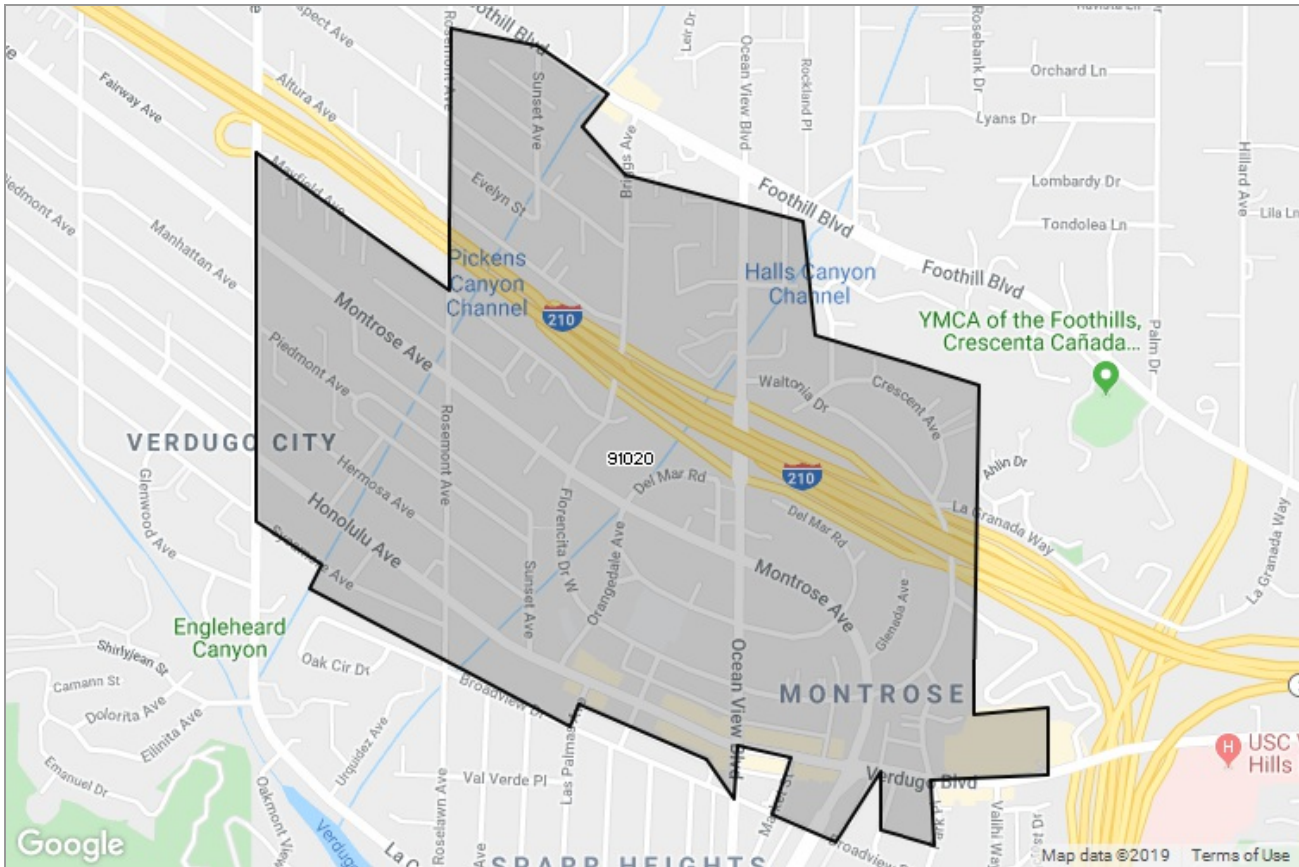




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Montrose



Report Characteristics

Report Name:
Montrose

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	6	2	+200%	71	68	+4.4%
New Listing Volume	\$4,938,000	\$1,637,999	+201.5%	\$58,331,131	\$49,052,183	+18.9%
Active Listing Count	9	13	-30.8%	N/A	N/A	
Active Listing Volume	\$7,384,000	\$10,472,799	-29.5%	N/A	N/A	
Average Listing Price	\$820,444	\$805,600	+1.8%	\$847,804	\$733,057	+15.7%
Median Listing Price	\$789,000	\$789,000	+/-	\$797,284	\$744,748	+7.1%
Months of Inventory	1.3	2.6	-50.5%	3.2	2.1	+51.7%
Absorption Rate	77.78%	38.46%	+39.3%	31.34%	47.54%	-16.2%
Sales Activity Charts Metrics						
Pending Sales Count	4	-	-	N/A	N/A	
Pending Sales Volume	\$3,327,000	-	-	N/A	N/A	
Closed Sales Count	2	2	+/-	50	42	+19%
Closed Sales Volume	\$1,970,000	\$1,603,000	+22.9%	\$39,452,900	\$29,459,750	+33.9%
Average Sales Price	\$985,000	\$801,500	+22.9%	\$789,058	\$701,423	+12.5%
Median Sales Price	\$985,000	\$801,500	+22.9%	\$765,194	\$686,386	+11.5%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

