



PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Altadena



Report Characteristics

Report Name:
Altadena

Report Date Range:
1/2019 – 1/2020

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 02/10/2020

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	Jan 2020	Jan 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	28	41	-31.7%	460	530	-13.2%
New Listing Volume	\$34,367,995	\$39,219,198	-12.4%	\$478,063,316	\$526,658,922	-9.2%
Active Listing Count	30	69	-56.5%	N/A	N/A	
Active Listing Volume	\$42,353,895	\$72,095,082	-41.3%	N/A	N/A	
Average Listing Price	\$1,411,797	\$1,044,856	+35.1%	\$1,082,697	\$1,102,124	-1.8%
Median Listing Price	\$1,175,000	\$869,000	+35.2%	\$896,843	\$888,954	+0.9%
Months of Inventory	0.9	2.9	-67.4%	1.3	3.3	-60.3%
Absorption Rate	106.67%	34.78%	+71.9%	76.67%	30.43%	+46.2%
Sales Activity Charts Metrics						
Pending Sales Count	32	20	+60%	N/A	N/A	
Pending Sales Volume	\$29,966,521	\$18,455,886	+62.4%	N/A	N/A	
Closed Sales Count	23	23	+/-	388	403	-3.7%
Closed Sales Volume	\$19,619,800	\$18,944,900	+3.6%	\$392,232,254	\$386,136,762	+1.6%
Average Sales Price	\$853,035	\$823,691	+3.6%	\$1,010,908	\$958,156	+5.5%
Median Sales Price	\$761,500	\$783,000	-2.7%	\$881,262	\$827,781	+6.5%
Distressed Charts Metrics						
Distressed Listing Count	-	5	-	N/A	N/A	

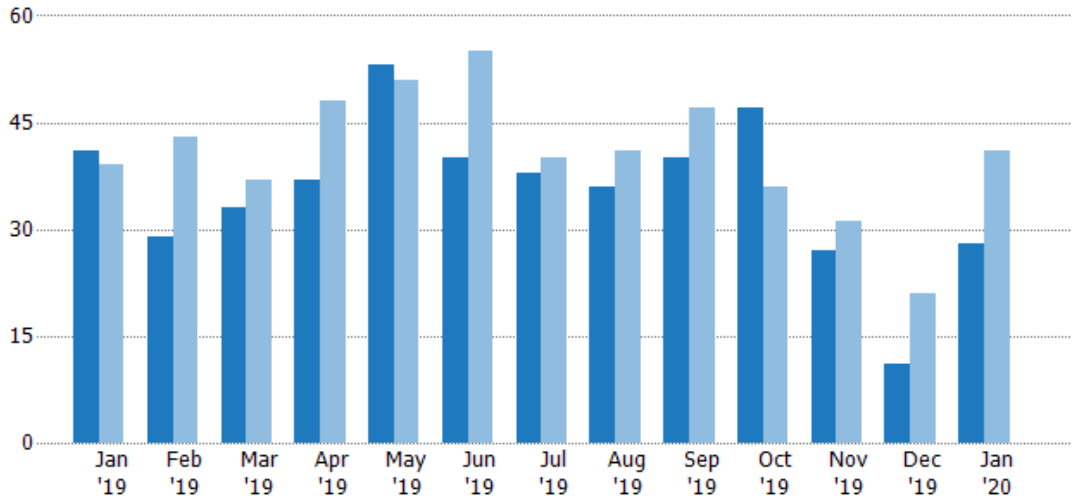
New Listings

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.
Jan '20	28	-31.7%
Jan '19	41	5.1%
Jan '18	39	-28.2%

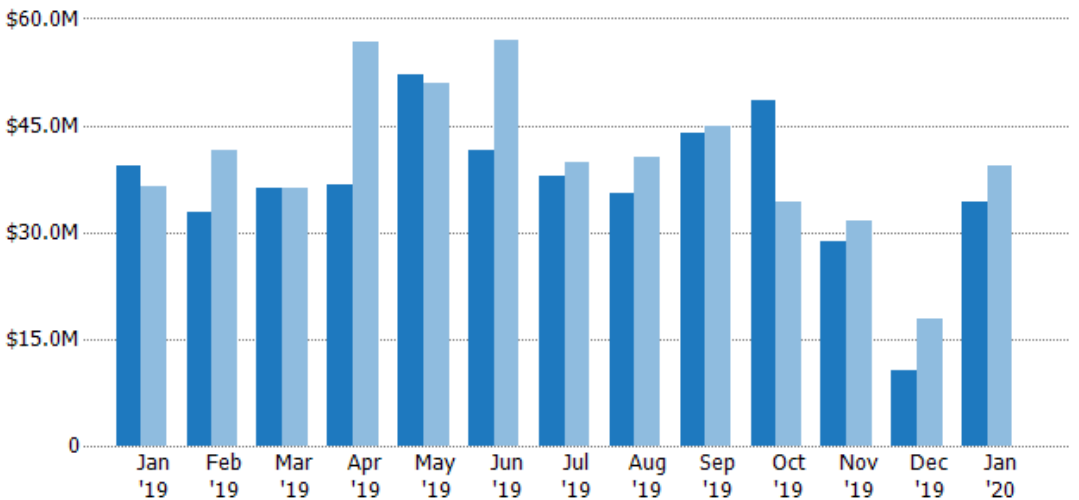
New Listing Volume

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.
Jan '20	\$34.4M	-12.4%
Jan '19	\$39.2M	7.8%
Jan '18	\$36.4M	-36.9%

