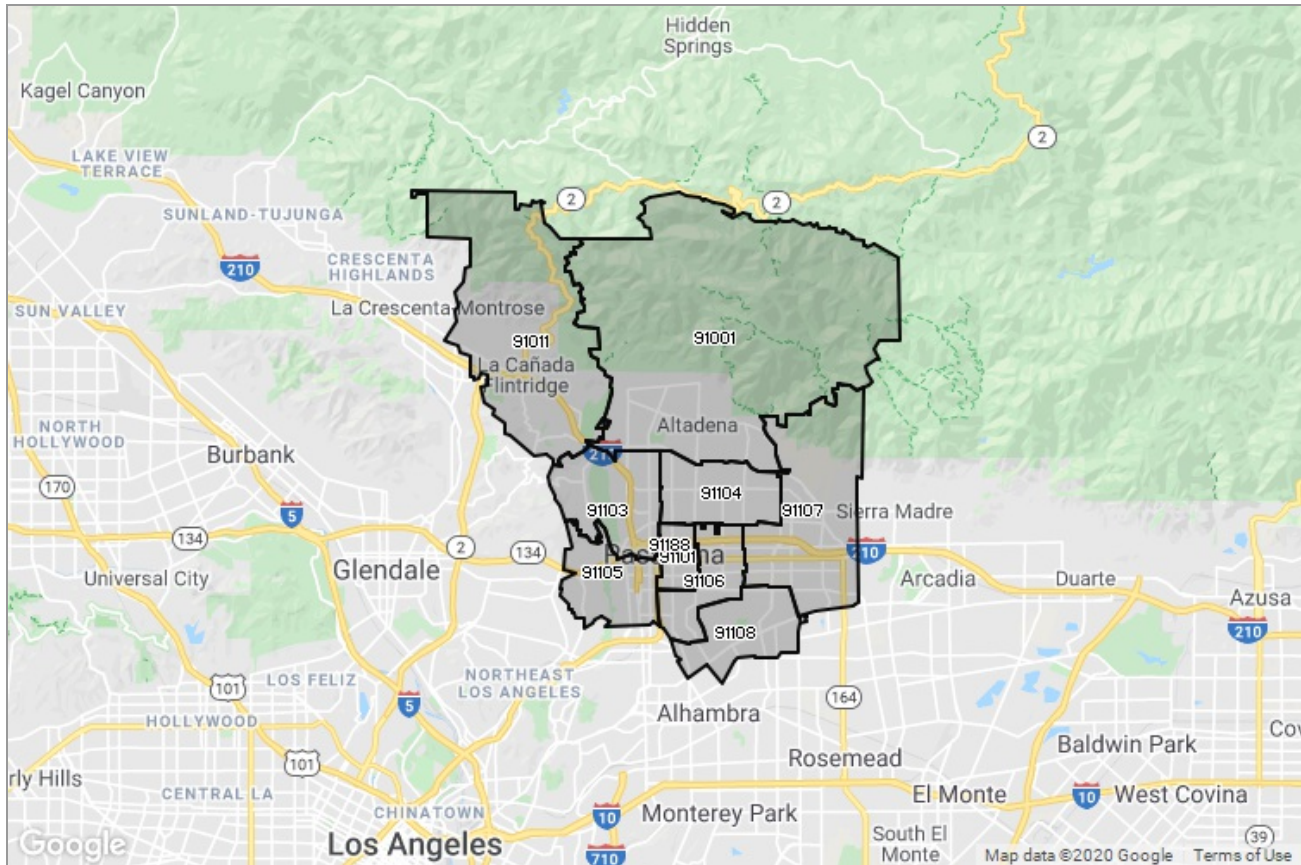




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Pasadena



Report Characteristics

Report Name:
Pasadena

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.

