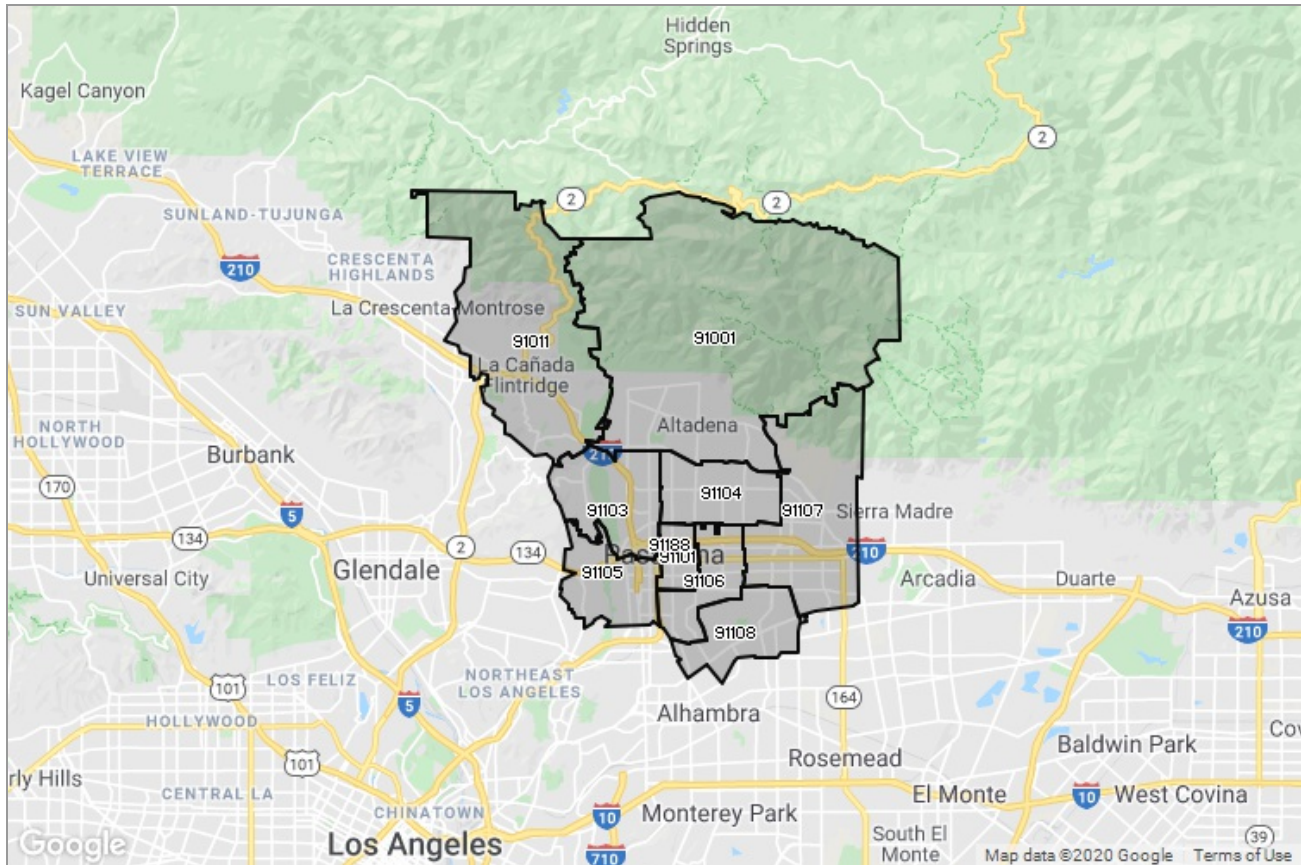




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Pasadena



Report Characteristics

Report Name:
Pasadena

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	84	119	-29.4%	2,836	2,913	-2.6%
New Listing Volume	\$114,576,535	\$155,166,692	-26.2%	\$4,196,636,188	\$4,164,787,869	+0.8%
Active Listing Count	297	439	-32.3%	N/A	N/A	
Active Listing Volume	\$639,758,062	\$784,339,012	-18.4%	N/A	N/A	
Average Listing Price	\$2,154,068	\$1,786,649	+20.6%	\$1,802,853	\$1,920,421	-6.1%
Median Listing Price	\$1,477,000	\$1,050,000	+40.7%	\$1,210,601	\$1,244,112	-2.7%
Months of Inventory	1.6	2.9	-44.5%	3.1	2.6	+19.6%
Absorption Rate	61.62%	34.17%	+27.4%	32.44%	38.8%	-6.4%
Sales Activity Charts Metrics						
Pending Sales Count	165	96	+71.9%	N/A	N/A	
Pending Sales Volume	\$205,165,039	\$118,773,290	+72.7%	N/A	N/A	
Closed Sales Count	170	159	+6.9%	2,066	2,072	-0.3%
Closed Sales Volume	\$209,377,038	\$206,196,528	+1.5%	\$2,600,502,579	\$2,612,129,475	-0.4%
Average Sales Price	\$1,231,630	\$1,296,834	-5%	\$1,258,714	\$1,260,680	-0.2%
Median Sales Price	\$957,725	\$905,000	+5.8%	\$950,477	\$911,507	+4.3%
Distressed Charts Metrics						
Distressed Listing Count	6	10	-40%	N/A	N/A	