New Listings

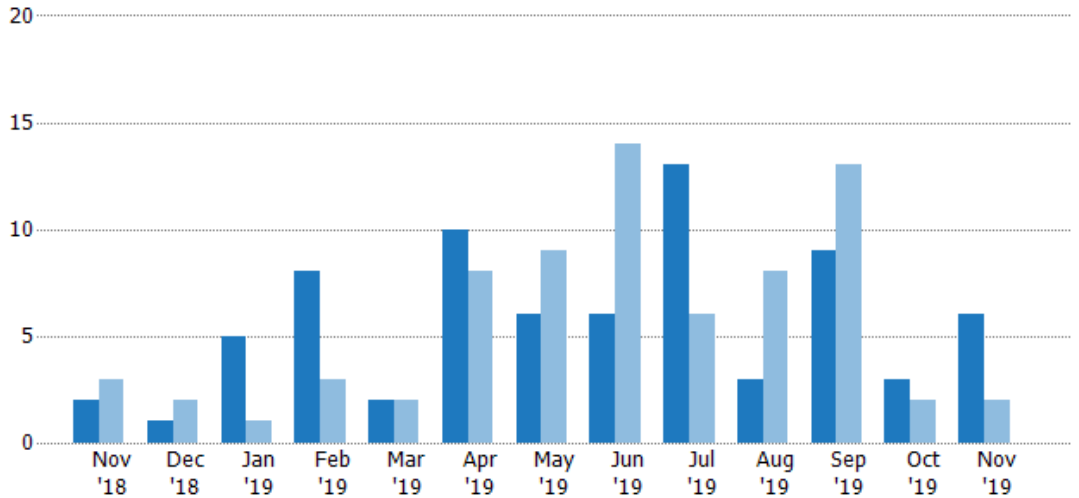
The number of new residential listings that were added each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Count	% Chg.
Nov '19	6	200%
Nov '18	2	-33.3%
Nov '17	3	100%



Current Year	2	1	5	8	2	10	6	6	13	3	9	3	6
Prior Year	3	2	1	3	2	8	9	14	6	8	13	2	2
Percent Change from Prior Year	-33%	-50%	400%	167%	0%	25%	-33%	-57%	117%	-63%	-31%	50%	200%

New Listing Volume

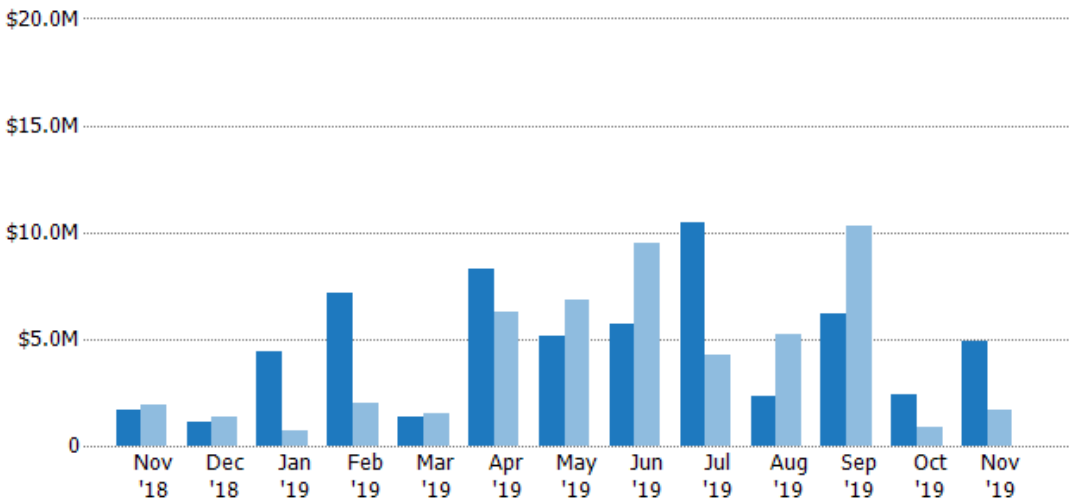
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Volume	% Chg.
Nov '19	\$4.94M	201.5%
Nov '18	\$1.64M	-13.7%
Nov '17	\$1.9M	111.9%



Current Year	\$1.64M	\$1.15M	\$4.41M	\$7.14M	\$1.34M	\$8.31M	\$5.16M	\$5.7M	\$10.4M	\$2.3M	\$6.23M	\$2.39M	\$4.94M
Prior Year	\$1.9M	\$1.39M	\$679K	\$2.01M	\$1.51M	\$6.28M	\$6.86M	\$9.48M	\$4.22M	\$5.2M	\$10.3M	\$854K	\$1.64M
Percent Change from Prior Year	-14%	-17%	549%	256%	-11%	32%	-25%	-40%	147%	-56%	-40%	180%	201%

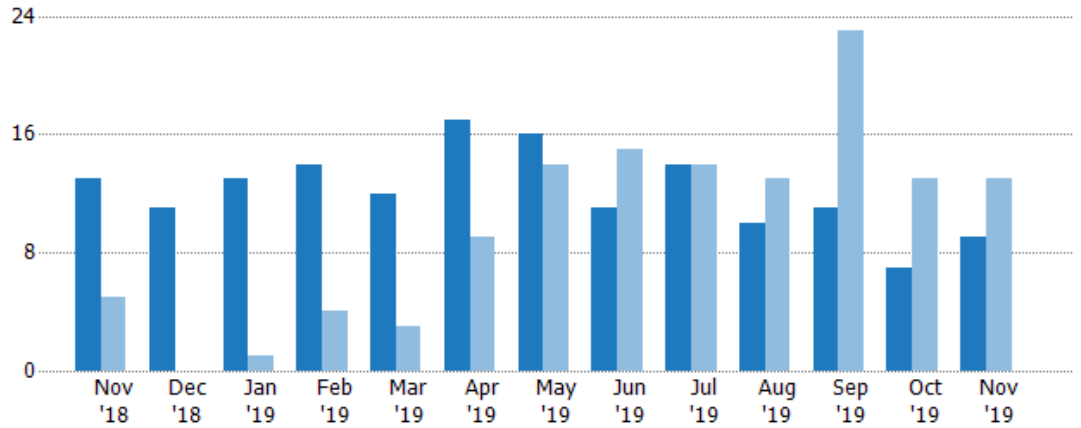
Active Listings

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Current Year	13	11	13	14	12	17	16	11	14	10	11	7	9
Prior Year	5	-	1	4	3	9	14	15	14	13	23	13	13
Percent Change from Prior Year	160%	100%	1,200%	250%	300%	89%	14%	-27%	0%	-23%	-52%	-46%	-31%