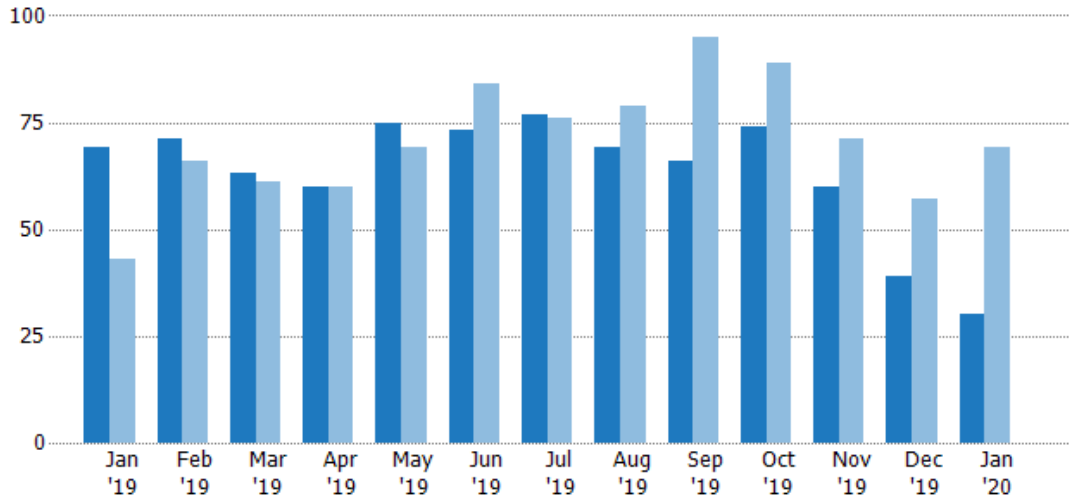
Active Listings

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



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	69	71	63	60	75	73	77	69	66	74	60	39	30
Prior Year	43	66	61	60	69	84	76	79	95	89	71	57	69
Percent Change from Prior Year	60%	8%	3%	0%	9%	-13%	1%	-13%	-31%	-17%	-15%	-32%	-57%

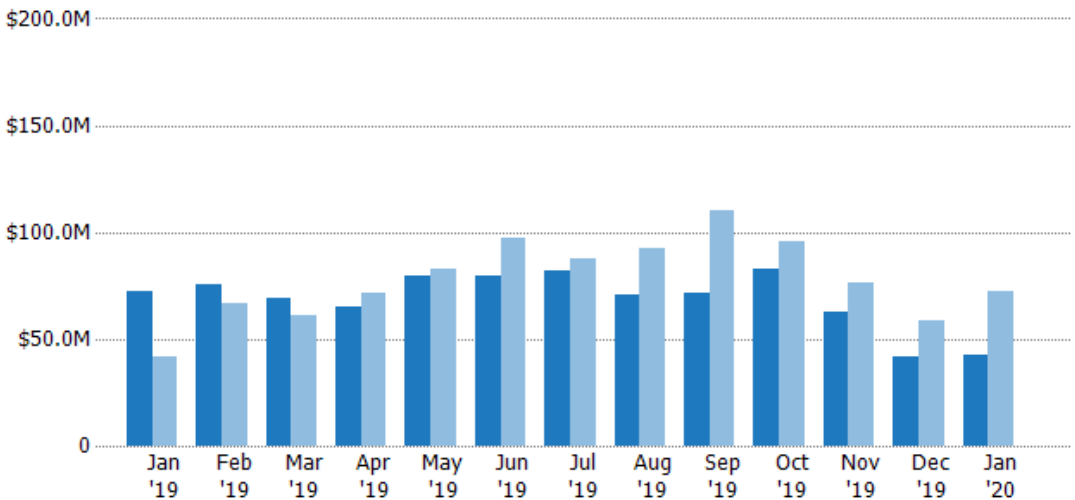
Active Listing Volume

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



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	\$72.1M	\$75.9M	\$68.8M	\$65.1M	\$79.7M	\$79.5M	\$81.6M	\$70.8M	\$71.3M	\$82.9M	\$62.9M	\$41.4M	\$42.4M
Prior Year	\$41.5M	\$66.7M	\$61M	\$71.5M	\$82.6M	\$97.1M	\$87.6M	\$92.8M	\$110M	\$95.5M	\$76.1M	\$58.5M	\$72.1M
Percent Change from Prior Year	74%	14%	13%	-9%	-3%	-18%	-7%	-24%	-35%	-13%	-17%	-29%	-41%