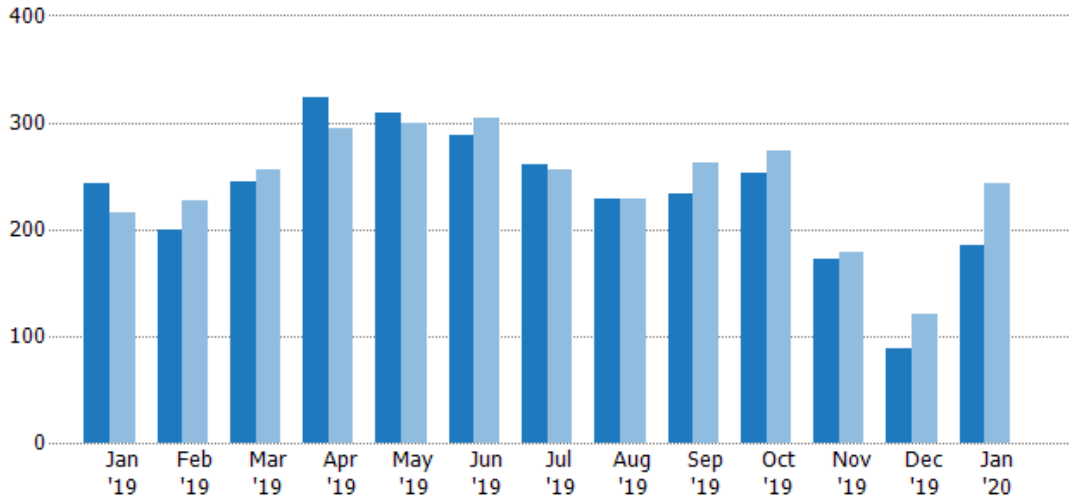
Key Metrics	Jan 2020	Jan 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	185	243	-23.9%	3,029	3,157	-4.1%
New Listing Volume	\$311,780,793	\$354,980,174	-12.2%	\$4,509,428,683	\$4,518,431,143	-0.2%
Active Listing Count	310	507	-38.9%	N/A	N/A	
Active Listing Volume	\$702,705,018	\$850,790,154	-17.4%	N/A	N/A	
Average Listing Price	\$2,266,790	\$1,678,087	+35.1%	\$1,816,723	\$1,897,653	-4.3%
Median Listing Price	\$1,668,500	\$1,038,000	+60.7%	\$1,224,654	\$1,224,007	+0.1%
Months of Inventory	1.8	3.2	-43.1%	3.3	5.1	-36.3%
Absorption Rate	55.16%	31.36%	+23.8%	30.65%	19.53%	+11.1%
Sales Activity Charts Metrics						
Pending Sales Count	160	104	+53.8%	N/A	N/A	
Pending Sales Volume	\$202,287,755	\$145,391,572	+39.1%	N/A	N/A	
Closed Sales Count	134	95	+41.1%	2,200	2,168	+1.5%
Closed Sales Volume	\$162,575,249	\$102,501,200	+58.6%	\$2,762,722,828	\$2,717,297,675	+1.7%
Average Sales Price	\$1,213,248	\$1,078,960	+12.4%	\$1,255,783	\$1,253,366	+0.2%
Median Sales Price	\$931,200	\$812,000	+14.7%	\$949,228	\$907,147	+4.6%
Distressed Charts Metrics						
Distressed Listing Count	7	12	-41.7%	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.
Jan '20	185	-23.9%
Jan '19	243	12.5%
Jan '18	216	-0.9%

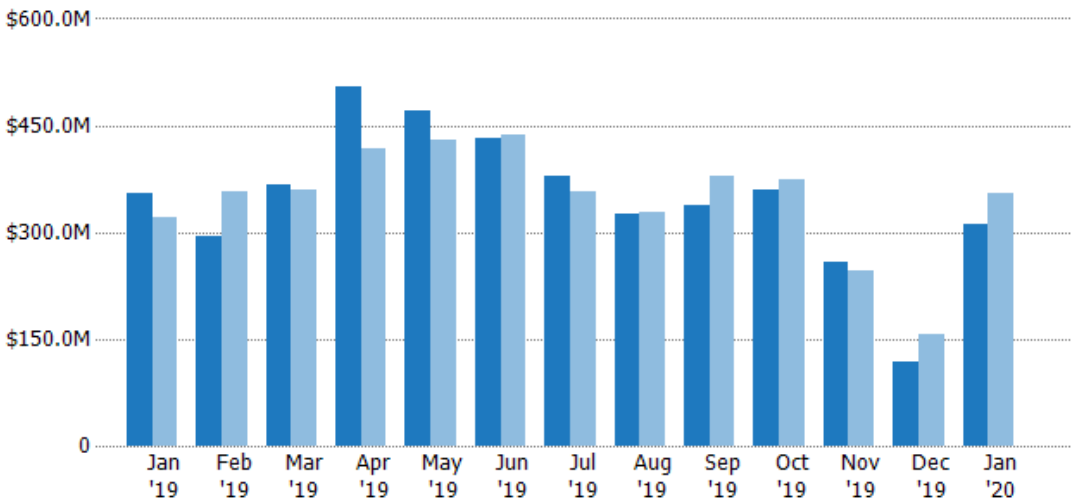
Current Year	243	200	244	324	309	288	260	229	234	252	172	89	185
Prior Year	216	227	255	295	299	304	256	228	262	274	178	120	243
Percent Change from Prior Year	13%	-12%	-4%	10%	3%	-5%	2%	0%	-11%	-8%	-3%	-26%	-24%

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.
Jan '20	\$312M	-12.2%
Jan '19	\$355M	10.4%
Jan '18	\$321M	-8.9%