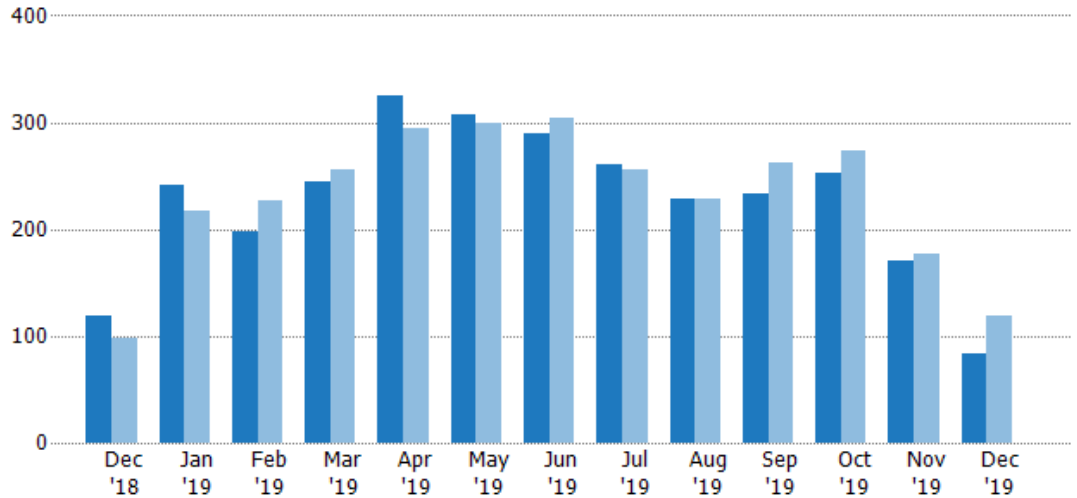
New Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Dec '19	84	-29.4%
Dec '18	119	21.4%
Dec '17	98	-5.1%



Current Year	119	242	198	245	325	308	289	260	229	234	252	170	84
Prior Year	98	217	227	255	295	299	304	256	228	262	274	177	119
Percent Change from Prior Year	21%	12%	-13%	-4%	10%	3%	-5%	2%	0%	-11%	-8%	-4%	-29%

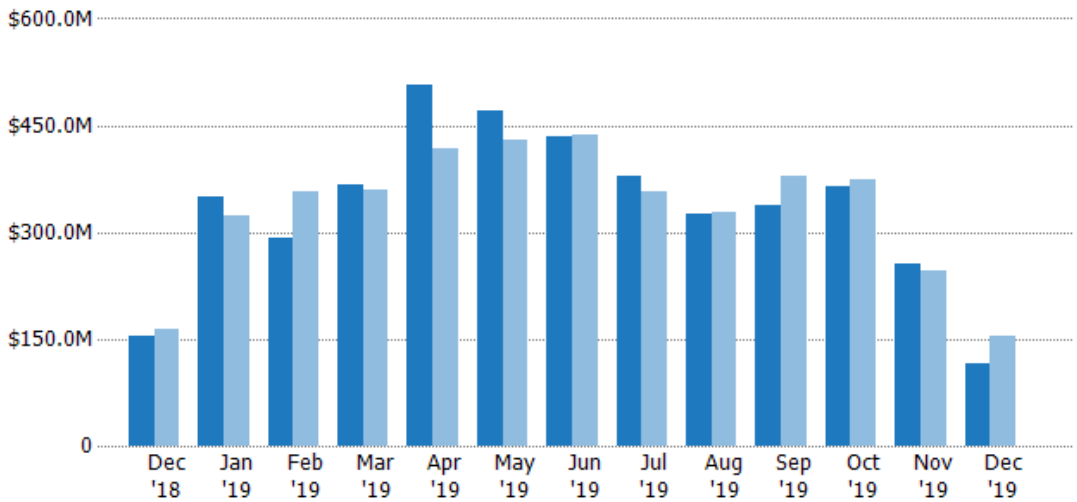
New Listing Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Dec '19	\$115M	-26.2%
Dec '18	\$155M	-5.5%
Dec '17	\$164M	-34%



Current Year	\$155M	\$351M	\$292M	\$367M	\$507M	\$470M	\$435M	\$379M	\$325M	\$338M	\$363M	\$256M	\$115M
Prior Year	\$164M	\$324M	\$358M	\$360M	\$417M	\$430M	\$437M	\$357M	\$328M	\$379M	\$374M	\$245M	\$155M
Percent Change from Prior Year	-6%	8%	-18%	2%	22%	9%	-1%	6%	-1%	-11%	-3%	5%	-26%

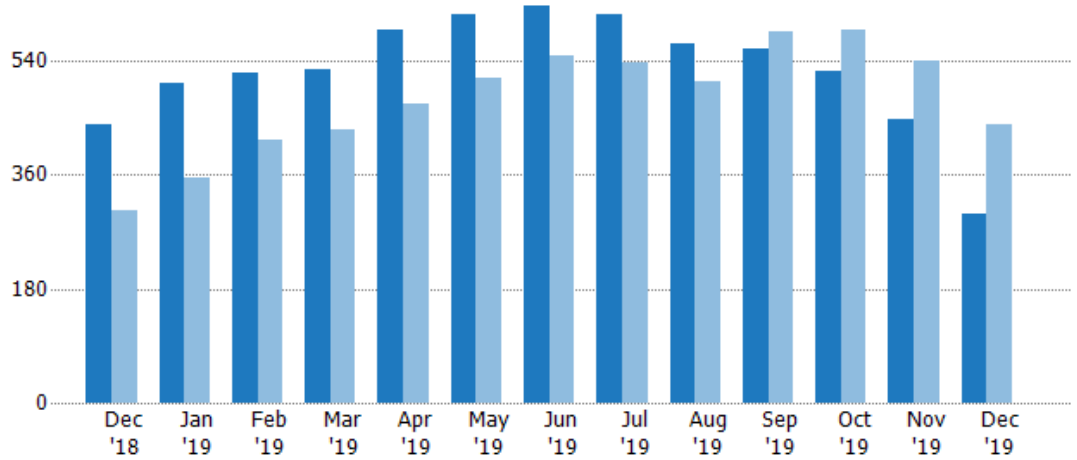
Active Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Dec '19	297	-32.3%
Dec '18	439	44.4%
Dec '17	304	14.8%