Average Listing Price

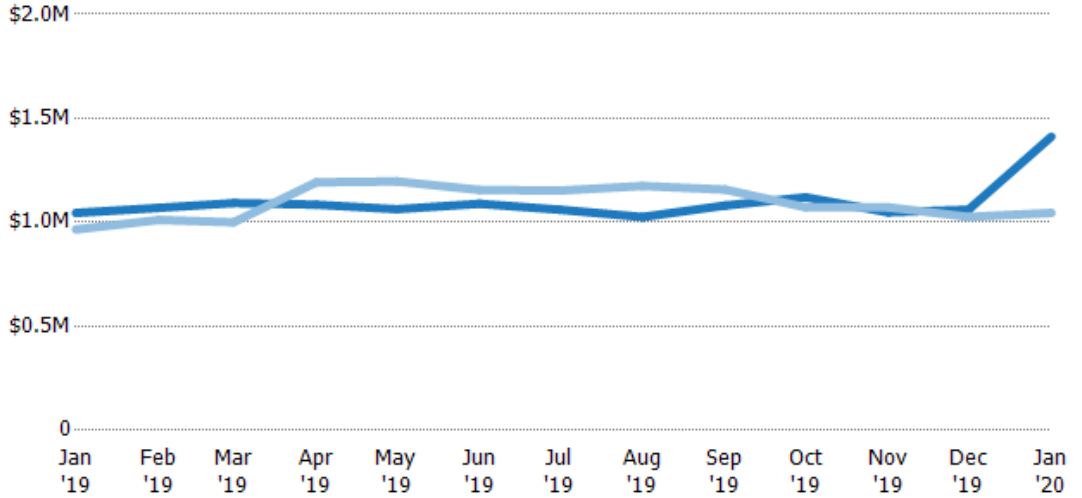
The average listing price of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Price	% Chg.
Jan '20	\$1.41M	35.1%
Jan '19	\$1.04M	8.2%
Jan '18	\$965K	-3%



Current Year	\$1.04M	\$1.07M	\$1.09M	\$1.08M	\$1.06M	\$1.09M	\$1.06M	\$1.03M	\$1.08M	\$1.12M	\$1.05M	\$1.06M	\$1.41M
Prior Year	\$965K	\$1.01M	\$1M	\$1.19M	\$1.2M	\$1.16M	\$1.15M	\$1.17M	\$1.16M	\$1.07M	\$1.07M	\$1.03M	\$1.04M
Percent Change from Prior Year	8%	6%	9%	-9%	-11%	-6%	-8%	-13%	-7%	4%	-2%	3%	35%

Median Listing Price

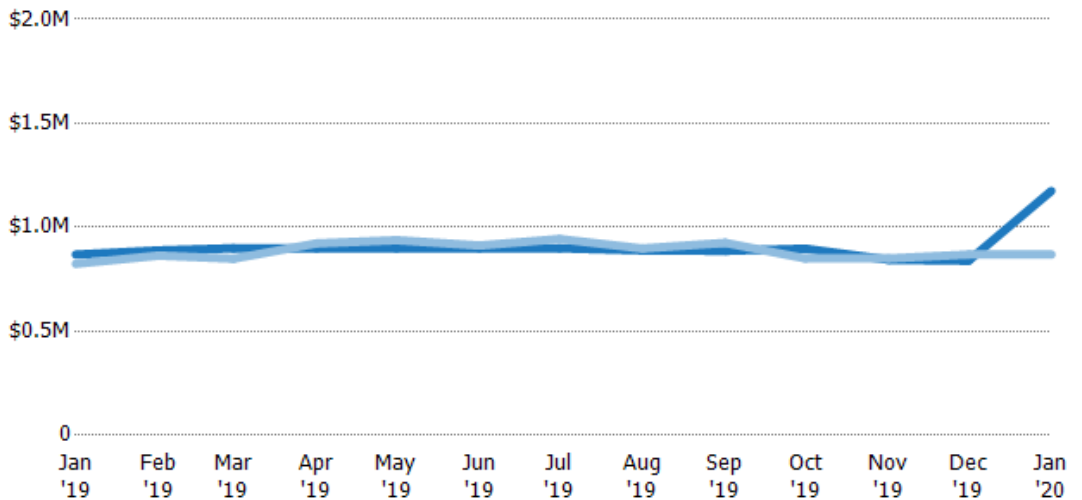
The median listing price of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Price	% Chg.
Jan '20	\$1.18M	35.2%
Jan '19	\$869K	5.4%
Jan '18	\$825K	-5.5%



Current Year	\$869K	\$889K	\$899K	\$899K	\$899K	\$899K	\$899K	\$889K	\$887K	\$897K	\$844K	\$839K	\$1.18M
Prior Year	\$825K	\$864K	\$849K	\$922K	\$938K	\$912K	\$944K	\$898K	\$925K	\$850K	\$850K	\$869K	\$869K
Percent Change from Prior Year	5%	3%	6%	-3%	-4%	-1%	-5%	-1%	-4%	6%	-1%	-3%	35%