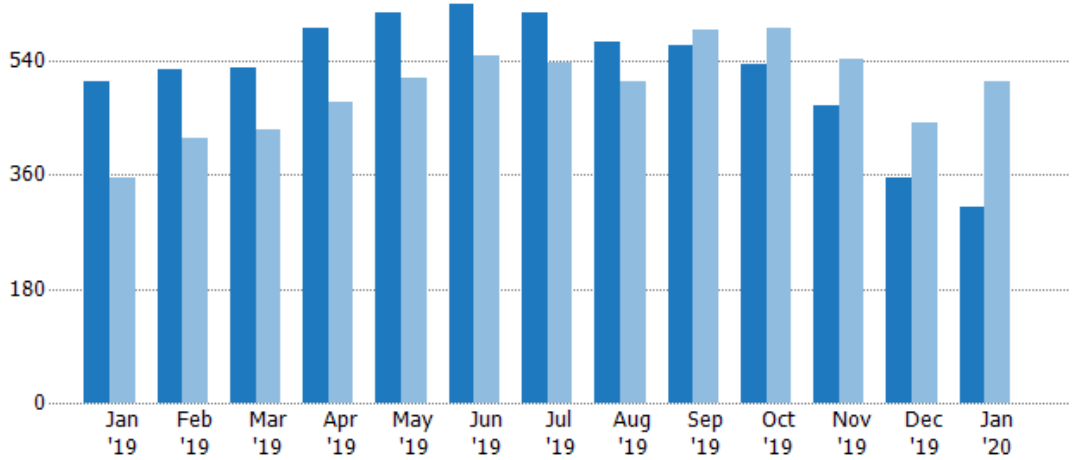
Current Year	\$355M	\$293M	\$367M	\$504M	\$471M	\$432M	\$378M	\$325M	\$338M	\$360M	\$257M	\$118M	\$312M
Prior Year	\$321M	\$358M	\$360M	\$417M	\$430M	\$437M	\$357M	\$328M	\$379M	\$374M	\$246M	\$156M	\$355M
Percent Change from Prior Year	10%	-18%	2%	21%	9%	-1%	6%	-1%	-11%	-4%	4%	-24%	-12%

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.
Jan '20	310	-38.9%
Jan '19	507	42.8%
Jan '18	355	9.9%

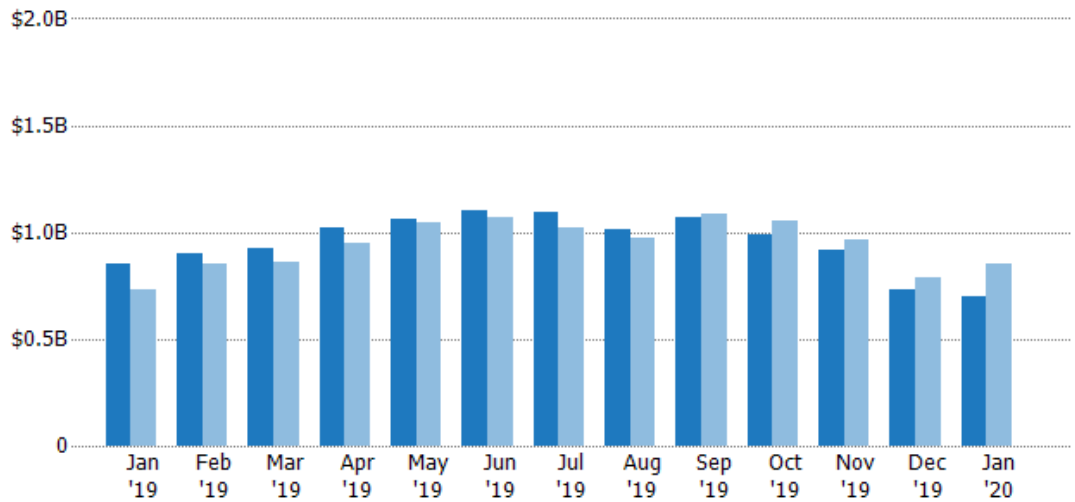
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	507	525	528	592	616	629	616	571	563	535	468	356	310
Prior Year	355	417	432	474	513	549	537	508	588	591	543	442	507
Percent Change from Prior Year	43%	26%	22%	25%	20%	15%	15%	12%	-4%	-9%	-14%	-19%	-39%

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.
Jan '20	\$703M	-17.4%
Jan '19	\$851M	16.4%
Jan '18	\$731M	-5.5%

	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	\$851M	\$903M	\$922M	\$1.02B	\$1.06B	\$1.1B	\$1.09B	\$1.02B	\$1.07B	\$992M	\$920M	\$734M	\$703M
Prior Year	\$731M	\$856M	\$862M	\$950M	\$1.04B	\$1.07B	\$1.02B	\$971M	\$1.09B	\$1.05B	\$968M	\$786M	\$851M
Percent Change from Prior Year	16%	6%	7%	7%	2%	2%	7%	5%	-2%	-6%	-5%	-7%	-17%