Current Year	439	504	520	525	590	612	627	614	568	560	524	447	297
Prior Year	304	354	416	432	473	512	548	536	507	587	590	541	439
Percent Change from Prior Year	44%	42%	25%	22%	25%	20%	14%	15%	12%	-5%	-11%	-17%	-32%

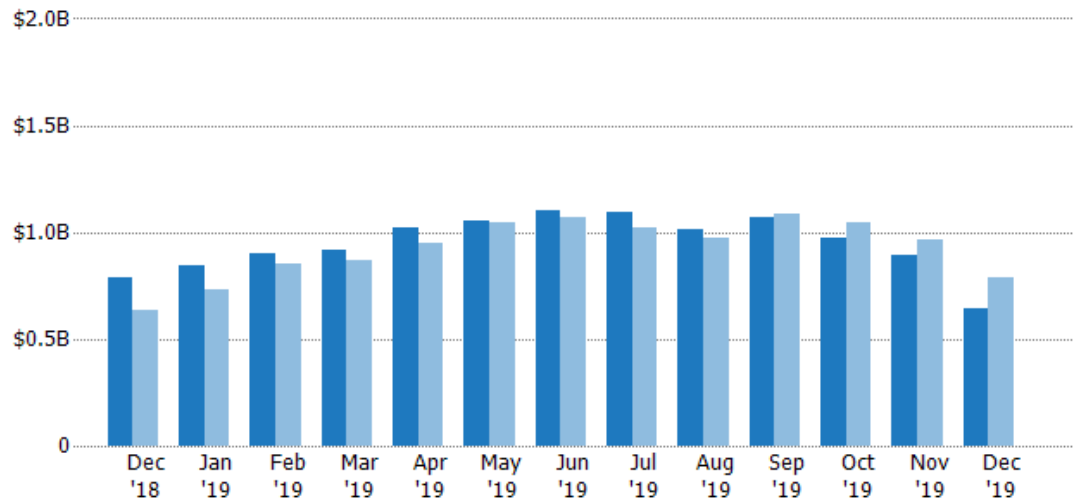
Active Listing Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Dec '19	\$640M	-18.4%
Dec '18	\$784M	23.1%
Dec '17	\$637M	-3.4%



Current Year	\$784M	\$846M	\$897M	\$916M	\$1.02B	\$1.06B	\$1.1B	\$1.09B	\$1.02B	\$1.07B	\$975M	\$891M	\$640M
Prior Year	\$637M	\$730M	\$855M	\$865M	\$951M	\$1.04B	\$1.07B	\$1.02B	\$971M	\$1.09B	\$1.05B	\$966M	\$784M
Percent Change from Prior Year	23%	16%	5%	6%	7%	1%	2%	7%	5%	-2%	-7%	-8%	-18%

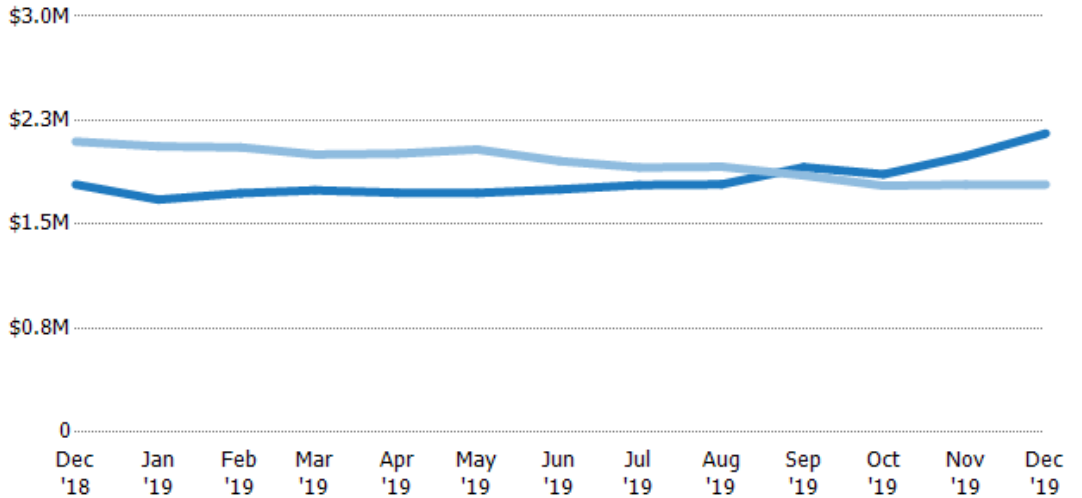
Average Listing Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Dec '19	\$2.15M	20.6%
Dec '18	\$1.79M	-14.8%
Dec '17	\$2.1M	-15.8%



Current Year	\$1.79M	\$1.68M	\$1.72M	\$1.75M	\$1.73M	\$1.73M	\$1.75M	\$1.78M	\$1.79M	\$1.91M	\$1.86M	\$1.99M	\$2.15M
Prior Year	\$2.1M	\$2.06M	\$2.05M	\$2M	\$2.01M	\$2.04M	\$1.96M	\$1.91M	\$1.92M	\$1.85M	\$1.78M	\$1.79M	\$1.79M
Percent Change from Prior Year	-15%	-19%	-16%	-13%	-14%	-15%	-10%	-7%	-7%	3%	5%	12%	21%

