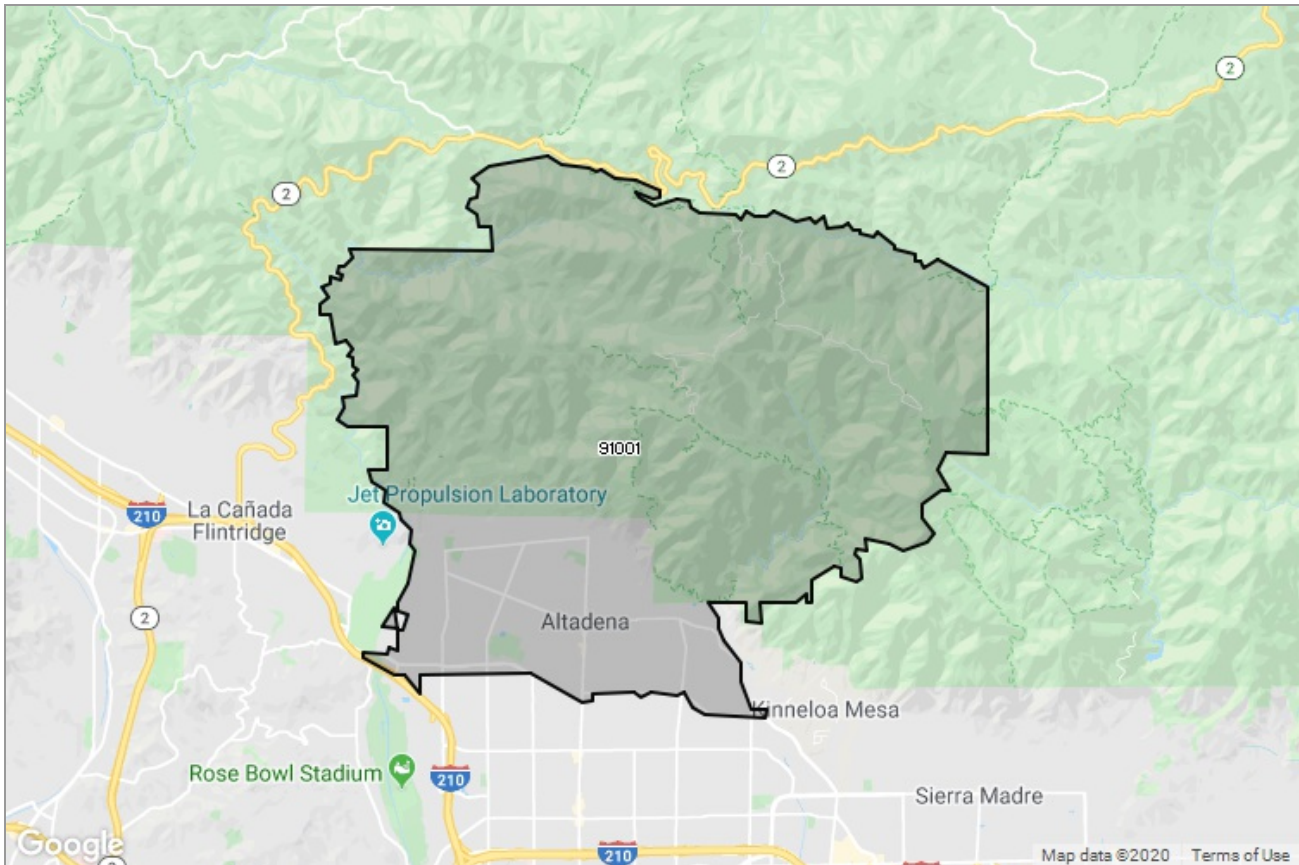




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Altadena



Report Characteristics

Report Name:
Altadena

Report Date Range:
12/2018 – 12/2019

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 01/08/2020

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	Dec 2019	Dec 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	10	20	-50%	432	488	-11.5%
New Listing Volume	\$9,581,000	\$17,284,696	-44.6%	\$442,995,321	\$486,980,724	-9%
Active Listing Count	29	56	-48.2%	N/A	N/A	
Active Listing Volume	\$33,629,488	\$58,027,520	-42%	N/A	N/A	
Average Listing Price	\$1,159,638	\$1,036,206	+11.9%	\$1,075,752	\$1,107,535	-2.9%
Median Listing Price	\$925,000	\$872,000	+6.1%	\$891,317	\$890,797	+0.1%
Months of Inventory	1.2	1.6	-26.6%	2.1	2.2	-6.9%
Absorption Rate	82.76%	60.71%	+22%	48.47%	45.11%	+3.4%
Sales Activity Charts Metrics						
Pending Sales Count	29	22	+31.8%	N/A	N/A	
Pending Sales Volume	\$23,433,232	\$18,298,798	+28.1%	N/A	N/A	
Closed Sales Count	32	24	+33.3%	366	380	-3.7%
Closed Sales Volume	\$34,964,888	\$23,638,000	+47.9%	\$373,457,454	\$367,191,862	+1.7%
Average Sales Price	\$1,092,653	\$984,917	+10.9%	\$1,020,376	\$966,294	+5.6%
Median Sales Price	\$859,444	\$808,500	+6.3%	\$888,894	\$830,491	+7%
Distressed Charts Metrics						
Distressed Listing Count	-	3	-	N/A	N/A	