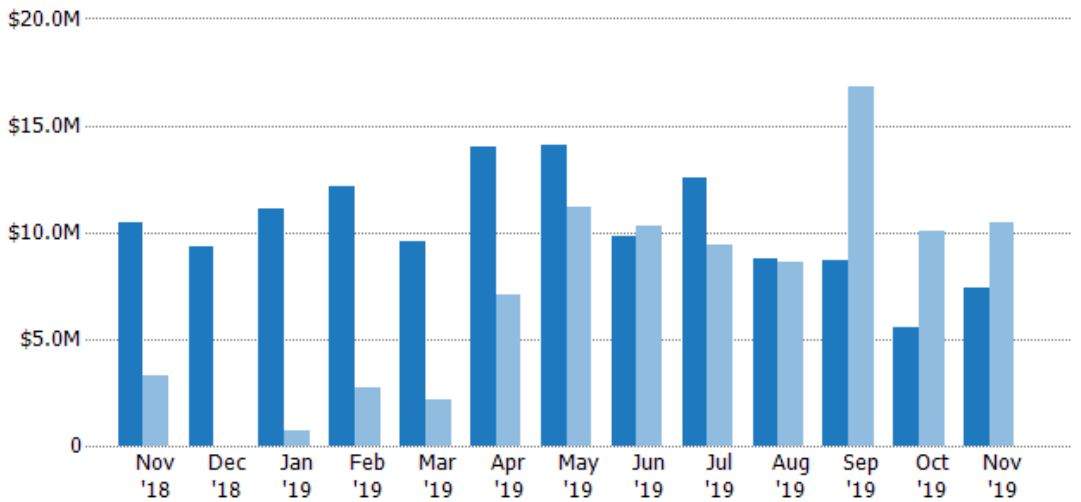
Active Listing Volume

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



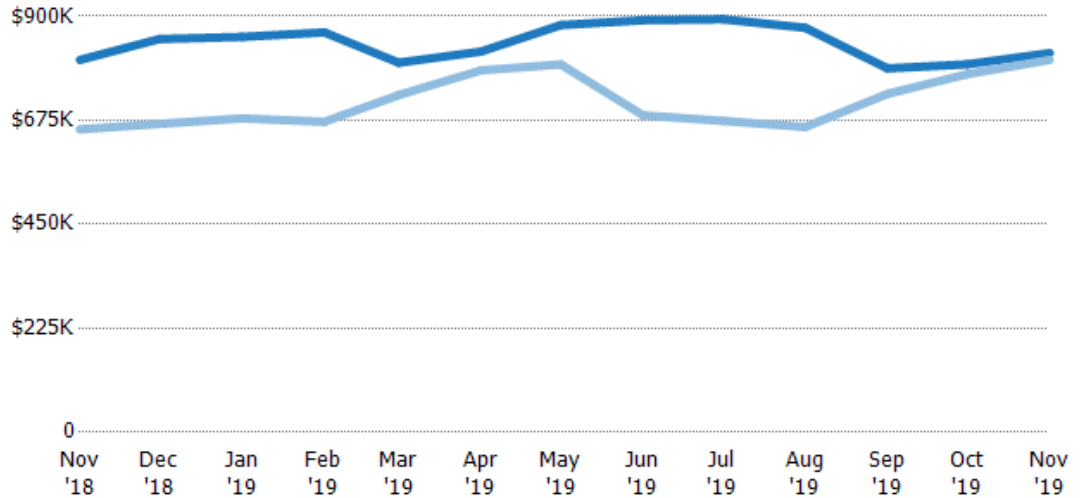
Current Year	\$10.5M	\$9.36M	\$11.1M	\$12.1M	\$9.59M	\$14M	\$14.1M	\$9.8M	\$12.5M	\$8.75M	\$8.66M	\$5.57M	\$7.38M
Prior Year	\$3.28M	-	\$679K	\$2.69M	\$2.19M	\$7.05M	\$11.1M	\$10.3M	\$9.43M	\$8.59M	\$16.8M	\$10.1M	\$10.5M
Percent Change from Prior Year	220%	100%	1,538%	351%	338%	99%	27%	-5%	33%	2%	-49%	-45%	-29%

Average Listing Price

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021
Property Type:
Condo/Townhouse/Apt, Single Family Residence