Months of Inventory

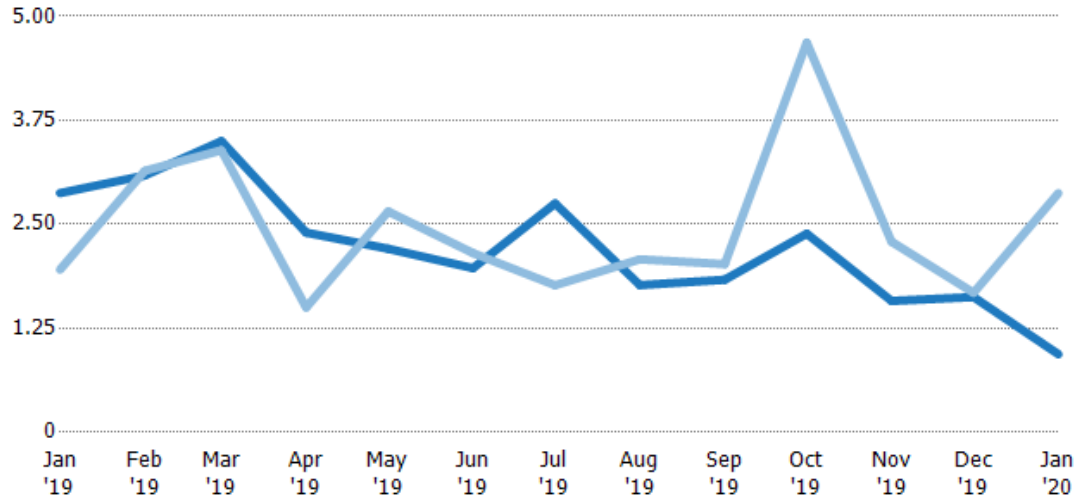
The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Months	% Chg.
Jan '20	0.94	-67.4%
Jan '19	2.88	47.1%
Jan '18	1.95	-6.5%



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	2.88	3.09	3.5	2.4	2.21	1.97	2.75	1.77	1.83	2.39	1.58	1.63	0.94
Prior Year	1.95	3.14	3.39	1.5	2.65	2.15	1.77	2.08	2.02	4.68	2.29	1.68	2.88
Percent Change from Prior Year	47%	-2%	3%	60%	-17%	-8%	56%	-15%	-9%	-49%	-31%	-3%	-67%

Absorption Rate

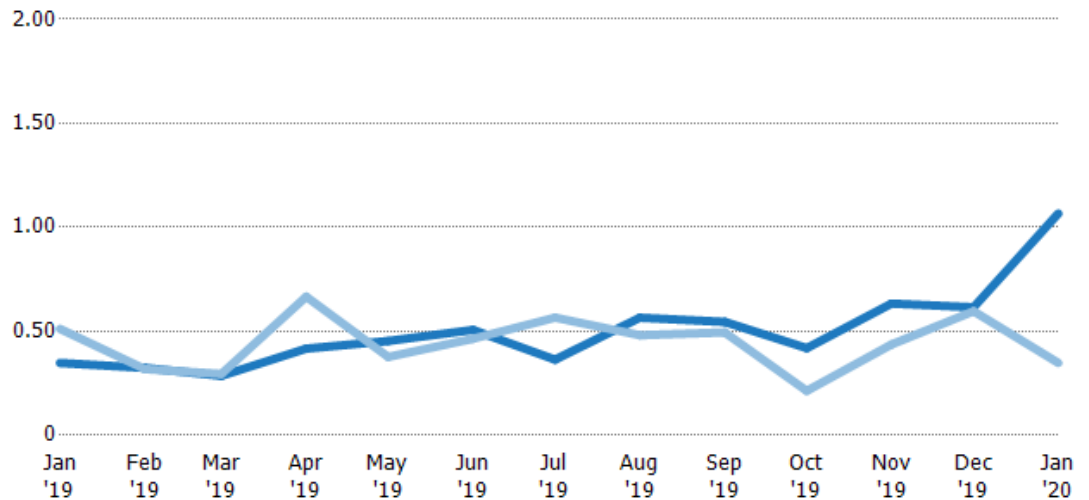
The percentage of inventory sold per month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Rate	Chg.
Jan '20	107%	-71.9%
Jan '19	35%	16.4%
Jan '18	51%	6.9%



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	35%	32%	29%	42%	45%	51%	36%	57%	55%	42%	63%	62%	107%
Prior Year	51%	32%	30%	67%	38%	46%	57%	48%	49%	21%	44%	60%	35%
Change from Prior Year	16%	-1%	1%	25%	-8%	-4%	20%	-8%	-5%	-21%	-20%	-2%	-72%