New Listings

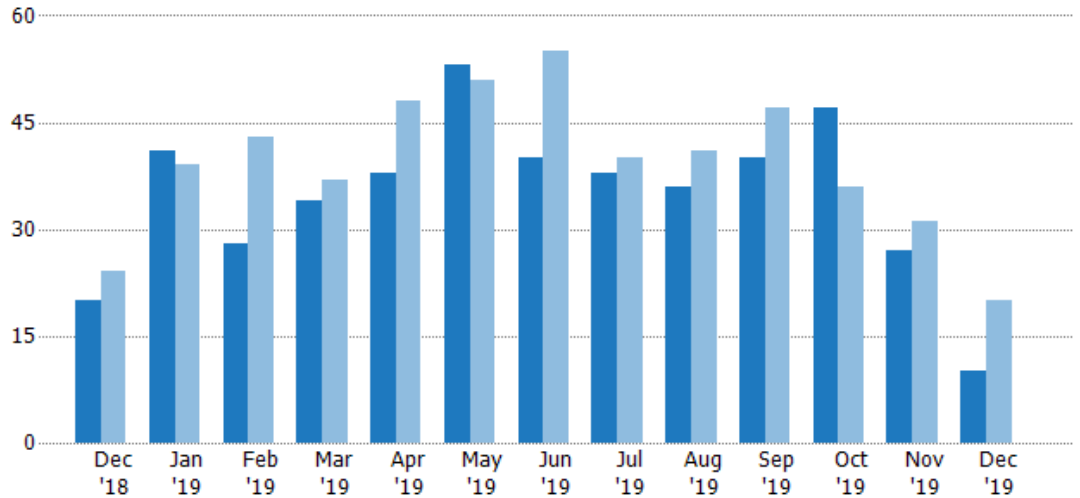
The number of new residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Dec '19	10	-50%
Dec '18	20	-16.7%
Dec '17	24	0%



Current Year	20	41	28	34	38	53	40	38	36	40	47	27	10
Prior Year	24	39	43	37	48	51	55	40	41	47	36	31	20
Percent Change from Prior Year	-17%	5%	-35%	-8%	-21%	4%	-27%	-5%	-12%	-15%	31%	-13%	-50%

New Listing Volume

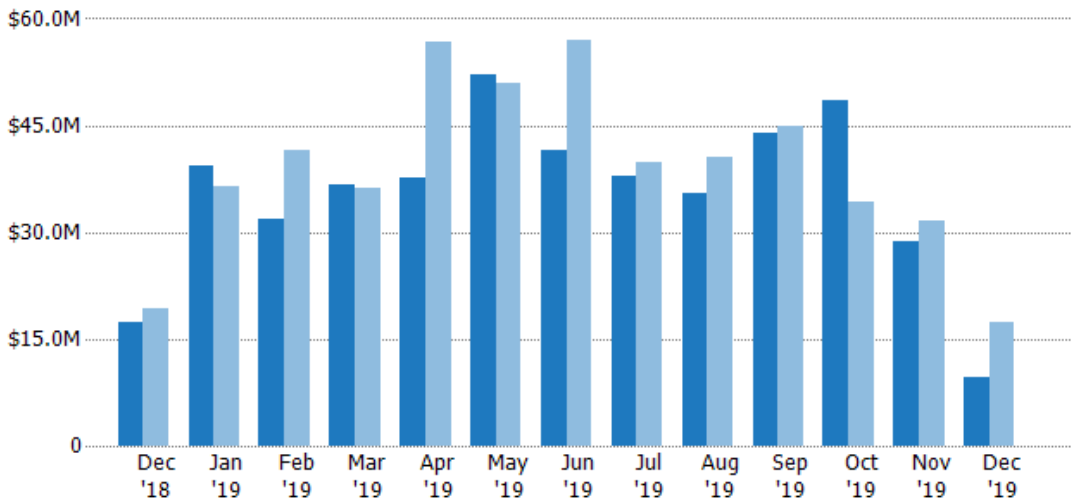
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Dec '19	\$9.58M	-44.6%
Dec '18	\$17.3M	-10.3%
Dec '17	\$19.3M	13.7%



Current Year	\$17.3M	\$39.2M	\$31.9M	\$36.7M	\$37.5M	\$52.2M	\$41.6M	\$37.8M	\$35.3M	\$43.9M	\$48.5M	\$28.6M	\$9.58M
Prior Year	\$19.3M	\$36.4M	\$41.5M	\$36.1M	\$56.7M	\$51M	\$57M	\$39.7M	\$40.7M	\$44.9M	\$34.2M	\$31.5M	\$17.3M
Percent Change from Prior Year	-10%	8%	-23%	2%	-34%	2%	-27%	-5%	-13%	-2%	42%	-9%	-45%

Active Listings

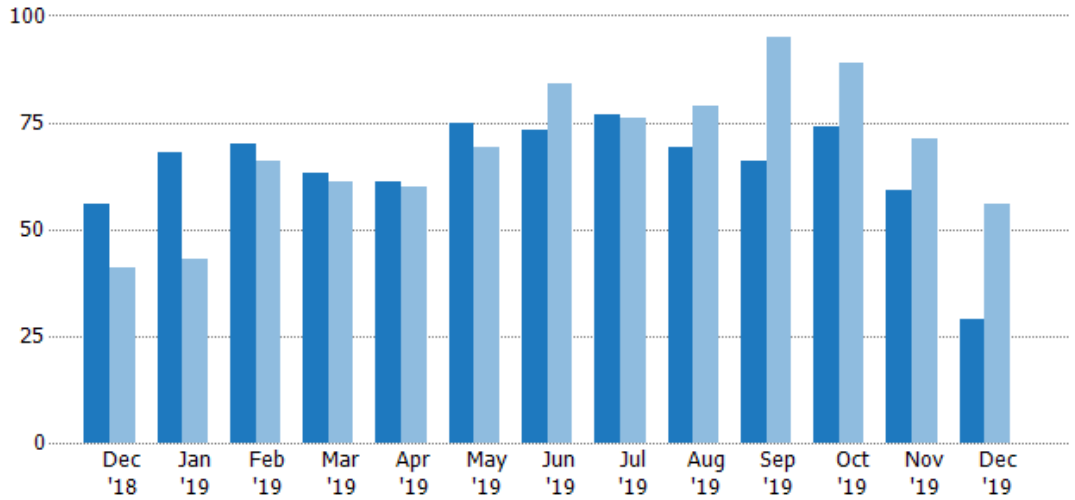
The number of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Dec '19	29	-48.2%
Dec '18	56	36.6%
Dec '17	41	39%