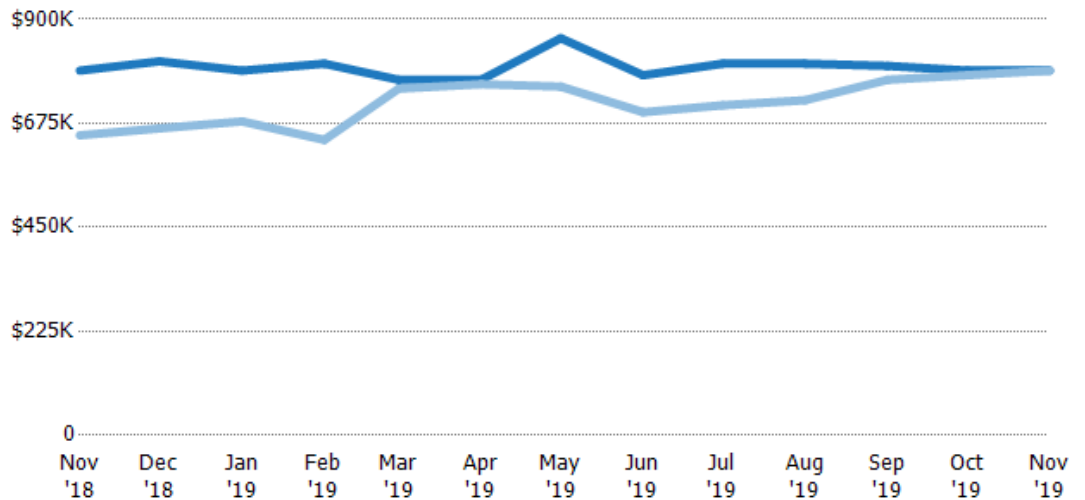
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	\$806K	\$851K	\$855K	\$865K	\$800K	\$824K	\$881K	\$891K	\$893K	\$875K	\$787K	\$796K	\$820K
Prior Year	\$655K	\$667K	\$679K	\$672K	\$730K	\$783K	\$796K	\$686K	\$674K	\$660K	\$732K	\$775K	\$806K
Percent Change from Prior Year	23%	100%	26%	29%	10%	5%	11%	30%	33%	32%	8%	3%	2%

Median Listing Price

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021
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	\$789K	\$809K	\$789K	\$804K	\$769K	\$769K	\$859K	\$779K	\$804K	\$804K	\$799K	\$789K	\$789K
Prior Year	\$649K	\$664K	\$679K	\$639K	\$750K	\$760K	\$754K	\$699K	\$714K	\$725K	\$769K	\$779K	\$789K
Percent Change from Prior Year	22%	100%	16%	26%	3%	1%	14%	11%	13%	11%	4%	1%	0%

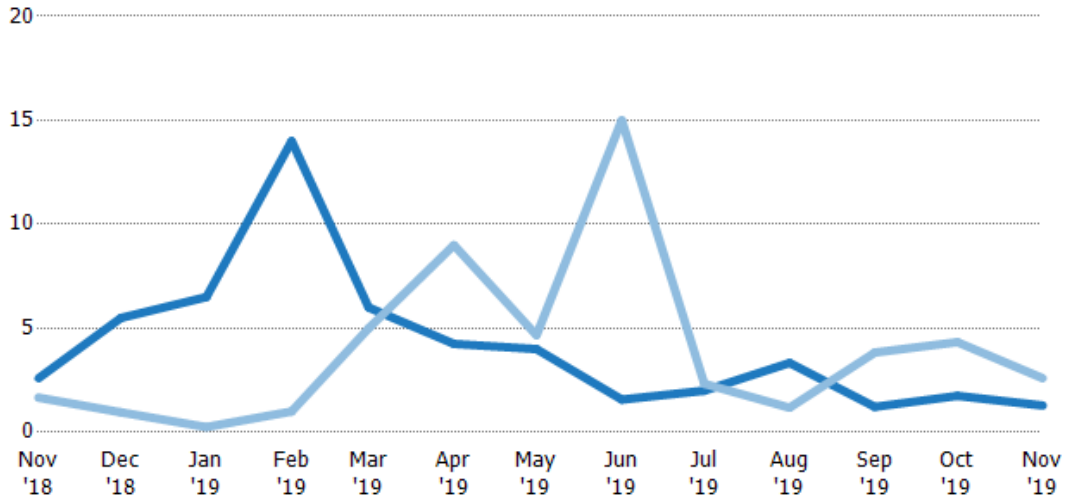
Months of Inventory

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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	2.6	5.5	6.5	14	6	4.25	4	1.57	2	3.33	1.22	1.75	1.29
Prior Year	1.67	0.96	0.25	1	5	9	4.67	15	2.33	1.18	3.83	4.33	2.6
Percent Change from Prior Year	56%	100%	2,500%	1,300%	100%	-53%	-14%	-90%	-14%	182%	-68%	-60%	-51%

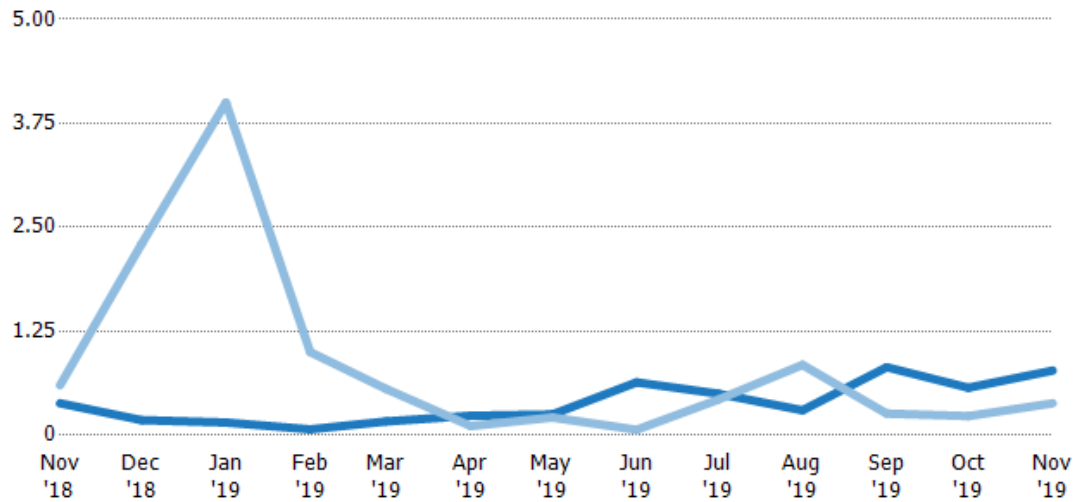
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