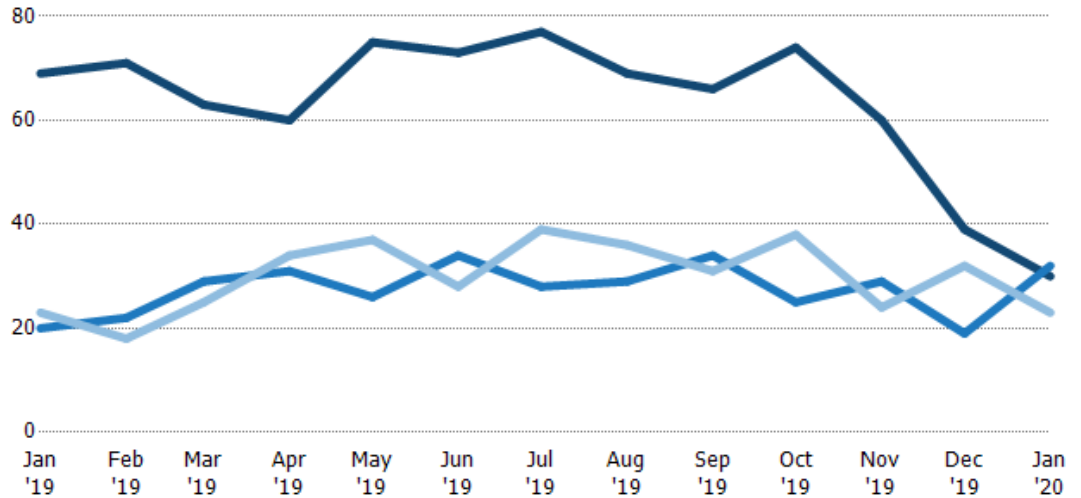
Active/Pending/Sold Units

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



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Active	69	71	63	60	75	73	77	69	66	74	60	39	30
Pending	20	22	29	31	26	34	28	29	34	25	29	19	32
Sold	23	18	25	34	37	28	39	36	31	38	24	32	23

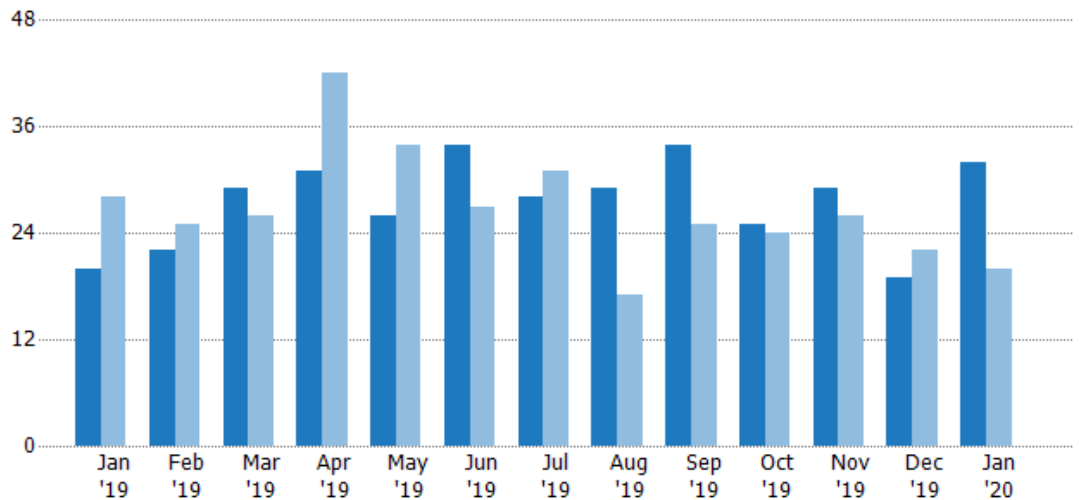
Pending Sales

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.
Jan '20	32	60%
Jan '19	20	-28.6%
Jan '18	28	-17.9%

	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	20	22	29	31	26	34	28	29	34	25	29	19	32
Prior Year	28	25	26	42	34	27	31	17	25	24	26	22	20
Percent Change from Prior Year	-29%	-12%	12%	-26%	-24%	26%	-10%	71%	36%	4%	12%	-14%	60%

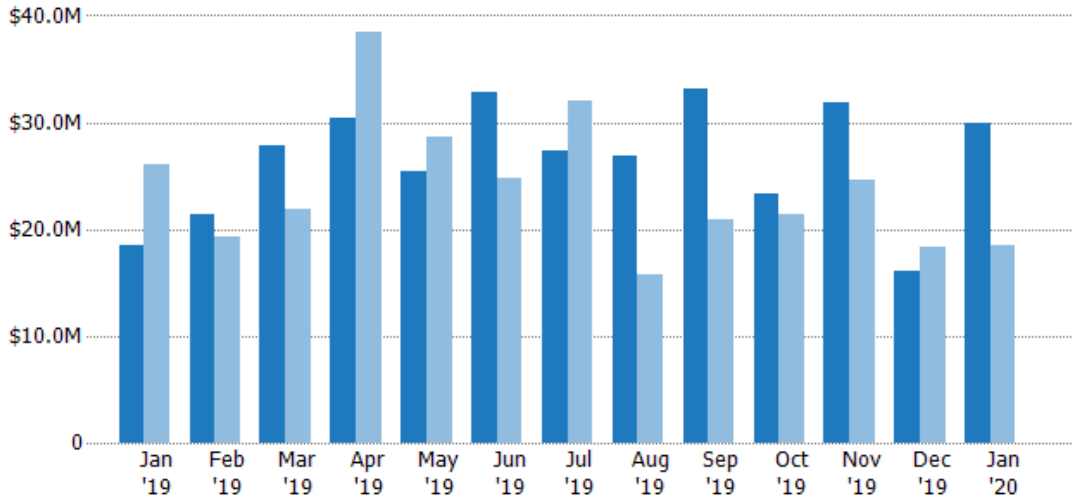
Pending Sales Volume

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	Current Year	Prior Year	Percent Change from Prior Year
Jan '20	\$30M	\$18.5M	62.4%
Jan '19	\$18.5M	\$26.1M	-29.3%
Jan '18	\$26.1M	\$18.5M	-31.8%