Current Year	56	68	70	63	61	75	73	77	69	66	74	59	29
Prior Year	41	43	66	61	60	69	84	76	79	95	89	71	56
Percent Change from Prior Year	37%	58%	6%	3%	2%	9%	-13%	1%	-13%	-31%	-17%	-17%	-48%

Active Listing Volume

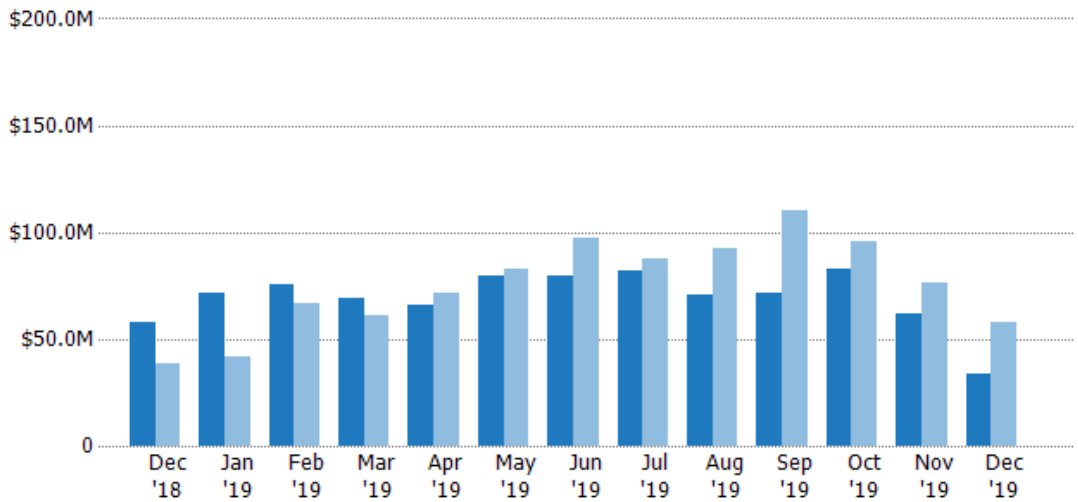
The sum of the listing price of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Dec '19	\$33.6M	-42%
Dec '18	\$58M	50.3%
Dec '17	\$38.6M	35.2%



Current Year	\$58M	\$71.6M	\$75.5M	\$68.8M	\$65.8M	\$79.7M	\$79.5M	\$81.6M	\$70.8M	\$71.3M	\$82.9M	\$62.1M	\$33.6M
Prior Year	\$38.6M	\$41.5M	\$66.7M	\$61M	\$71.5M	\$82.6M	\$97.1M	\$87.6M	\$92.8M	\$110M	\$95.5M	\$76.1M	\$58M
Percent Change from Prior Year	50%	73%	13%	13%	-8%	-3%	-18%	-7%	-24%	-35%	-13%	-18%	-42%

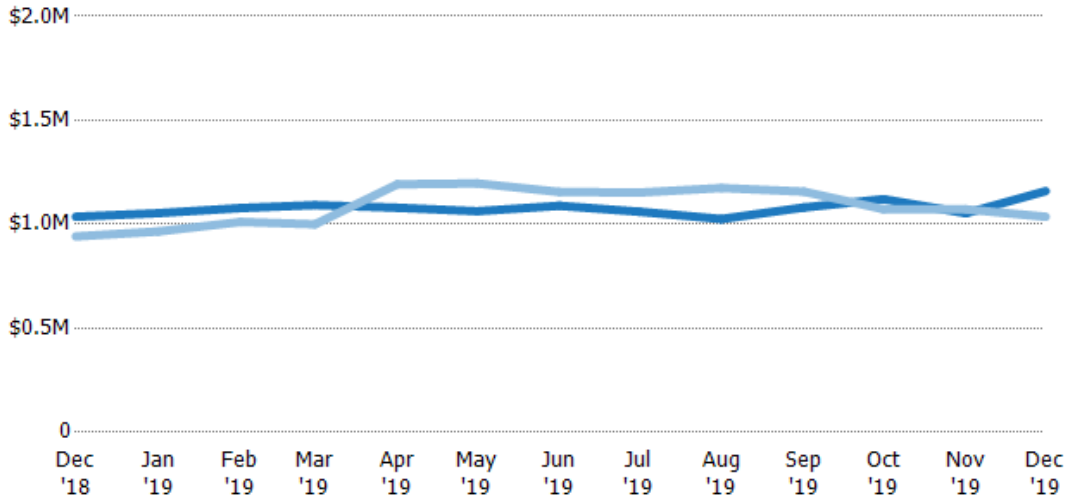
Average Listing Price

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
Dec '18	\$1.04M	\$942K	10%
Jan '19	\$1.05M	\$965K	9%
Feb '19	\$1.08M	\$1.01M	7%
Mar '19	\$1.09M	\$1M	9%
Apr '19	\$1.08M	\$1.19M	-9%
May '19	\$1.06M	\$1.2M	-11%
Jun '19	\$1.09M	\$1.16M	-6%
Jul '19	\$1.06M	\$1.15M	-8%
Aug '19	\$1.03M	\$1.17M	-13%
Sep '19	\$1.08M	\$1.16M	-7%
Oct '19	\$1.12M	\$1.07M	5%
Nov '19	\$1.05M	\$1.07M	-2%
Dec '19	\$1.16M	\$1.04M	12%