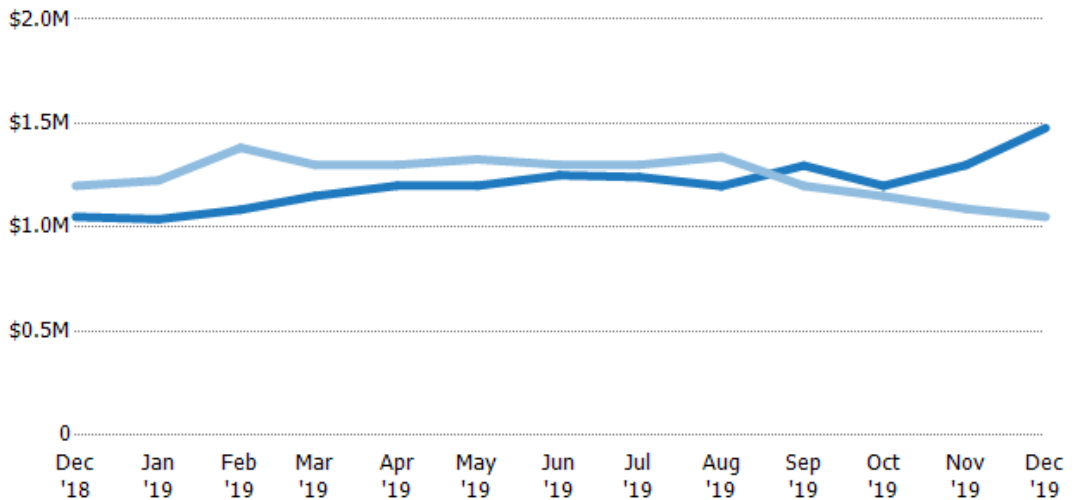
Median Listing Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Dec '19	\$1.48M	40.7%
Dec '18	\$1.05M	-12.4%
Dec '17	\$1.2M	-10.3%



Current Year	\$1.05M	\$1.04M	\$1.08M	\$1.15M	\$1.2M	\$1.2M	\$1.25M	\$1.24M	\$1.2M	\$1.3M	\$1.2M	\$1.3M	\$1.48M
Prior Year	\$1.2M	\$1.22M	\$1.38M	\$1.3M	\$1.3M	\$1.33M	\$1.3M	\$1.3M	\$1.34M	\$1.2M	\$1.15M	\$1.09M	\$1.05M
Percent Change from Prior Year	-12%	-15%	-22%	-12%	-8%	-10%	-4%	-4%	-10%	8%	4%	19%	41%

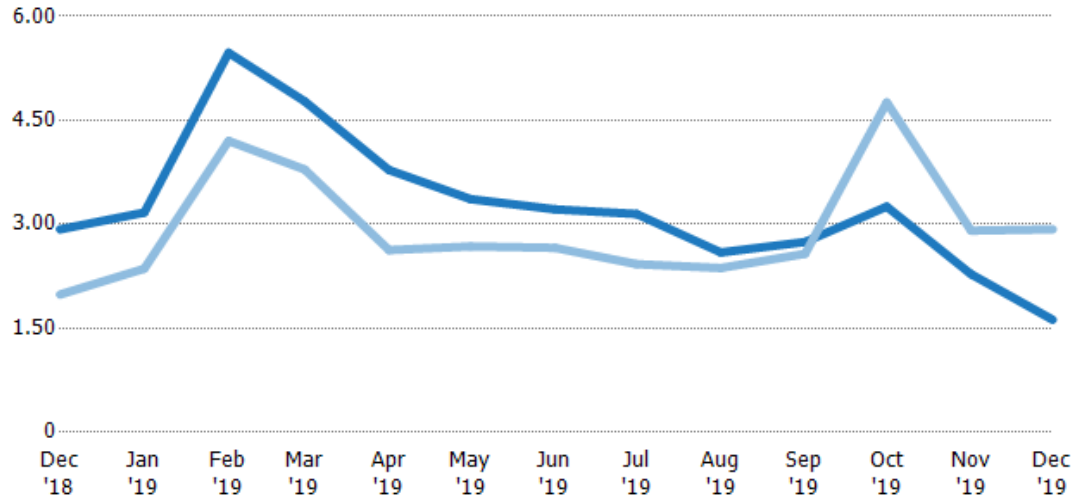
Months of Inventory

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Months	% Chg.
Dec '19	1.62	-44.5%
Dec '18	2.93	47.3%
Dec '17	1.99	-4.5%



	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	2.93	3.17	5.47	4.77	3.78	3.36	3.22	3.15	2.59	2.75	3.25	2.28	1.62
Prior Year	1.99	2.36	4.2	3.79	2.63	2.68	2.66	2.43	2.37	2.57	4.76	2.91	2.93
Percent Change from Prior Year	47%	34%	30%	26%	44%	25%	21%	30%	9%	7%	-32%	-22%	-45%

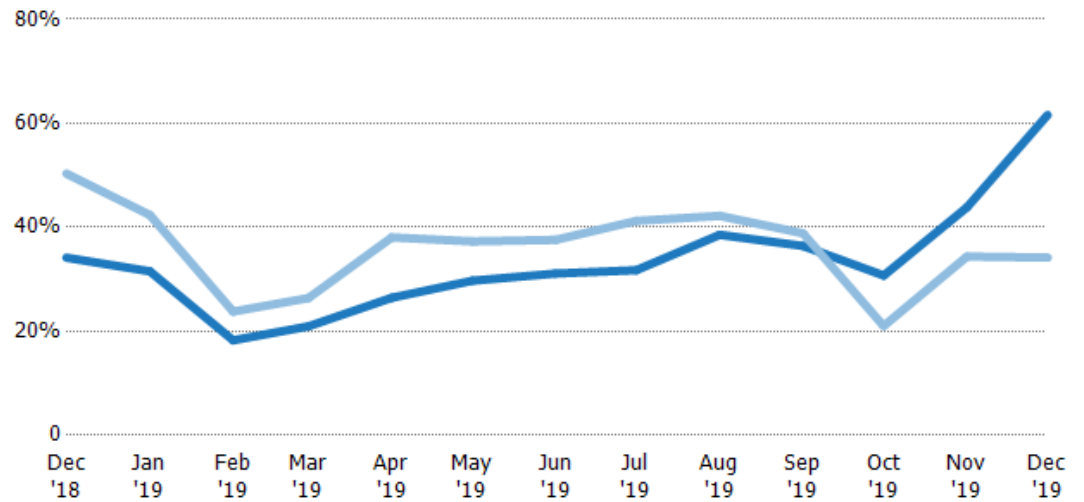
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/Year	Rate	Chg.
Dec '19	62%	-27.5%
Dec '18	34%	16.2%
Dec '17	50%	4.8%