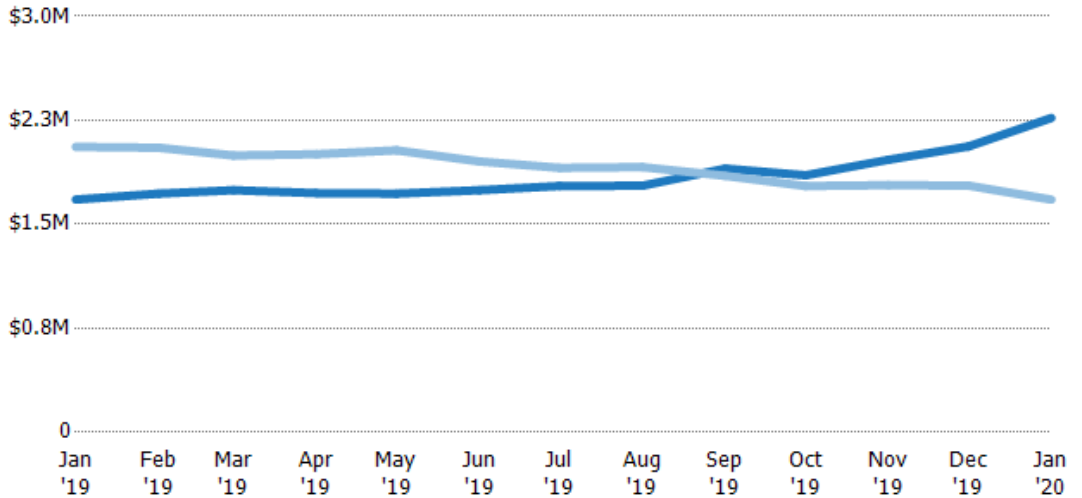
Average Listing Price

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.
Jan '20	\$2.27M	35.1%
Jan '19	\$1.68M	-18.5%
Jan '18	\$2.06M	-14%



Current Year	\$1.68M	\$1.72M	\$1.75M	\$1.72M	\$1.72M	\$1.75M	\$1.78M	\$1.78M	\$1.9M	\$1.85M	\$1.97M	\$2.06M	\$2.27M
Prior Year	\$2.06M	\$2.05M	\$2M	\$2.01M	\$2.03M	\$1.95M	\$1.91M	\$1.91M	\$1.85M	\$1.78M	\$1.78M	\$1.78M	\$1.68M
Percent Change from Prior Year	-18%	-16%	-13%	-14%	-15%	-11%	-7%	-7%	3%	4%	10%	16%	35%

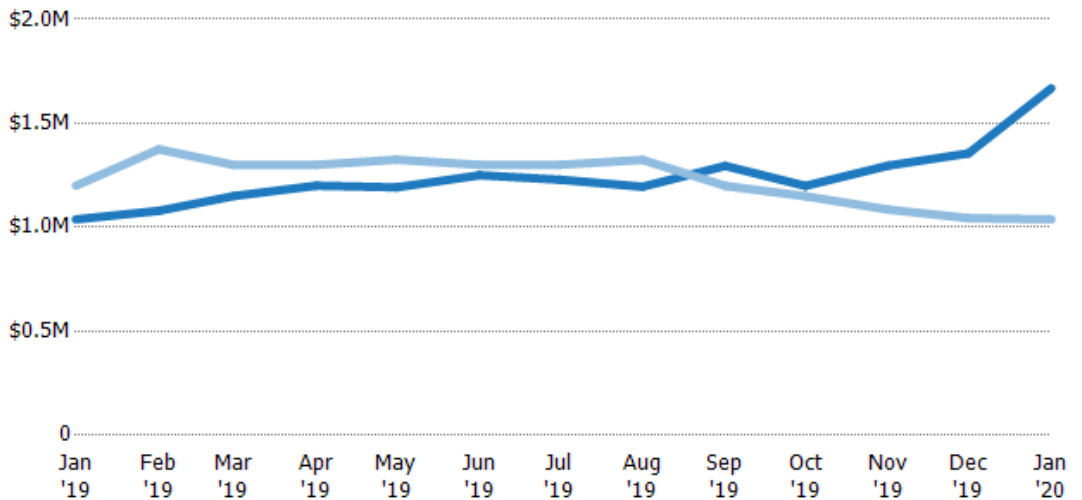
Median Listing Price

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.
Jan '20	\$1.67M	60.7%
Jan '19	\$1.04M	-13.5%
Jan '18	\$1.2M	-2.8%



Current Year	\$1.04M	\$1.08M	\$1.15M	\$1.2M	\$1.19M	\$1.25M	\$1.23M	\$1.2M	\$1.3M	\$1.2M	\$1.3M	\$1.36M	\$1.67M
Prior Year	\$1.2M	\$1.38M	\$1.3M	\$1.3M	\$1.33M	\$1.3M	\$1.3M	\$1.32M	\$1.2M	\$1.15M	\$1.09M	\$1.04M	\$1.04M
Percent Change from Prior Year	-13%	-22%	-12%	-8%	-10%	-4%	-5%	-10%	8%	4%	19%	30%	61%