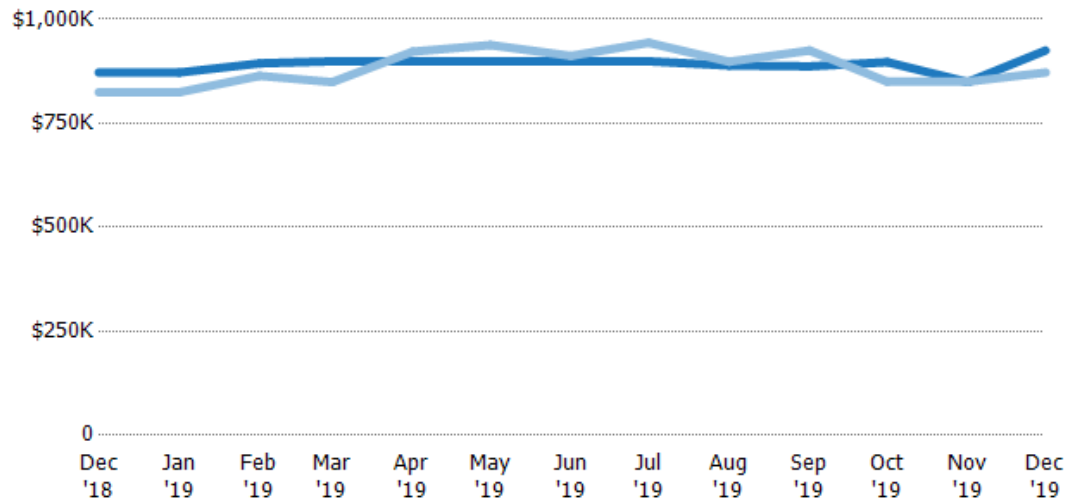
Median Listing Price

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
Dec '18	\$872K	\$825K	6%
Jan '19	\$872K	\$825K	6%
Feb '19	\$894K	\$864K	3%
Mar '19	\$899K	\$849K	6%
Apr '19	\$899K	\$922K	-3%
May '19	\$899K	\$938K	-4%
Jun '19	\$899K	\$912K	-1%
Jul '19	\$899K	\$944K	-5%
Aug '19	\$889K	\$898K	-1%
Sep '19	\$887K	\$925K	-4%
Oct '19	\$897K	\$850K	6%
Nov '19	\$849K	\$850K	0%
Dec '19	\$925K	\$872K	6%

Months of Inventory

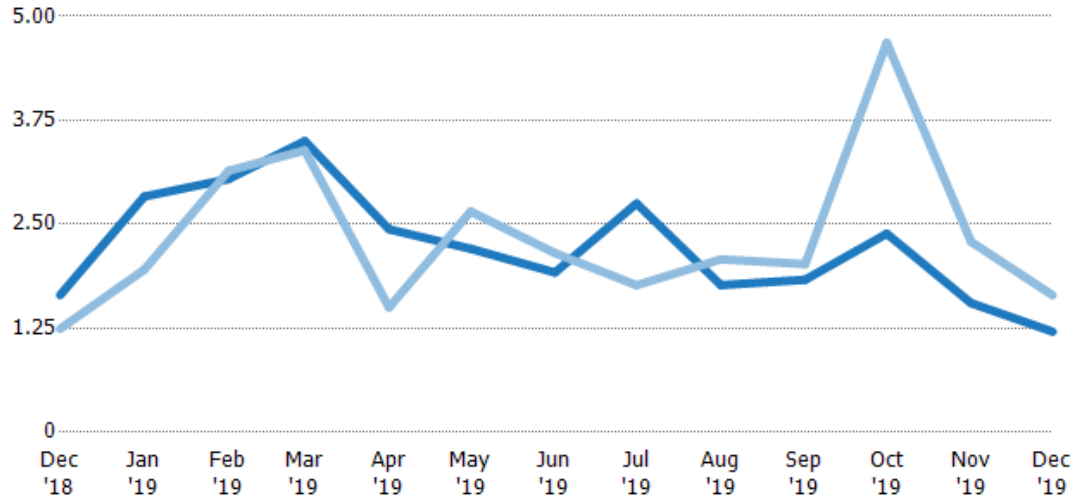
The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Months	% Chg.
Dec '19	1.21	-26.6%
Dec '18	1.65	32.6%
Dec '17	1.24	63.9%



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	1.65	2.83	3.04	3.5	2.44	2.21	1.92	2.75	1.77	1.83	2.39	1.55	1.21
Prior Year	1.24	1.95	3.14	3.39	1.5	2.65	2.15	1.77	2.08	2.02	4.68	2.29	1.65
Percent Change from Prior Year	33%	45%	-3%	3%	63%	-17%	-11%	56%	-15%	-9%	-49%	-32%	-27%

Absorption Rate

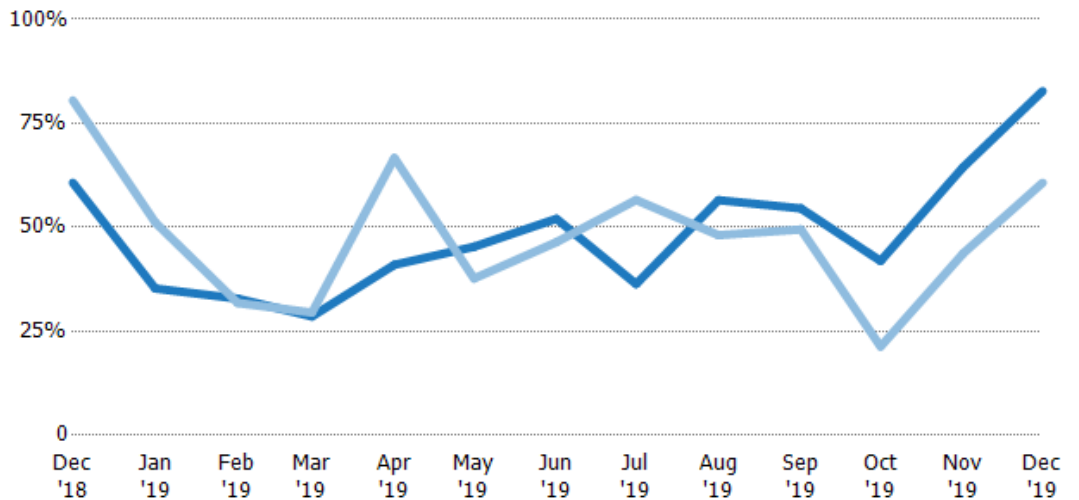
The percentage of inventory sold per month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Rate	Chg.
Dec '19	83%	-22%
Dec '18	61%	19.8%
Dec '17	80%	-39%