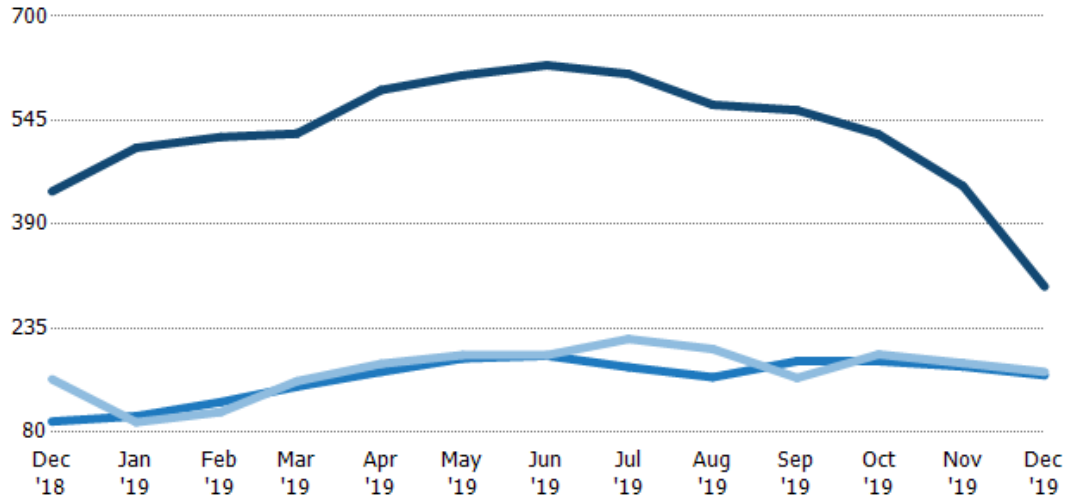
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	34%	32%	18%	21%	26%	30%	31%	32%	39%	36%	31%	44%	62%
Prior Year	50%	42%	24%	26%	38%	37%	38%	41%	42%	39%	21%	34%	34%
Change from Prior Year	16%	11%	6%	5%	12%	8%	6%	9%	4%	2%	-10%	-9%	-27%

Active/Pending/Sold Units

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



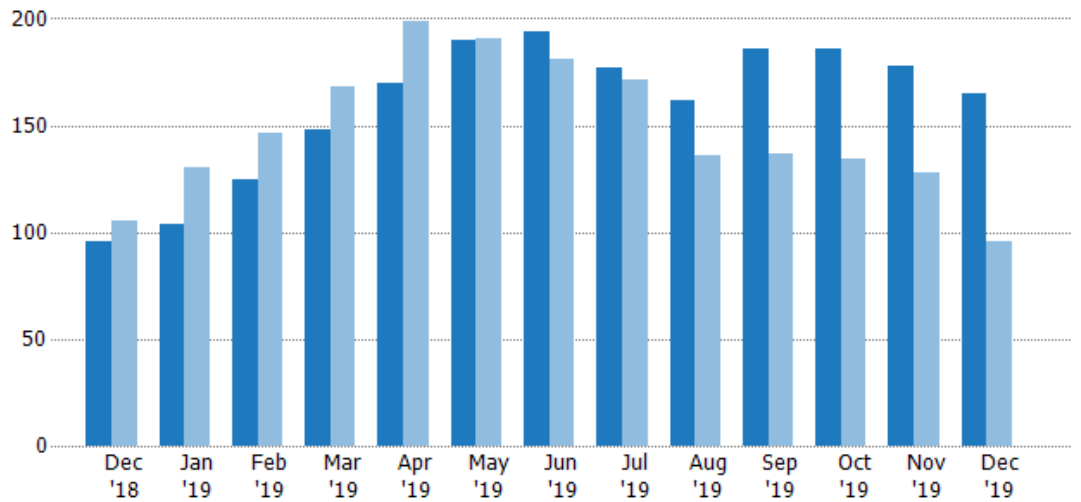
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Active	439	504	520	525	590	612	627	614	568	560	524	447	297
Pending	96	104	125	148	170	190	194	177	162	186	186	178	165
Sold	159	95	110	156	182	195	195	219	204	161	196	183	170

Pending Sales

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
Dec '19	165	71.9%
Dec '18	96	-8.6%
Dec '17	105	6.7%

	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	96	104	125	148	170	190	194	177	162	186	186	178	165
Prior Year	105	130	146	168	199	191	181	171	136	137	134	128	96
Percent Change from Prior Year	-9%	-20%	-14%	-12%	-15%	-1%	7%	4%	19%	36%	39%	39%	72%

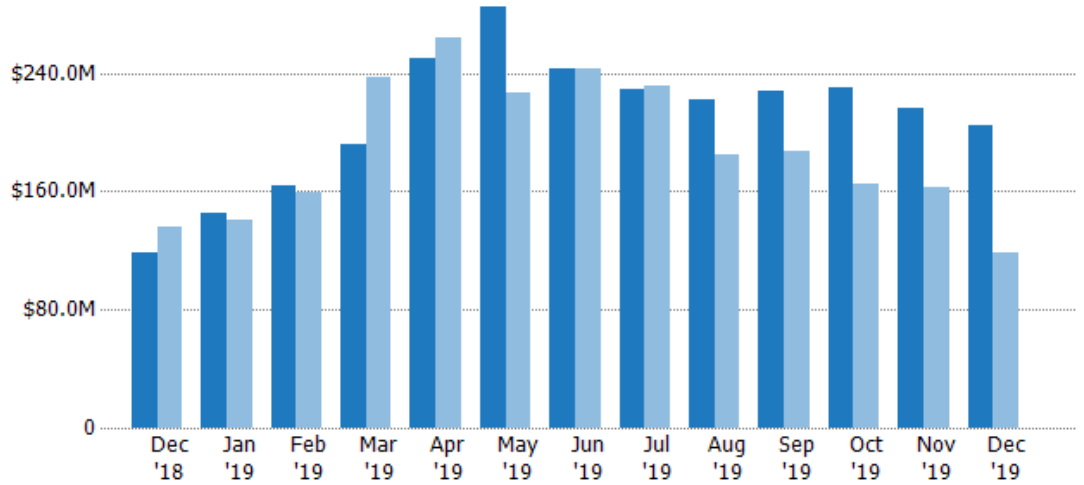
Pending Sales Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Dec '19	\$205M	72.7%
Dec '18	\$119M	-12.6%
Dec '17	\$136M	-3.2%