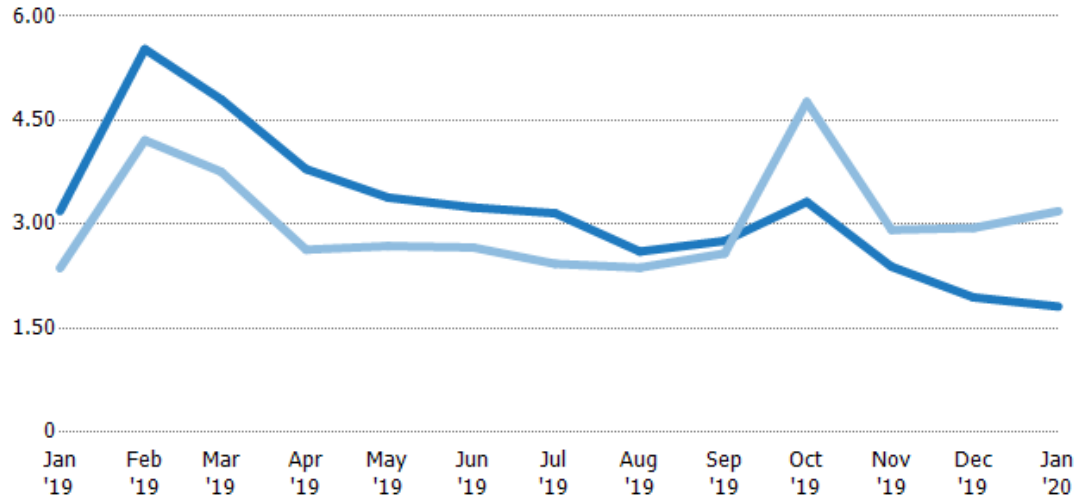
Months of Inventory

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.
Jan '20	1.81	-43.1%
Jan '19	3.19	34.7%
Jan '18	2.37	-13.7%



Current Year	3.19	5.53	4.8	3.79	3.38	3.24	3.16	2.61	2.76	3.32	2.39	1.95	1.81
Prior Year	2.37	4.21	3.76	2.63	2.69	2.67	2.43	2.37	2.58	4.77	2.92	2.95	3.19
Percent Change from Prior Year	35%	31%	28%	44%	26%	22%	30%	10%	7%	-30%	-18%	-34%	-43%

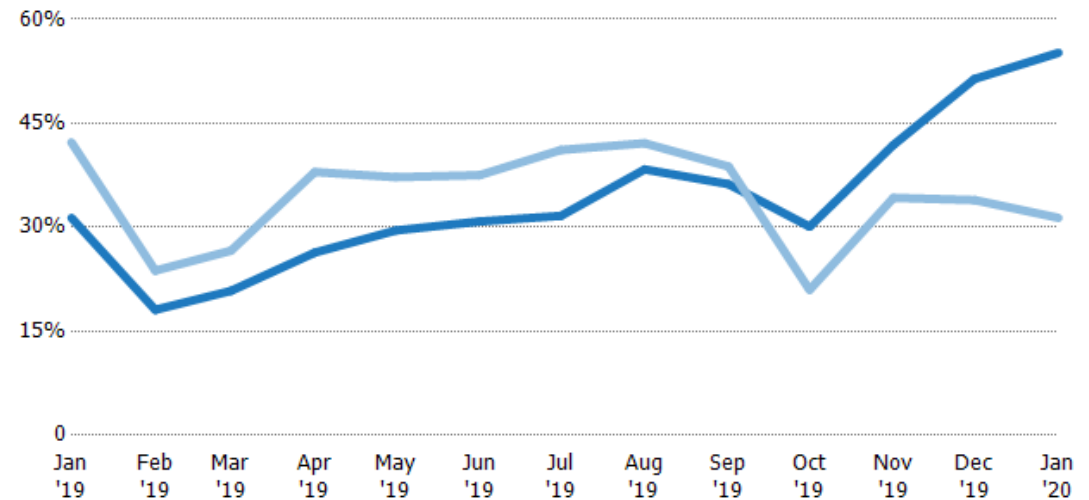
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Jan '20	55%	-23.8%
Jan '19	31%	10.9%
Jan '18	42%	15.9%



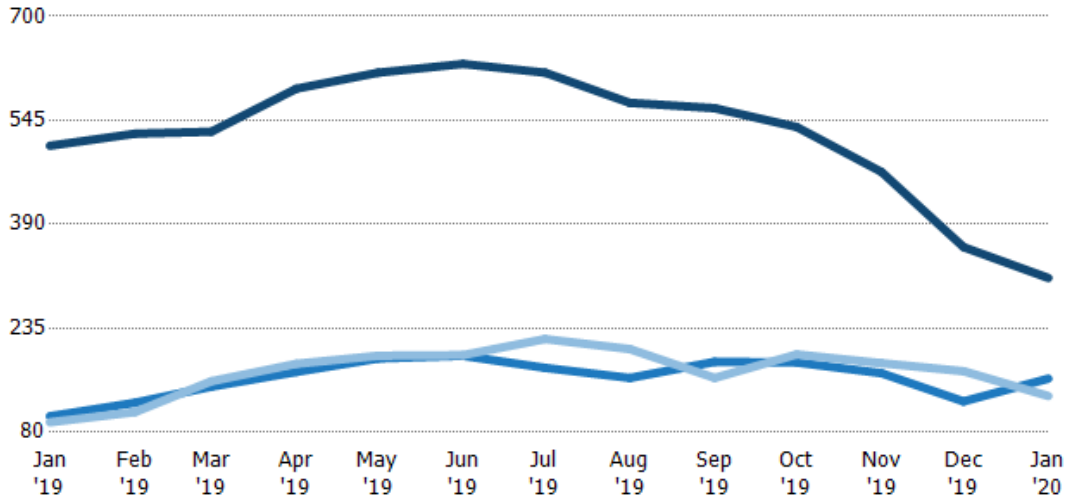
Current Year	31%	18%	21%	26%	30%	31%	32%	38%	36%	30%	42%	51%	55%
Prior Year	42%	24%	27%	38%	37%	38%	41%	42%	39%	21%	34%	34%	31%
Change from Prior Year	11%	6%	6%	12%	8%	7%	10%	4%	3%	-9%	-8%	-17%	-24%