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	61%	35%	33%	29%	41%	45%	52%	36%	57%	55%	42%	64%	83%
Prior Year	80%	51%	32%	30%	67%	38%	46%	57%	48%	49%	21%	44%	61%
Change from Prior Year	20%	16%	-1%	1%	26%	-8%	-6%	20%	-8%	-5%	-21%	-21%	-22%

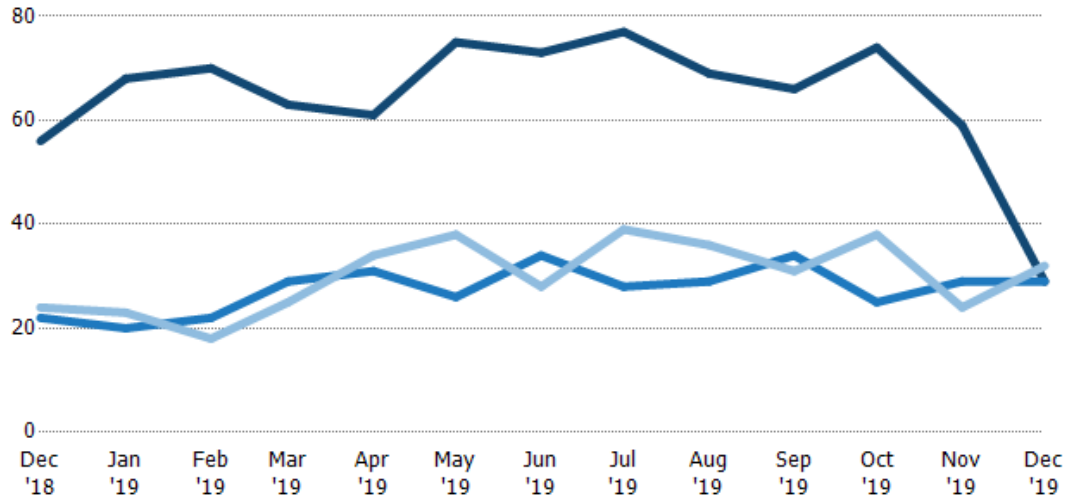
Active/Pending/Sold Units

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



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Active	56	68	70	63	61	75	73	77	69	66	74	59	29
Pending	22	20	22	29	31	26	34	28	29	34	25	29	29
Sold	24	23	18	25	34	38	28	39	36	31	38	24	32

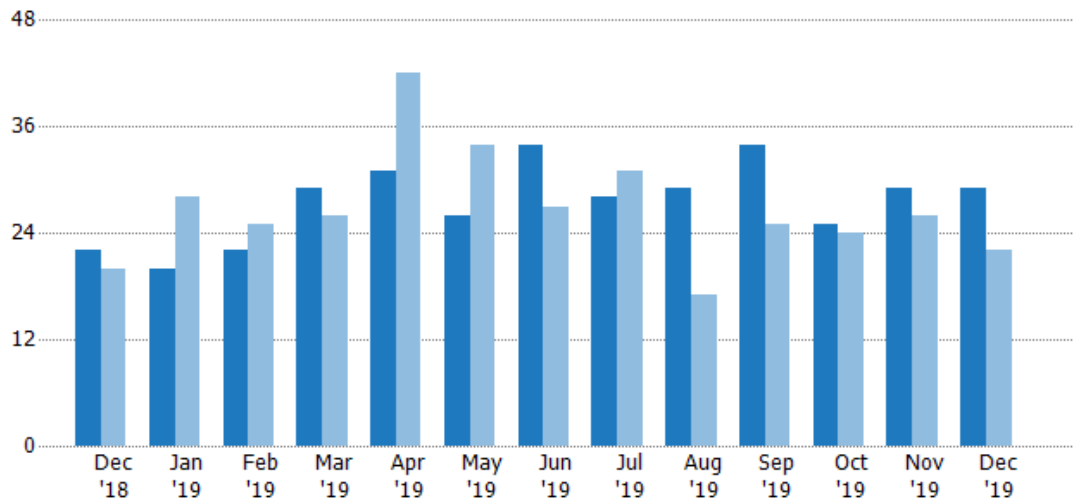
Pending Sales

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.
Dec '19	29	31.8%
Dec '18	22	10%
Dec '17	20	0%

	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	22	20	22	29	31	26	34	28	29	34	25	29	29
Prior Year	20	28	25	26	42	34	27	31	17	25	24	26	22
Percent Change from Prior Year	10%	-29%	-12%	12%	-26%	-24%	26%	-10%	71%	36%	4%	12%	32%