Current Year	\$119M	\$145M	\$164M	\$192M	\$250M	\$285M	\$243M	\$229M	\$222M	\$228M	\$231M	\$216M	\$205M
Prior Year	\$136M	\$140M	\$159M	\$237M	\$264M	\$226M	\$243M	\$231M	\$185M	\$187M	\$165M	\$163M	\$119M
Percent Change from Prior Year	-13%	4%	3%	-19%	-5%	26%	0%	-1%	20%	22%	39%	33%	73%

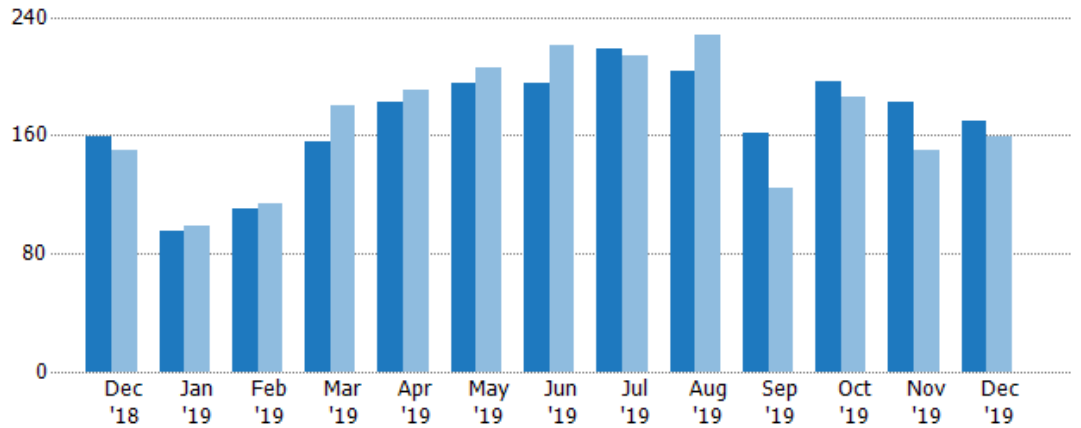
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Dec '19	170	6.9%
Dec '18	159	6%
Dec '17	150	28%



Current Year	159	95	110	156	182	195	195	219	204	161	196	183	170
Prior Year	150	99	114	180	191	206	221	214	228	124	186	150	159
Percent Change from Prior Year	6%	-4%	-4%	-13%	-5%	-5%	-12%	2%	-11%	30%	5%	22%	7%

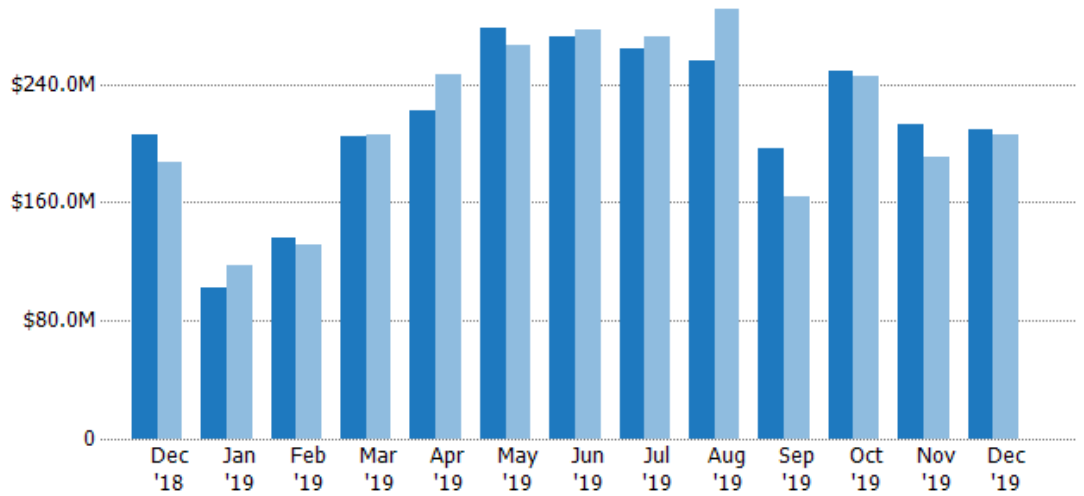
Closed Sales Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Dec '19	\$209M	1.5%
Dec '18	\$206M	9.9%
Dec '17	\$188M	17.1%



