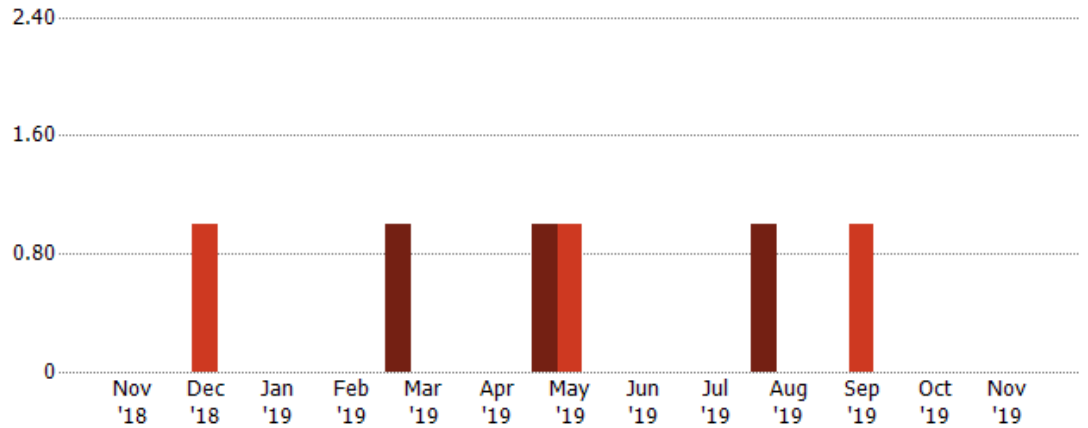
Current Year	-	1	1	1	1	-	1	3	2	1	2	3	2
Prior Year	3	1	1	2	2	1	1	1	1	1	-	-	-
Percent Change from Prior Year	-100%	0%	0%	-50%	-50%	-100%	0%	200%	100%	0%	100%	100%	100%

## 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



Current Year	-	-	-	-	1	-	1	-	-	1	-	-	-
Prior Year	-	1	-	-	-	-	1	-	-	-	1	-	-
Percent Change from Prior Year	-	-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:** 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

<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:** 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 11/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area