Pending Sales Volume

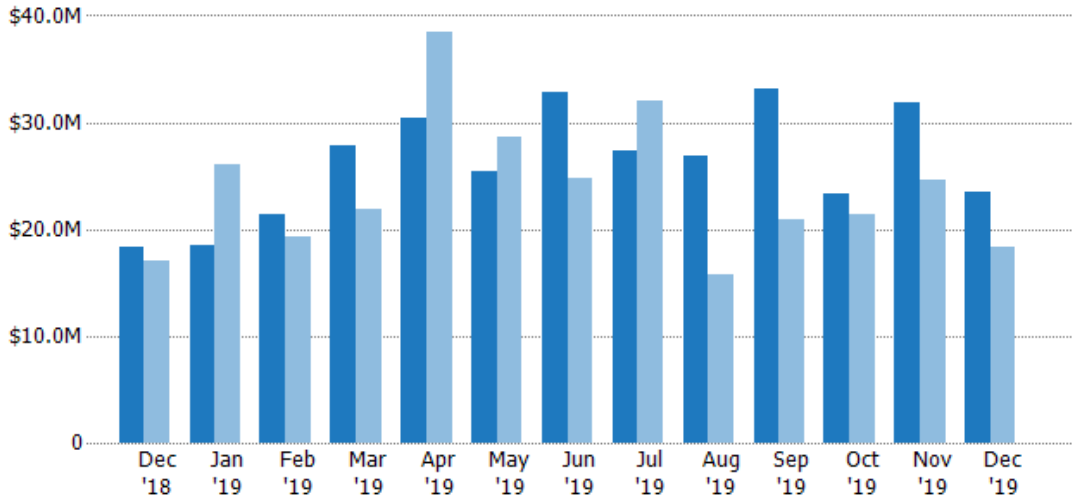
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Dec '19	\$23.4M	28.1%
Dec '18	\$18.3M	7.2%
Dec '17	\$17.1M	1.5%



Current Year	\$18.3M	\$18.5M	\$21.4M	\$27.8M	\$30.3M	\$25.4M	\$32.8M	\$27.4M	\$26.9M	\$33.2M	\$23.3M	\$31.8M	\$23.4M
Prior Year	\$17.1M	\$26.1M	\$19.3M	\$21.9M	\$38.4M	\$28.6M	\$24.7M	\$32M	\$15.7M	\$21M	\$21.4M	\$24.6M	\$18.3M
Percent Change from Prior Year	7%	-29%	11%	27%	-21%	-11%	33%	-15%	71%	58%	9%	30%	28%

Closed Sales

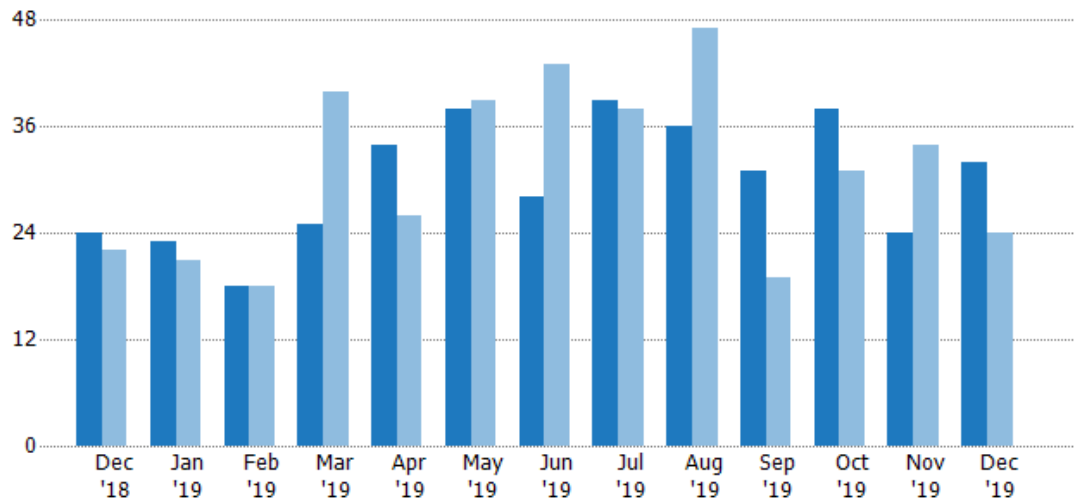
The total number of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Dec '19	32	33.3%
Dec '18	24	9.1%
Dec '17	22	36.4%



Current Year	24	23	18	25	34	38	28	39	36	31	38	24	32
Prior Year	22	21	18	40	26	39	43	38	47	19	31	34	24
Percent Change from Prior Year	9%	10%	0%	-38%	31%	-3%	-35%	3%	-23%	63%	23%	-29%	33%