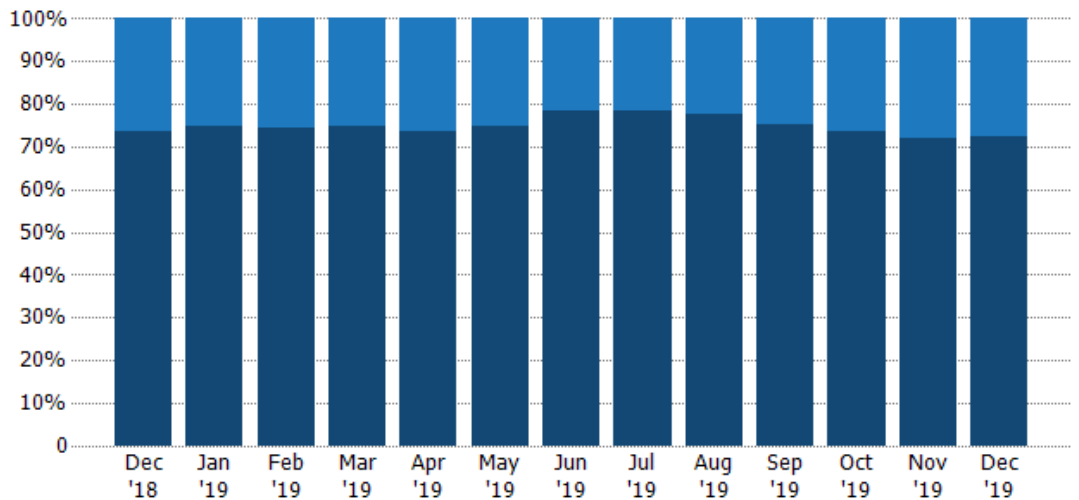
Current Year	\$206M	\$103M	\$136M	\$205M	\$222M	\$277M	\$272M	\$264M	\$255M	\$196M	\$249M	\$213M	\$209M
Prior Year	\$188M	\$118M	\$131M	\$205M	\$246M	\$266M	\$277M	\$272M	\$291M	\$164M	\$245M	\$190M	\$206M
Percent Change from Prior Year	10%	-13%	4%	0%	-10%	4%	-2%	-3%	-12%	20%	2%	12%	2%

Closed Sales by Property Type

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	26%	25%	25%	25%	26%	25%	22%	21%	23%	25%	27%	28%	28%
Single Family Residence	74%	75%	75%	75%	74%	75%	78%	79%	77%	75%	73%	72%	72%

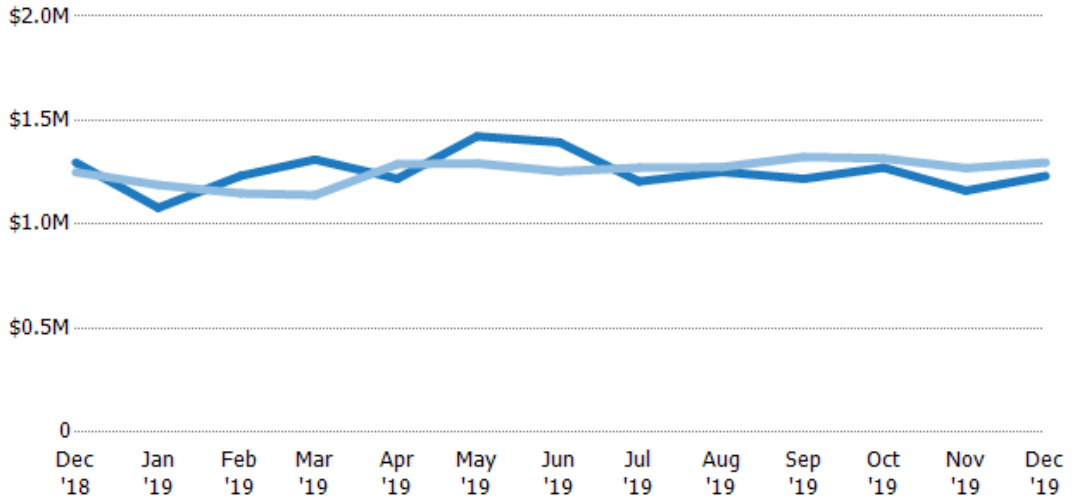
Average Sales Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Dec '19	\$1.23M	-5%
Dec '18	\$1.3M	3.7%
Dec '17	\$1.25M	-8.5%



Current Year	\$1.3M	\$1.08M	\$1.23M	\$1.31M	\$1.22M	\$1.42M	\$1.39M	\$1.21M	\$1.25M	\$1.22M	\$1.27M	\$1.16M	\$1.23M
Prior Year	\$1.25M	\$1.19M	\$1.15M	\$1.14M	\$1.29M	\$1.29M	\$1.25M	\$1.27M	\$1.27M	\$1.32M	\$1.32M	\$1.27M	\$1.3M
Percent Change from Prior Year	4%	-9%	7%	15%	-5%	10%	11%	-5%	-2%	-8%	-3%	-9%	-5%

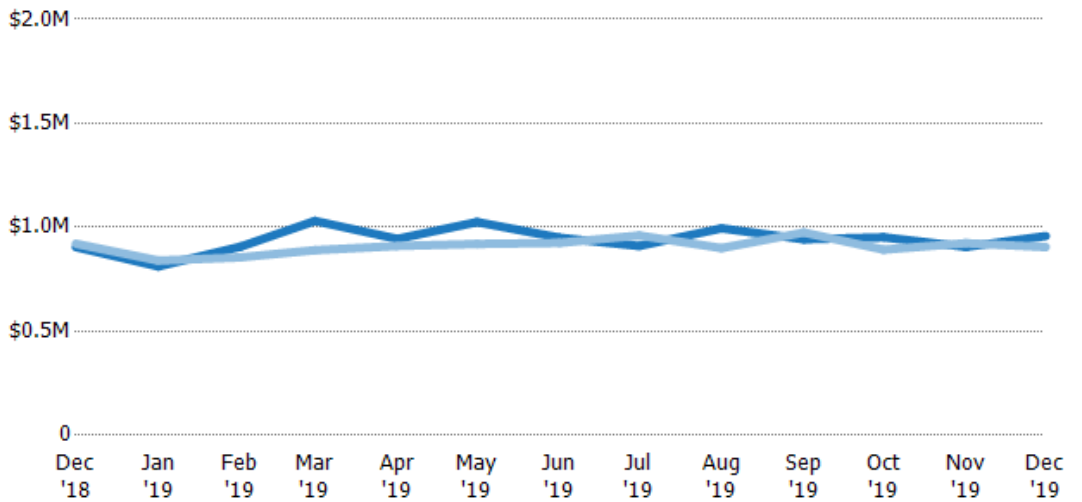
Median Sales Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Dec '19	\$958K	5.8%
Dec '18	\$905K	-1.7%
Dec '17	\$921K	-7.7%