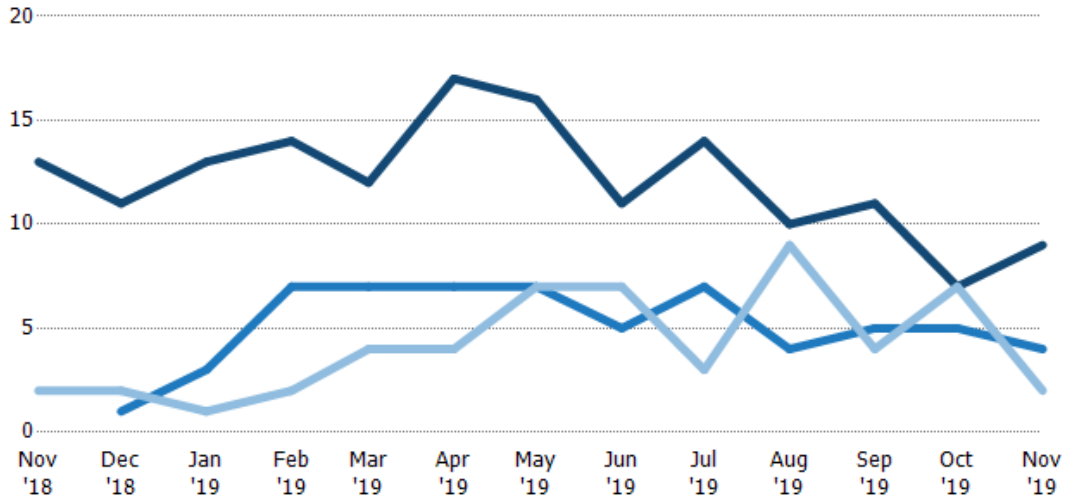
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Current Year	38%	18%	15%	7%	17%	24%	25%	64%	50%	30%	82%	57%	78%
Prior Year	60%	230%	400%	100%	56%	11%	21%	7%	43%	85%	26%	23%	38%
Change from Prior Year	22%	-18%	385%	93%	-17%	-12%	-4%	-57%	-7%	55%	-56%	-34%	-39%

Active/Pending/Sold Units

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



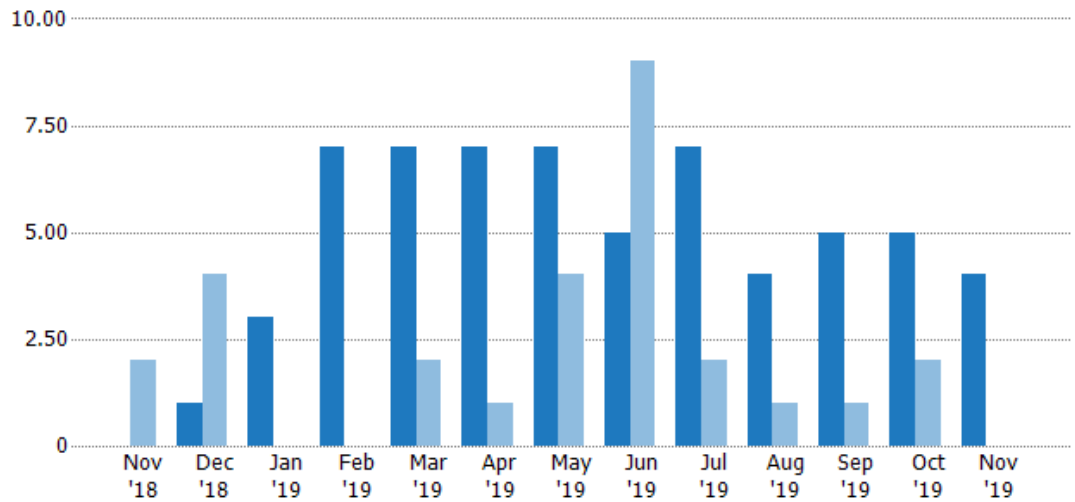
	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19
Active	13	11	13	14	12	17	16	11	14	10	11	7	9
Pending	-	1	3	7	7	7	7	5	7	4	5	5	4
Sold	2	2	1	2	4	4	7	7	3	9	4	7	2

Pending Sales

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021
 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	3	7	7	7	7	9	7	4	5	5	4
Prior Year	2	4	-	-	2	1	4	9	2	1	1	2	-
Percent Change from Prior Year	-100%	-75%	100%	100%	250%	600%	75%	-44%	250%	300%	400%	150%	100%