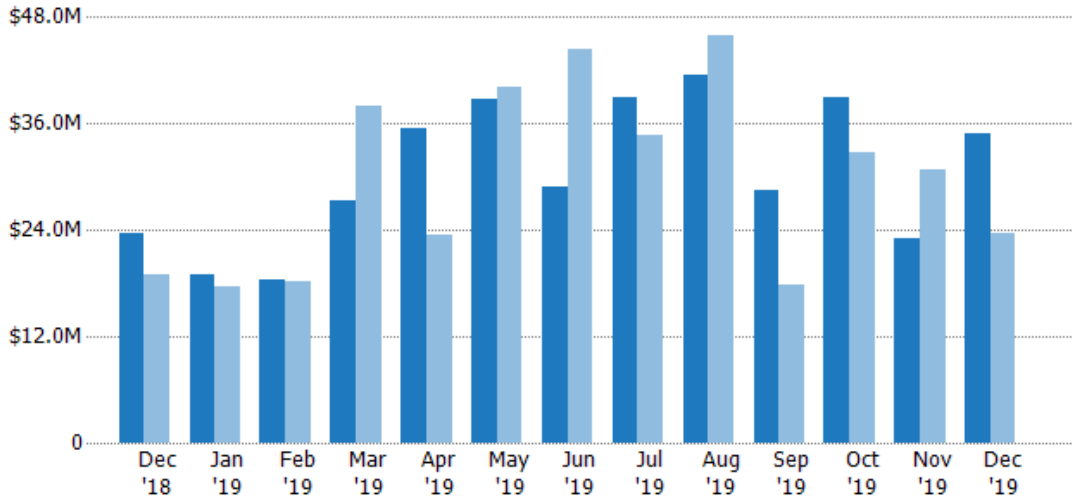
Closed Sales Volume

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	Current Year	Prior Year	Percent Change from Prior Year
Dec '18	\$23.6M	\$19M	24%
Jan '19	\$18.9M	\$17.6M	8%
Feb '19	\$18.3M	\$18.2M	1%
Mar '19	\$27.2M	\$37.9M	-28%
Apr '19	\$35.5M	\$23.4M	52%
May '19	\$38.7M	\$40.2M	-4%
Jun '19	\$28.8M	\$44.3M	-35%
Jul '19	\$39M	\$34.6M	13%
Aug '19	\$41.6M	\$46M	-10%
Sep '19	\$28.5M	\$17.9M	59%
Oct '19	\$39M	\$32.7M	19%
Nov '19	\$23M	\$30.8M	-25%
Dec '19	\$35M	\$23.6M	48%

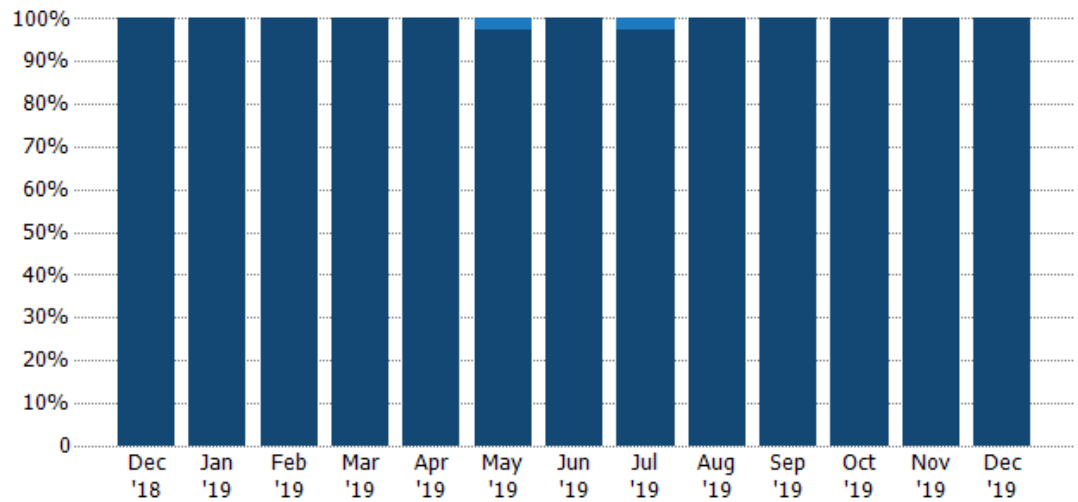
Closed Sales by Property Type

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

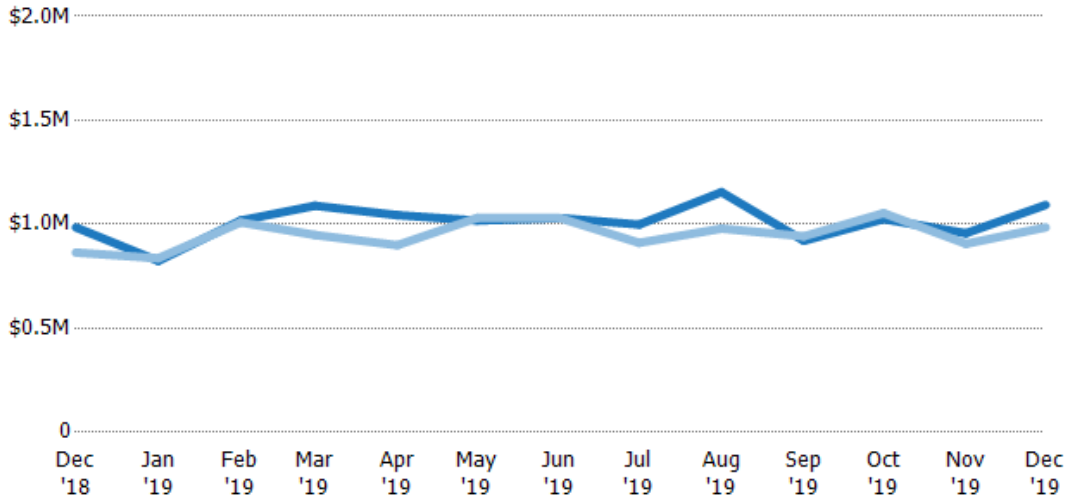
Average Sales Price

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



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	\$985K	\$824K	\$1.02M	\$1.09M	\$1.04M	\$1.02M	\$1.03M	\$999K	\$1.15M	\$921K	\$1.03M	\$957K	\$1.09M
Prior Year	\$864K	\$837K	\$1.01M	\$948K	\$900K	\$1.03M	\$1.03M	\$911K	\$979K	\$942K	\$1.05M	\$906K	\$985K
Percent Change from Prior Year	14%	-2%	1%	15%	16%	-1%	0%	10%	18%	-2%	-3%	6%	11%