Current Year	\$905K	\$812K	\$907K	\$1.03M	\$944K	\$1.03M	\$950K	\$910K	\$995K	\$942K	\$952K	\$906K	\$958K
Prior Year	\$921K	\$840K	\$856K	\$890K	\$910K	\$920K	\$925K	\$961K	\$900K	\$975K	\$893K	\$924K	\$905K
Percent Change from Prior Year	-2%	-3%	6%	16%	4%	11%	3%	-5%	11%	-3%	7%	-2%	6%

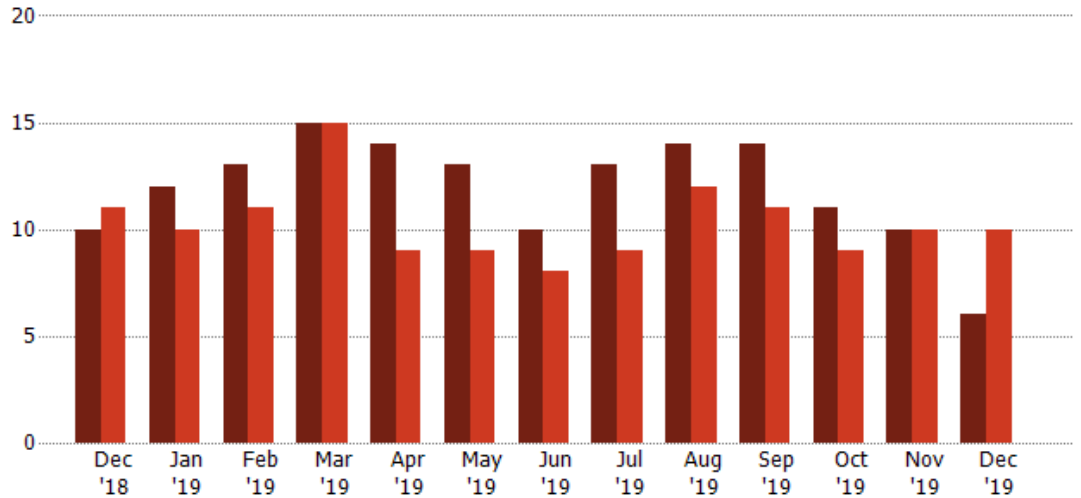
Distressed Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Dec '19	6	-40%
Dec '18	10	-9.1%
Dec '17	11	27.3%



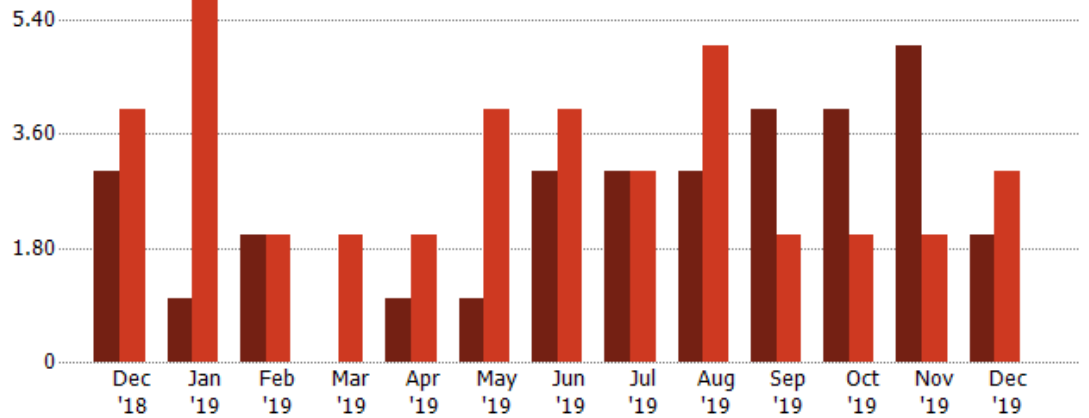
Current Year	10	12	13	15	14	13	10	13	14	14	11	10	6
Prior Year	11	10	11	15	9	9	8	9	12	11	9	10	10
Percent Change from Prior Year	-9%	20%	18%	0%	56%	44%	25%	44%	17%	27%	22%	0%	-40%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Current Year	3	1	2	-	1	1	3	3	3	4	4	5	2
Prior Year	4	6	2	2	2	4	4	3	5	2	2	2	3
Percent Change from Prior Year	-25%	-83%	0%	-100%	-50%	-75%	-25%	0%	-40%	100%	100%	150%	-33%

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: Pasadena

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	La Canada Flintridge, CA 91011	Pasadena, CA 91101
	Pasadena, CA 91102	Pasadena, CA 91103	Pasadena, CA 91104
	Pasadena, CA 91105	Pasadena, CA 91106	Pasadena, CA 91107
	San Marino, CA 91108	Pasadena, CA 91109	Pasadena, CA 91110
	Pasadena, CA 91114	Pasadena, CA 91115	Pasadena, CA 91116
	Pasadena, CA 91117	Pasadena, CA 91121	Pasadena, CA 91123
	Pasadena, CA 91124	Pasadena, CA 91125	Pasadena, CA 91126
	Pasadena, CA 91129	Pasadena, CA 91182	Pasadena, CA 91184
	Pasadena, CA 91185	Pasadena, CA 91188	Pasadena, CA 91189
	Pasadena, CA 91199		

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