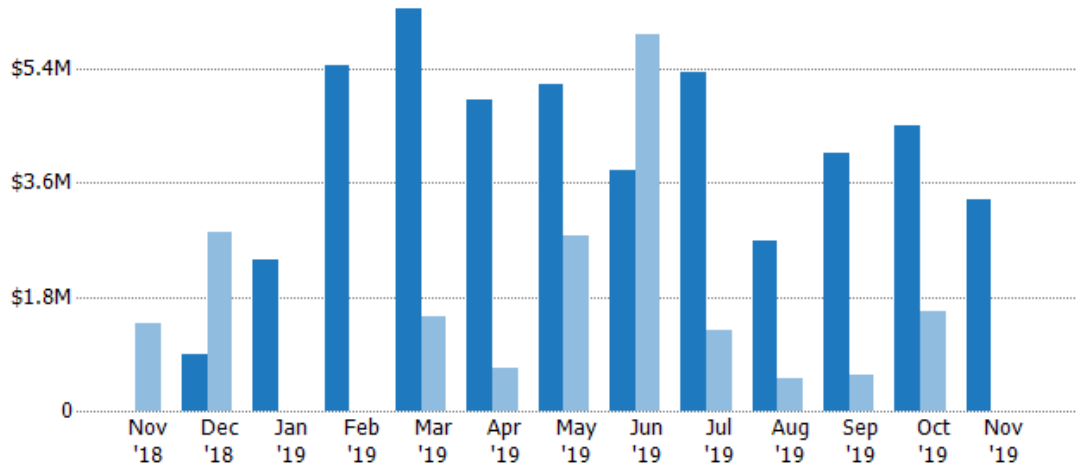
Pending Sales Volume

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Current Year	-	\$879K	\$2.38M	\$5.46M	\$6.36M	\$4.91M	\$5.15M	\$3.8M	\$5.35M	\$2.69M	\$4.07M	\$4.5M	\$3.33M
Prior Year	\$1.39M	\$2.83M	-	-	\$1.48M	\$670K	\$2.76M	\$5.94M	\$1.28M	\$499K	\$560K	\$1.58M	-
Percent Change from Prior Year	-100%	-69%	100%	100%	330%	633%	87%	-36%	319%	438%	626%	185%	100%

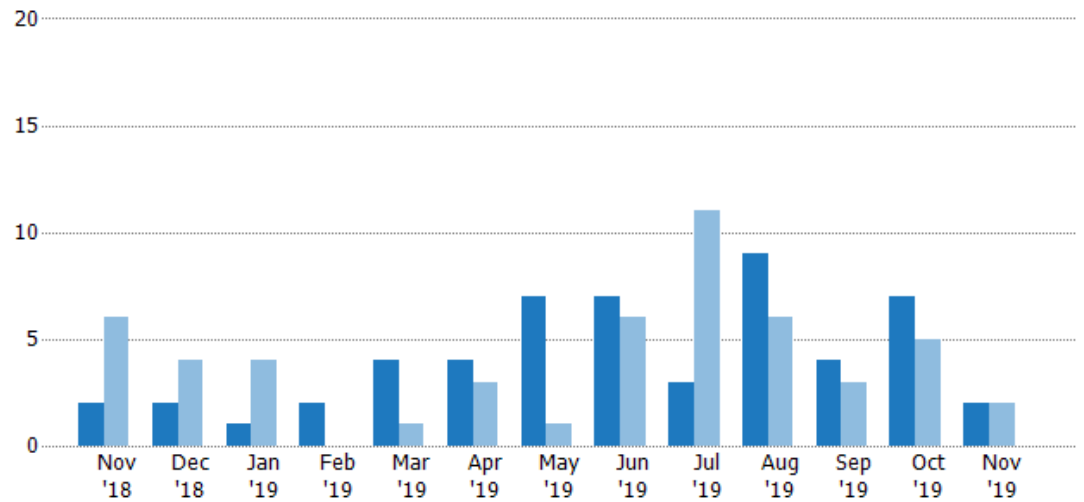
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Current Year	2	2	1	2	4	4	7	7	3	9	4	7	2
Prior Year	6	4	4	-	1	3	1	6	11	6	3	5	2
Percent Change from Prior Year	-67%	-50%	-75%	100%	300%	33%	600%	17%	-73%	50%	33%	40%	0%

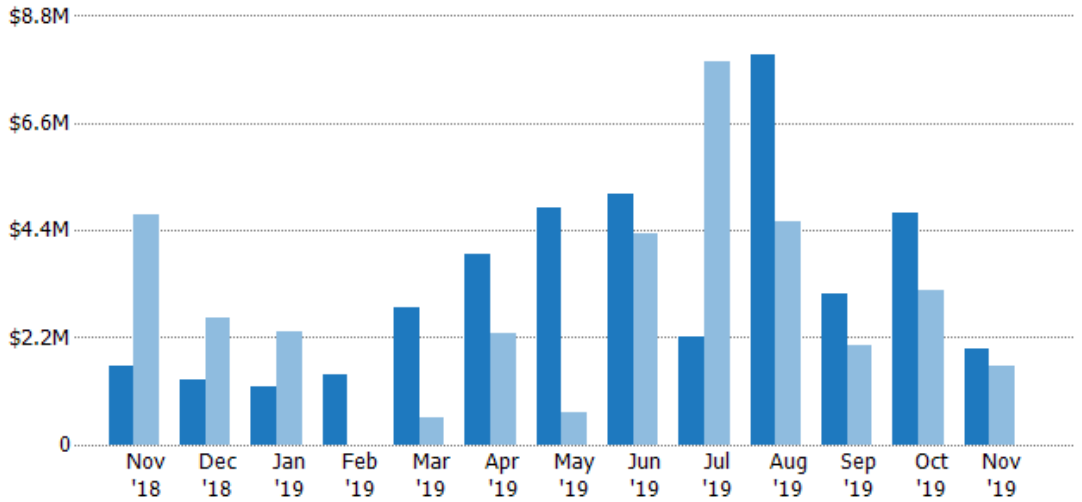
Closed Sales Volume

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Current Year	\$1.6M	\$1.35M	\$1.2M	\$1.46M	\$2.8M	\$3.91M	\$4.87M	\$5.13M	\$2.23M	\$8.01M	\$3.11M	\$4.75M	\$1.97M
Prior Year	\$4.72M	\$2.6M	\$2.32M	-	\$555K	\$2.31M	\$660K	\$4.35M	\$7.85M	\$4.6M	\$2.05M	\$3.17M	\$1.6M
Percent Change from Prior Year	-66%	-48%	-48%	100%	405%	70%	638%	18%	-72%	74%	52%	50%	23%