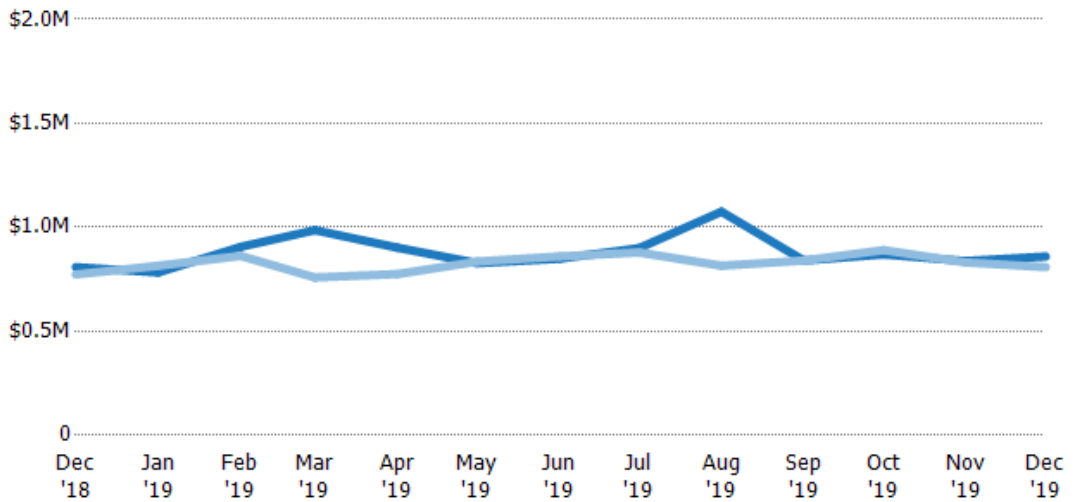
Median Sales Price

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



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	\$809K	\$783K	\$906K	\$986K	\$902K	\$828K	\$849K	\$900K	\$1.08M	\$840K	\$870K	\$838K	\$859K
Prior Year	\$773K	\$815K	\$863K	\$759K	\$775K	\$835K	\$860K	\$879K	\$815K	\$840K	\$890K	\$831K	\$809K
Percent Change from Prior Year	5%	-4%	5%	30%	16%	-1%	-1%	2%	32%	0%	-2%	1%	6%

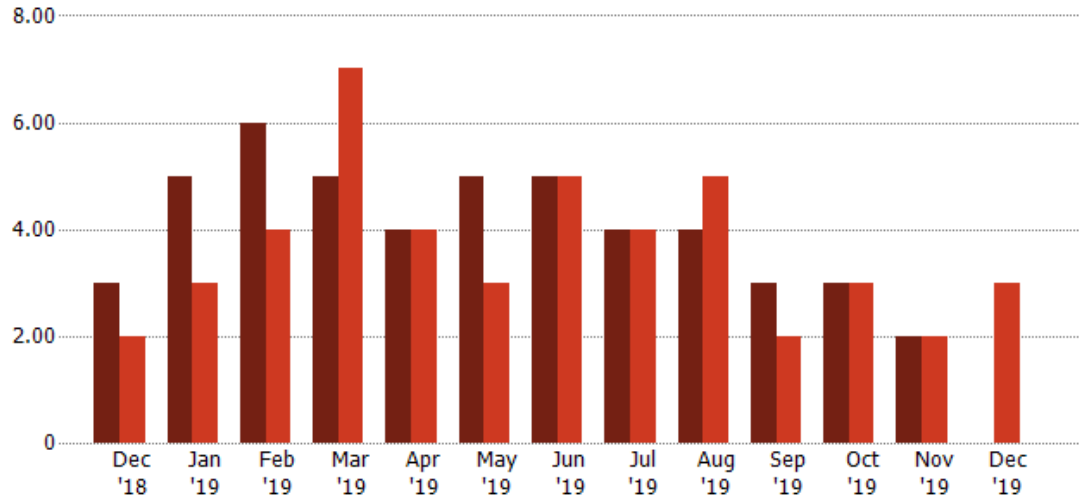
Distressed Listings

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



Current Year	3	5	6	5	4	5	5	4	4	3	3	2	-
Prior Year	2	3	4	7	4	3	5	4	5	2	3	2	3
Percent Change from Prior Year	50%	67%	50%	-29%	0%	67%	0%	0%	-20%	50%	0%	0%	-100%

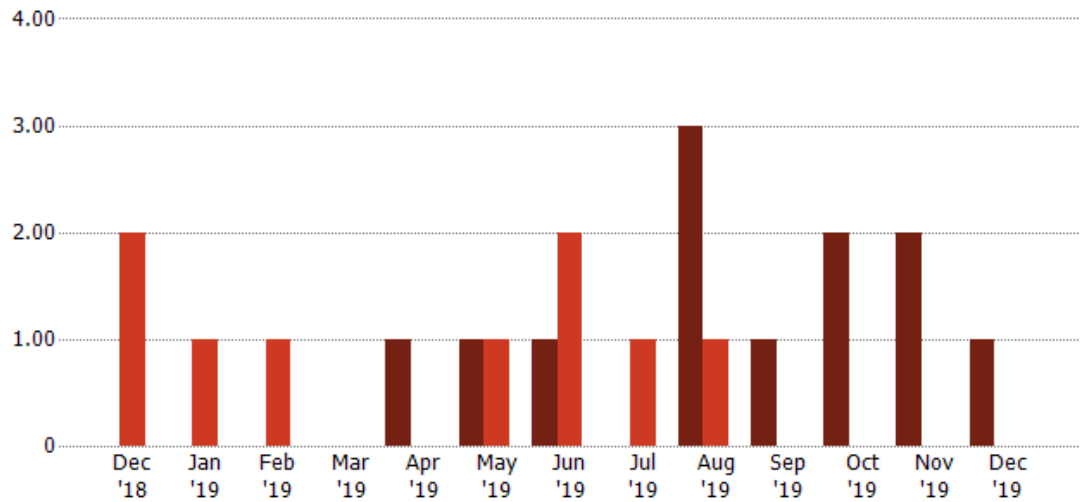
Distressed Sales

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



Current Year	-	-	-	-	1	1	1	-	3	1	2	2	1
Prior Year	2	1	1	-	-	1	2	1	1	-	-	-	-
Percent Change from Prior Year	-100%	-100%	-100%	-	100%	0%	-50%	-100%	200%	100%	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: 01/08/2020

Scheduled: No

Report Date Range: From 12/2018 To: 12/2019

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 12/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area