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



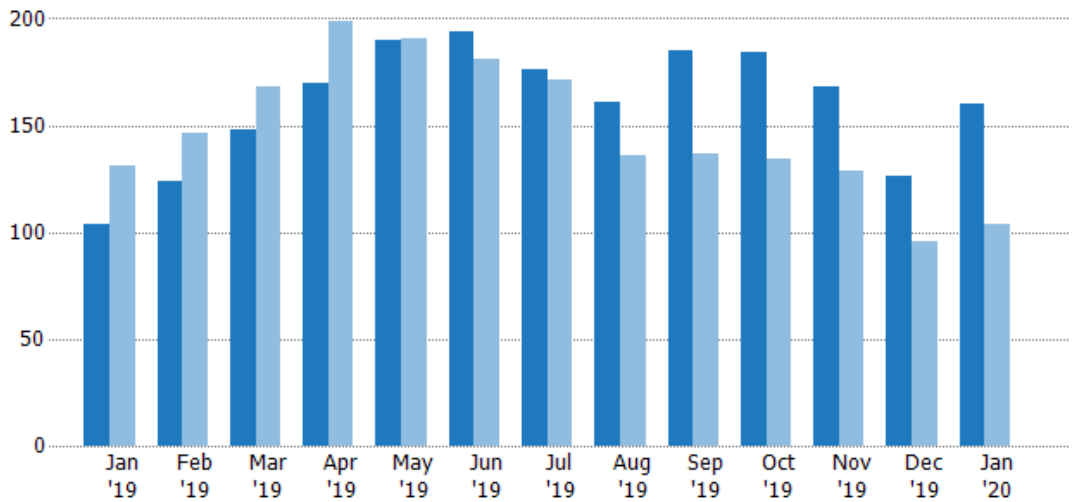
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Active	507	525	528	592	616	629	616	571	563	535	468	356	310
Pending	104	124	148	170	190	194	176	161	185	184	168	126	160
Sold	95	110	156	182	194	195	219	204	161	196	183	171	134

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.
Jan '20	160	53.8%
Jan '19	104	-20.6%
Jan '18	131	0%

	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	104	124	148	170	190	194	176	161	185	184	168	126	160
Prior Year	131	146	168	199	191	181	171	136	137	134	129	96	104
Percent Change from Prior Year	-21%	-15%	-12%	-15%	-1%	7%	3%	18%	35%	37%	30%	31%	54%

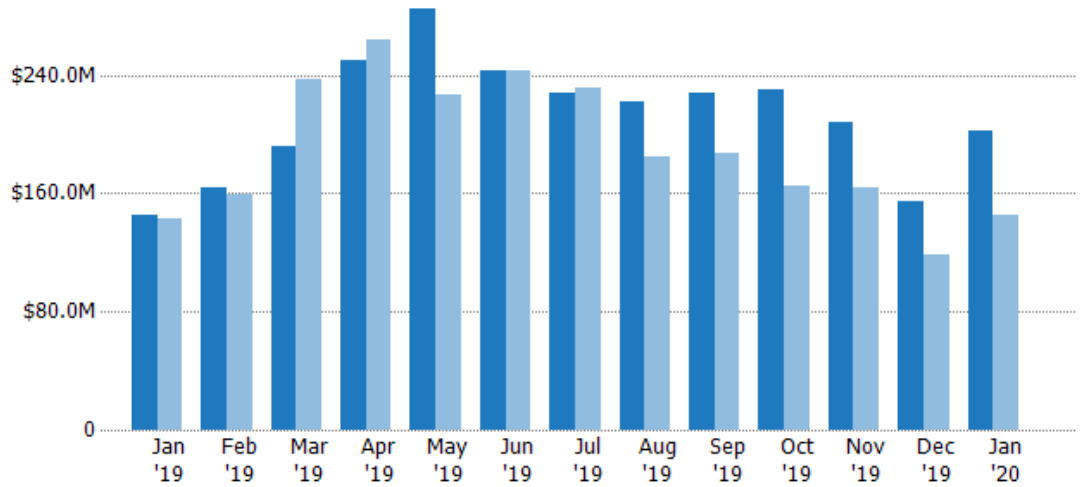
Pending Sales Volume

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.
Jan '20	\$202M	39.1%
Jan '19	\$145M	1.5%
Jan '18	\$143M	1.1%