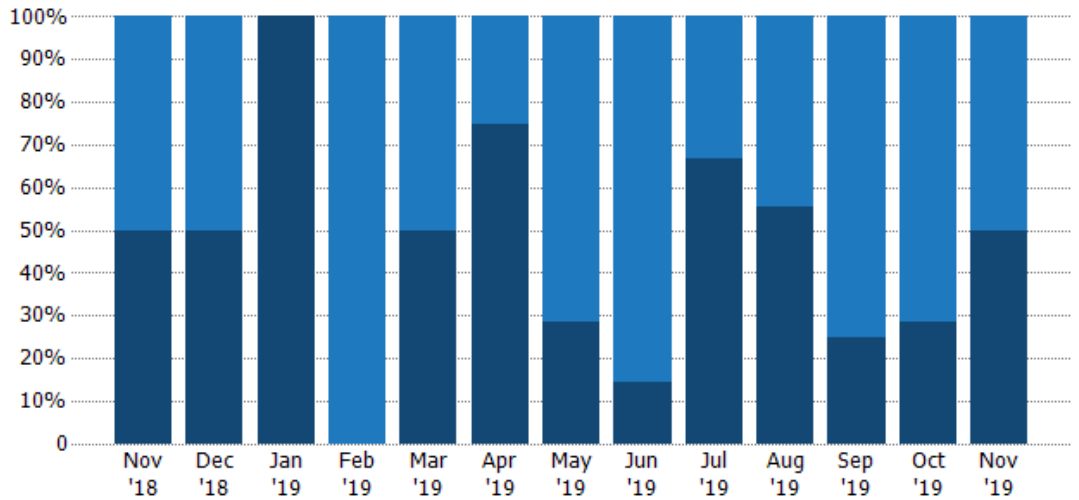
Closed Sales by Property Type

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Condo/Townhouse	50%	50%	-	100%	50%	25%	71%	86%	33%	44%	75%	71%	50%
Single Family Residence	50%	50%	100%	-	50%	75%	29%	14%	67%	56%	25%	29%	50%

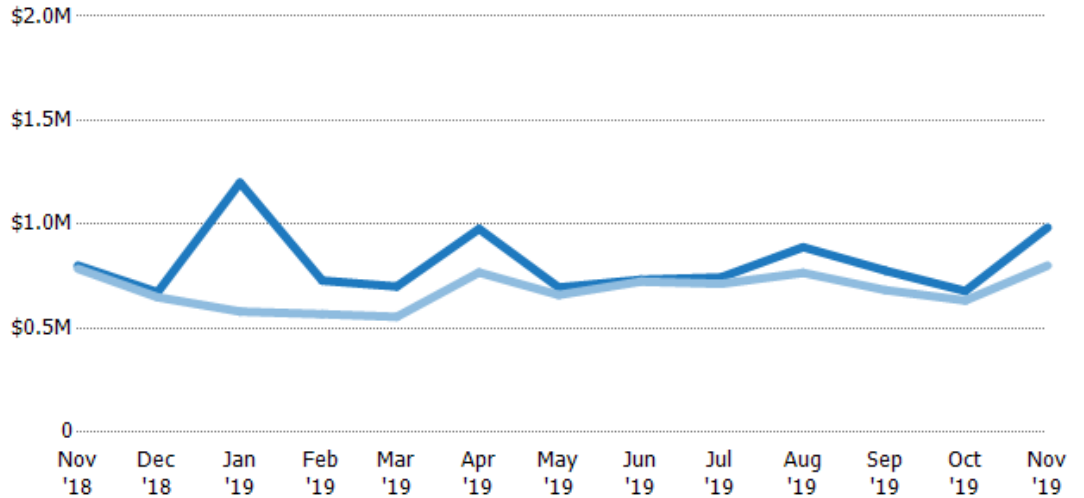
Average Sales Price

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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	\$802K	\$674K	\$1.2M	\$729K	\$701K	\$978K	\$696K	\$733K	\$745K	\$890K	\$777K	\$679K	\$985K
Prior Year	\$786K	\$649K	\$580K	\$568K	\$555K	\$768K	\$660K	\$725K	\$714K	\$766K	\$683K	\$634K	\$802K
Percent Change from Prior Year	2%	4%	107%	100%	26%	27%	5%	1%	4%	16%	14%	7%	23%