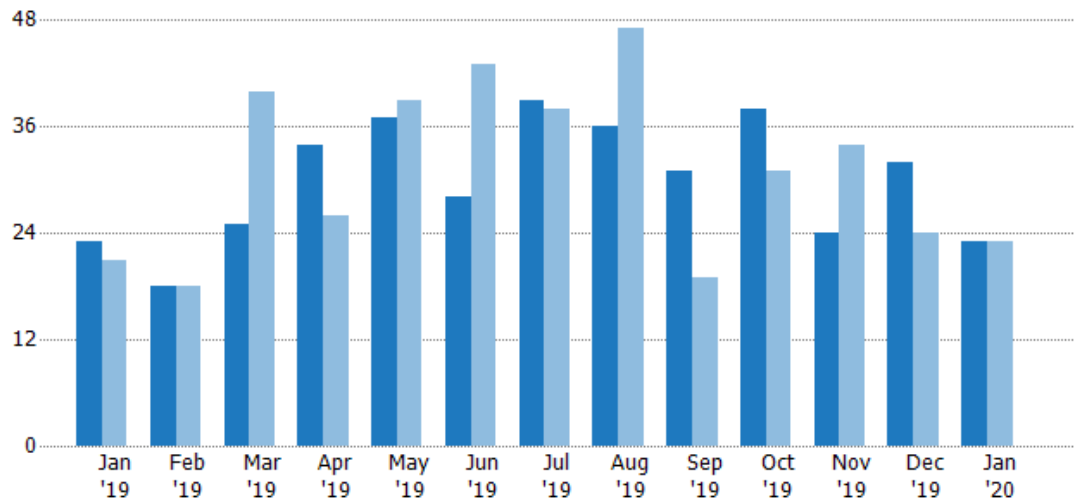
Closed Sales

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	Current Year	Prior Year	Percent Change from Prior Year
Jan '20	23	23	0%
Jan '19	23	21	9.5%
Jan '18	21	21	4.8%

Closed Sales Volume

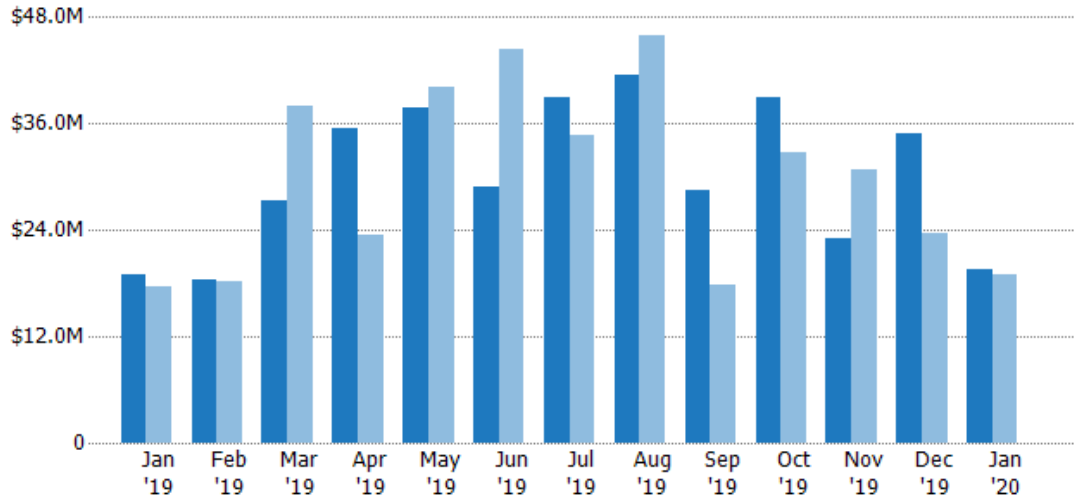
The sum of the sales price of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Jan '20	\$19.6M	3.6%
Jan '19	\$18.9M	7.8%
Jan '18	\$17.6M	7.4%



Current Year	\$18.9M	\$18.3M	\$27.2M	\$35.5M	\$37.8M	\$28.8M	\$39M	\$41.6M	\$28.5M	\$39M	\$23M	\$35M	\$19.6M
Prior Year	\$17.6M	\$18.2M	\$37.9M	\$23.4M	\$40.2M	\$44.3M	\$34.6M	\$46M	\$17.9M	\$32.7M	\$30.8M	\$23.6M	\$18.9M
Percent Change from Prior Year	8%	1%	-28%	52%	-6%	-35%	13%	-10%	59%	19%	-25%	48%	4%