Current Year	\$145M	\$164M	\$192M	\$250M	\$285M	\$243M	\$228M	\$222M	\$227M	\$230M	\$208M	\$154M	\$202M
Prior Year	\$143M	\$159M	\$237M	\$264M	\$226M	\$243M	\$231M	\$185M	\$187M	\$165M	\$163M	\$119M	\$145M
Percent Change from Prior Year	2%	3%	-19%	-5%	26%	0%	-1%	20%	21%	39%	28%	30%	39%

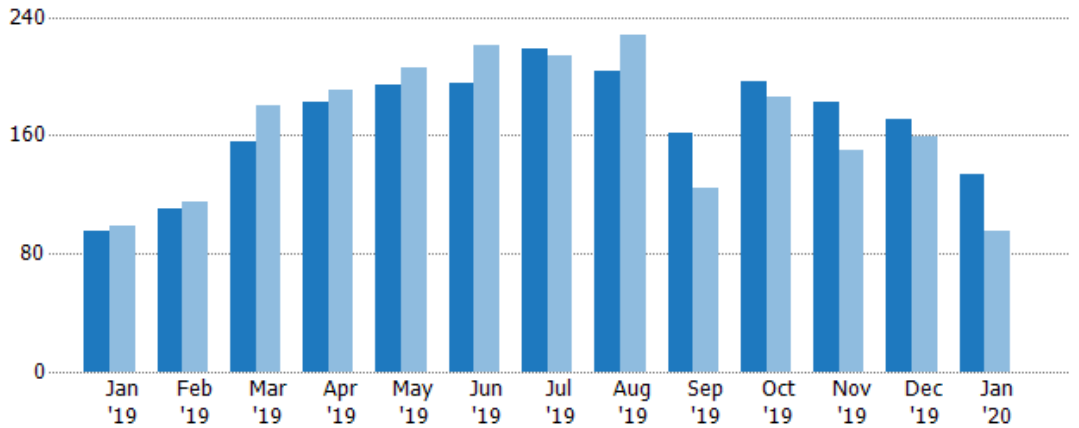
Closed Sales

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.
Jan '20	134	41.1%
Jan '19	95	-4%
Jan '18	99	18.2%



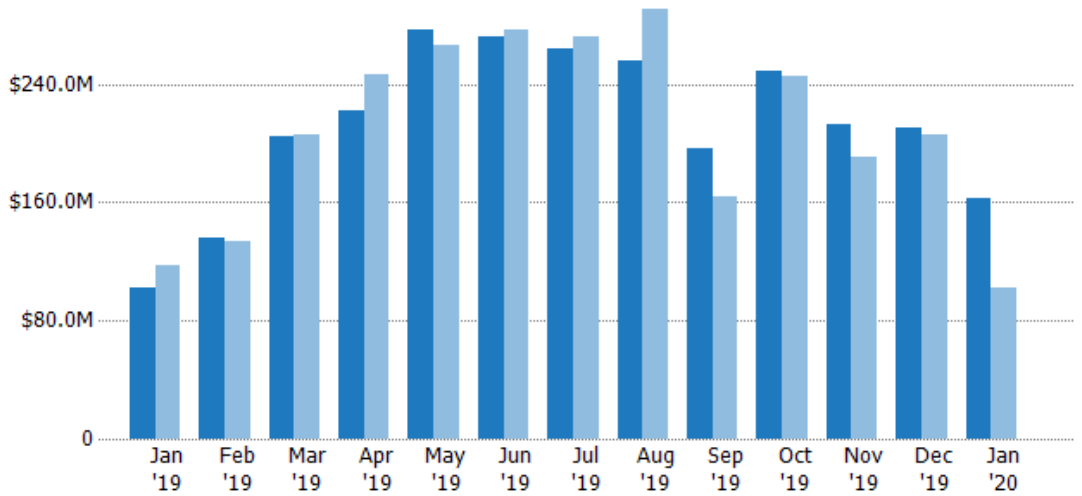
Current Year	95	110	156	182	194	195	219	204	161	196	183	171	134
Prior Year	99	115	180	191	206	221	214	228	124	186	150	159	95
Percent Change from Prior Year	-4%	-4%	-13%	-5%	-6%	-12%	2%	-11%	30%	5%	22%	8%	41%

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.
Jan '20	\$163M	58.6%
Jan '19	\$103M	-12.9%
Jan '18	\$118M	15.3%