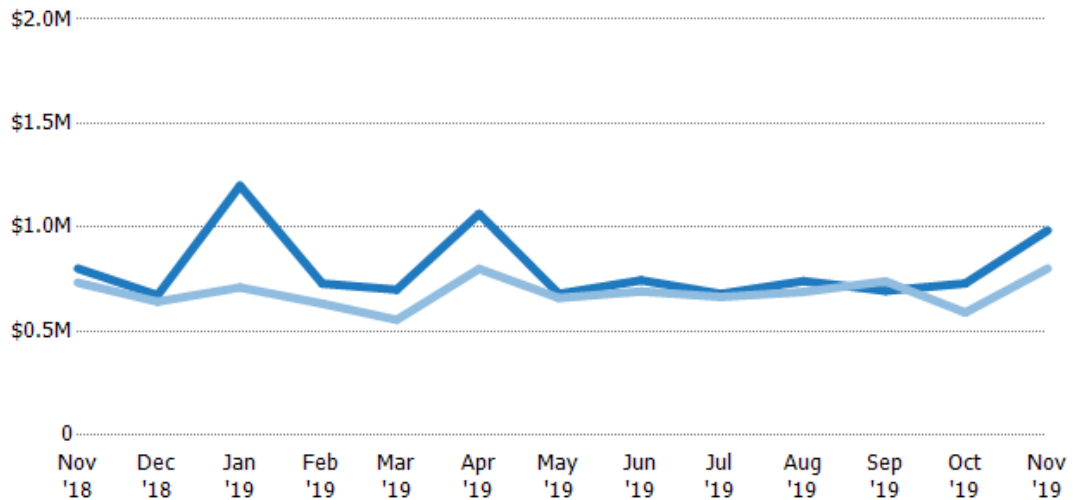
Median Sales Price

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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	\$802K	\$674K	\$1.2M	\$729K	\$700K	\$1.07M	\$680K	\$745K	\$680K	\$741K	\$695K	\$730K	\$985K
Prior Year	\$734K	\$643K	\$711K	\$633K	\$555K	\$800K	\$660K	\$692K	\$665K	\$689K	\$740K	\$590K	\$802K
Percent Change from Prior Year	9%	5%	69%	100%	26%	33%	3%	8%	2%	8%	-6%	24%	23%

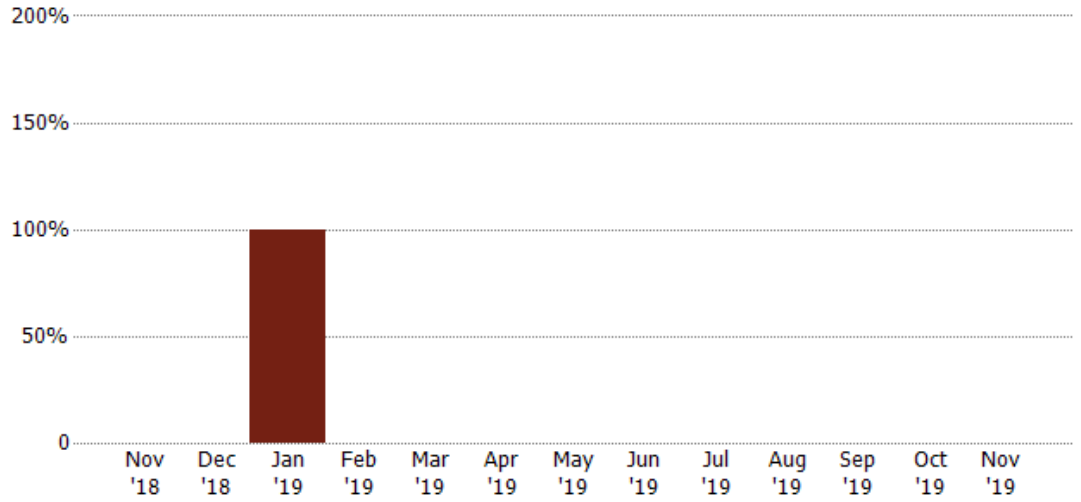
Distressed Listings

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



■ Current Year

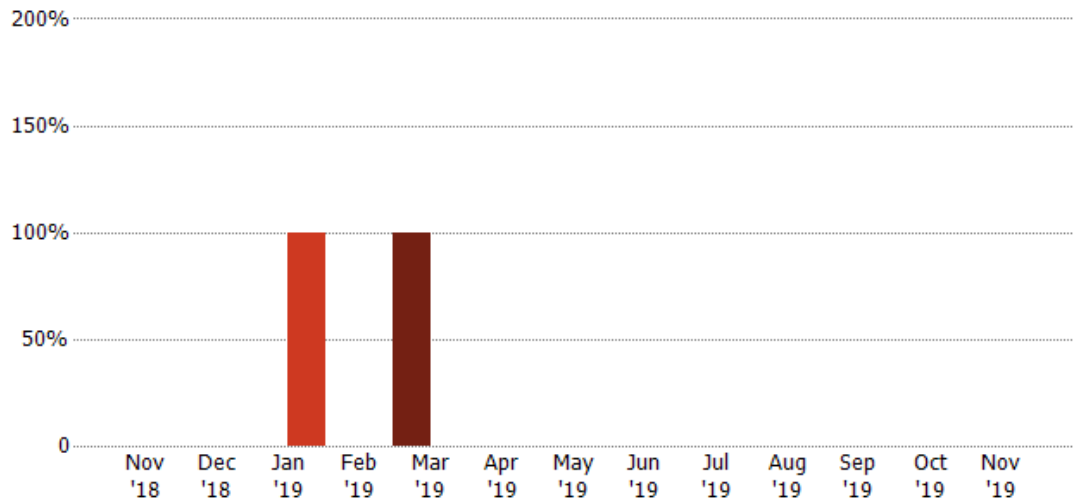
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



■ Current Year

■ Prior Year

Percent Change from Prior Year

Percent Change from Prior Year	-	-	-100%	-	100%	-	-	-	-	-	-	-	-	-
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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: Montrose

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: Montrose, CA 91020 Montrose, CA 91021

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