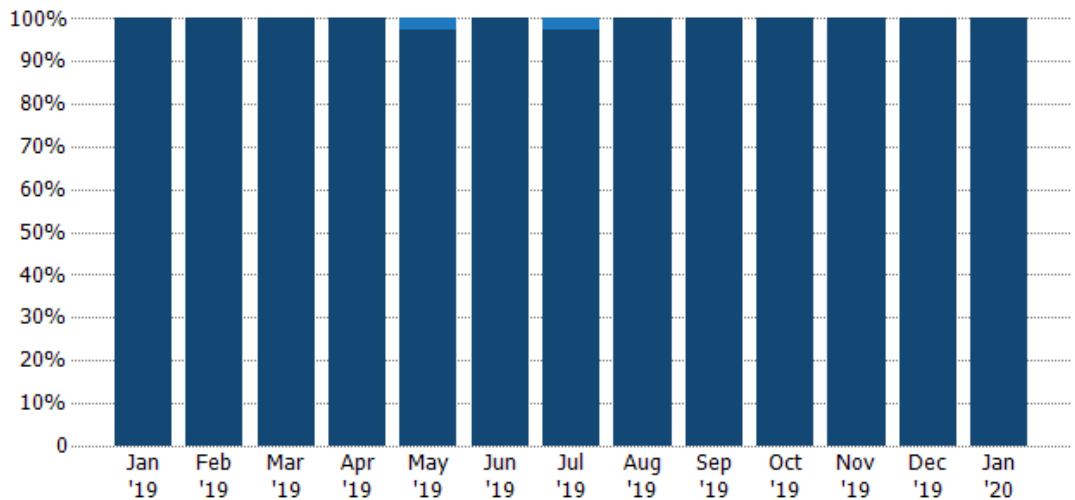
Closed Sales by Property Type

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



Condo/Townhouse	-	-	-	-	3%	-	3%	-	-	-	-	-	-
Single Family Residence	100%	100%	100%	100%	97%	100%	97%	100%	100%	100%	100%	100%	100%

Average Sales Price

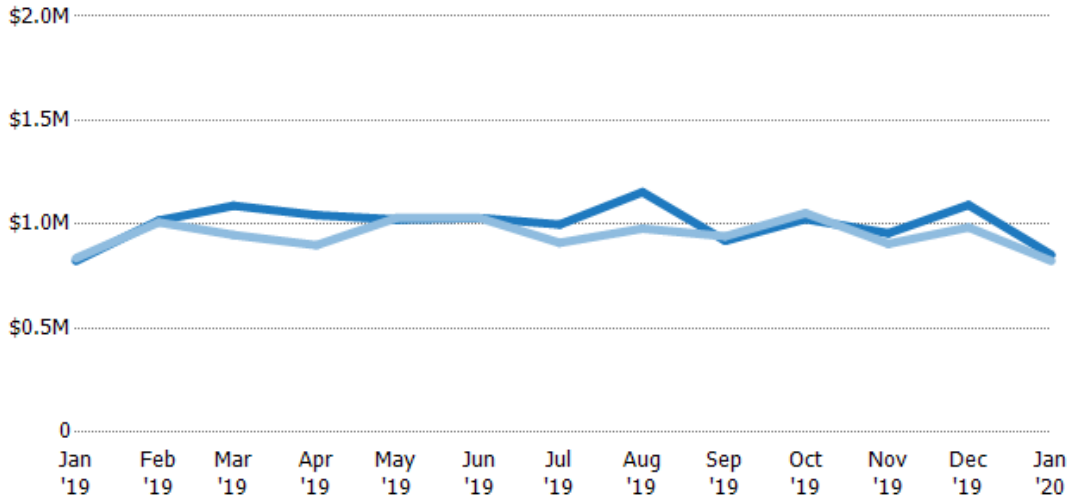
The average sales price of the residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Price	% Chg.
Jan '20	\$853K	3.6%
Jan '19	\$824K	-1.6%
Jan '18	\$837K	2.5%



Current Year	\$824K	\$1.02M	\$1.09M	\$1.04M	\$1.02M	\$1.03M	\$999K	\$1.15M	\$921K	\$1.03M	\$957K	\$1.09M	\$853K
Prior Year	\$837K	\$1.01M	\$948K	\$900K	\$1.03M	\$1.03M	\$911K	\$979K	\$942K	\$1.05M	\$906K	\$985K	\$824K
Percent Change from Prior Year	-2%	1%	15%	16%	-1%	0%	10%	18%	-2%	-3%	6%	11%	4%

Median Sales Price

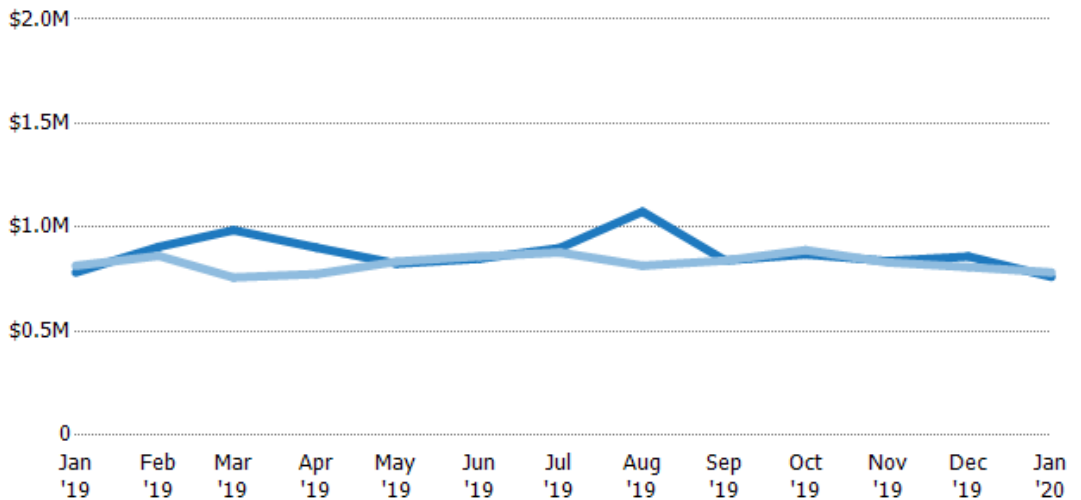
The median sales price of the residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Price	% Chg.
Jan '20	\$762K	-2.7%
Jan '19	\$783K	-3.9%
Jan '18	\$815K	-1.2%



Current Year	\$783K	\$906K	\$986K	\$902K	\$825K	\$849K	\$900K	\$1.08M	\$840K	\$870K	\$838K	\$859K	\$762K
Prior Year	\$815K	\$863K	\$759K	\$775K	\$835K	\$860K	\$879K	\$815K	\$840K	\$890K	\$831K	\$809K	\$783K
Percent Change from Prior Year	-4%	5%	30%	16%	-1%	-1%	2%	32%	0%	-2%	1%	6%	-3%

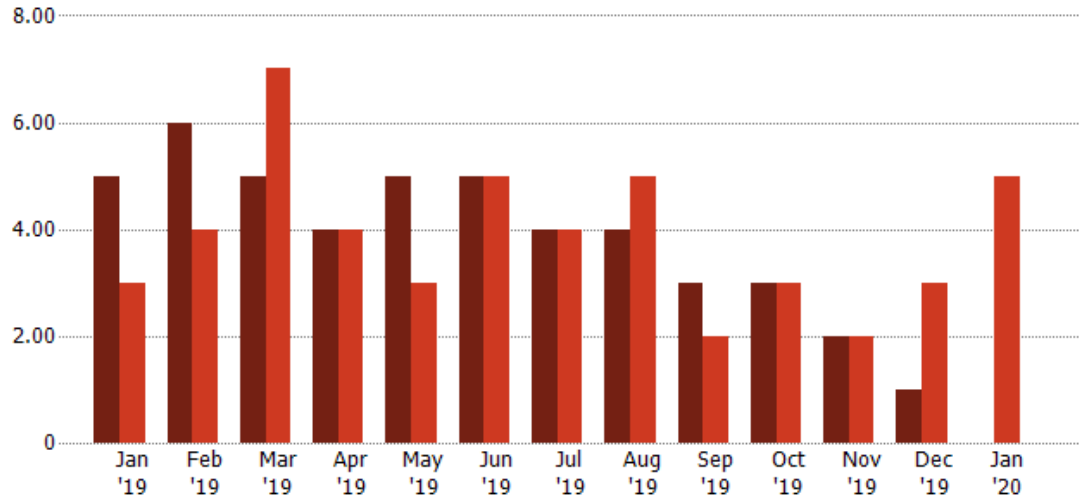
Distressed Listings

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	5	6	5	4	5	5	4	4	3	3	2	1	-
Prior Year	3	4	7	4	3	5	4	5	2	3	2	3	5
Percent Change from Prior Year	67%	50%	-29%	0%	67%	0%	0%	-20%	50%	0%	0%	-67%	-100%

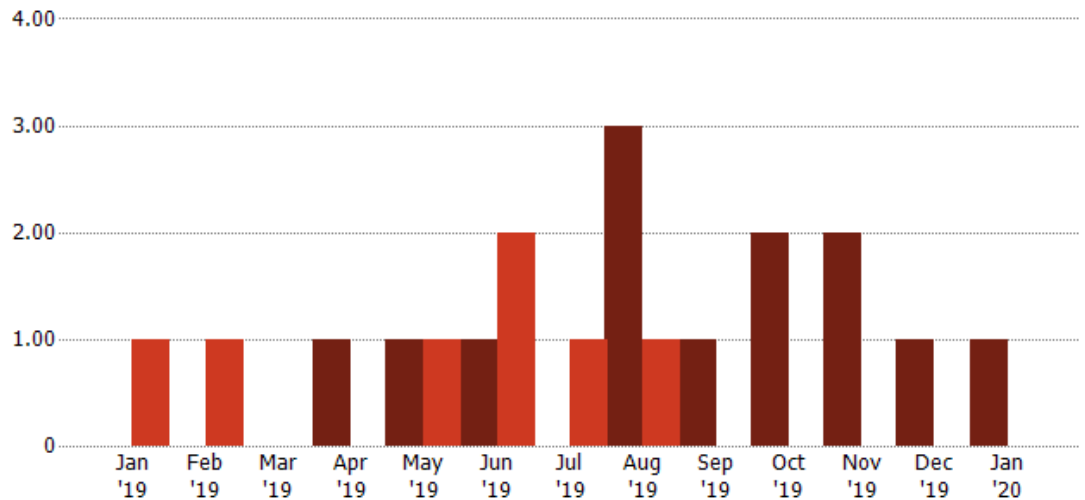
Distressed Sales

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	1
Prior Year	1	1	-	-	1	2	1	1	-	-	-	-	-
Percent Change from Prior Year	-100%	-100%	-	100%	0%	-50%	-100%	200%	100%	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: 02/10/2020

Scheduled: No

Report Date Range: From 1/2019 To: 1/2020

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 1/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area