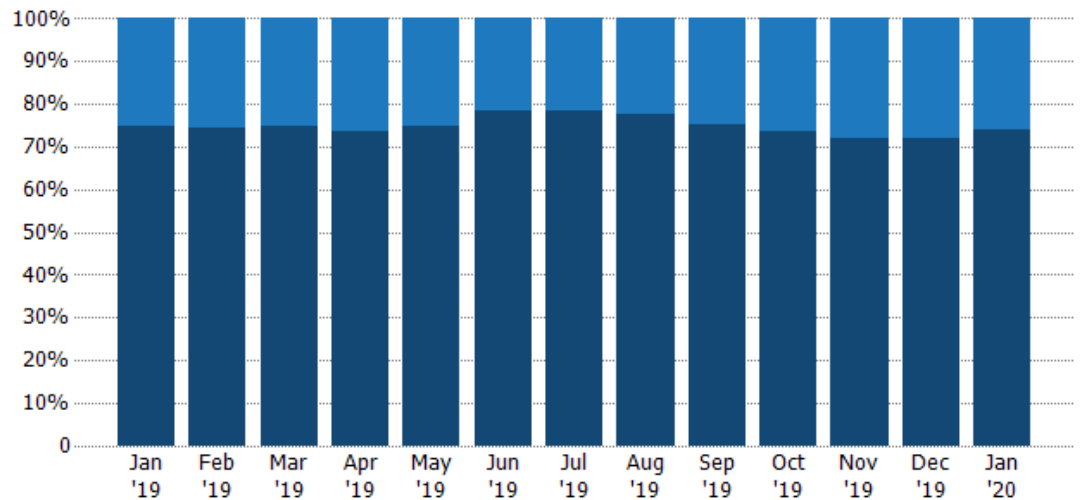
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jan '19	\$103M	\$118M	-13%
Feb '19	\$136M	\$134M	1%
Mar '19	\$205M	\$205M	0%
Apr '19	\$222M	\$246M	-10%
May '19	\$277M	\$266M	4%
Jun '19	\$272M	\$277M	-2%
Jul '19	\$264M	\$272M	-3%
Aug '19	\$255M	\$291M	-12%
Sep '19	\$196M	\$164M	20%
Oct '19	\$249M	\$245M	2%
Nov '19	\$213M	\$190M	12%
Dec '19	\$210M	\$206M	2%
Jan '20	\$163M	\$103M	59%

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



Month/Year	Condo/Townhouse	Single Family Residence
Jan '19	25%	75%
Feb '19	25%	75%
Mar '19	25%	75%
Apr '19	26%	74%
May '19	25%	75%
Jun '19	22%	78%
Jul '19	21%	79%
Aug '19	23%	77%
Sep '19	25%	75%
Oct '19	27%	73%
Nov '19	28%	72%
Dec '19	28%	72%
Jan '20	26%	74%

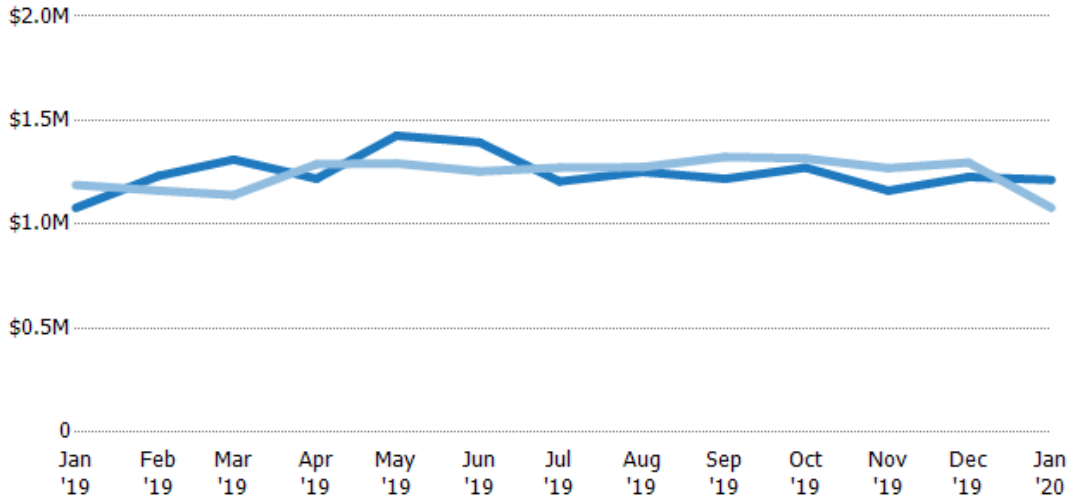
Average Sales Price

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.
Jan '20	\$1.21M	12.4%
Jan '19	\$1.08M	-9.3%
Jan '18	\$1.19M	-2.4%



Current Year	\$1.08M	\$1.23M	\$1.31M	\$1.22M	\$1.43M	\$1.39M	\$1.21M	\$1.25M	\$1.22M	\$1.27M	\$1.16M	\$1.23M	\$1.21M
Prior Year	\$1.19M	\$1.16M	\$1.14M	\$1.29M	\$1.29M	\$1.25M	\$1.27M	\$1.27M	\$1.32M	\$1.32M	\$1.27M	\$1.3M	\$1.08M
Percent Change from Prior Year	-9%	6%	15%	-5%	10%	11%	-5%	-2%	-8%	-3%	-9%	-5%	12%

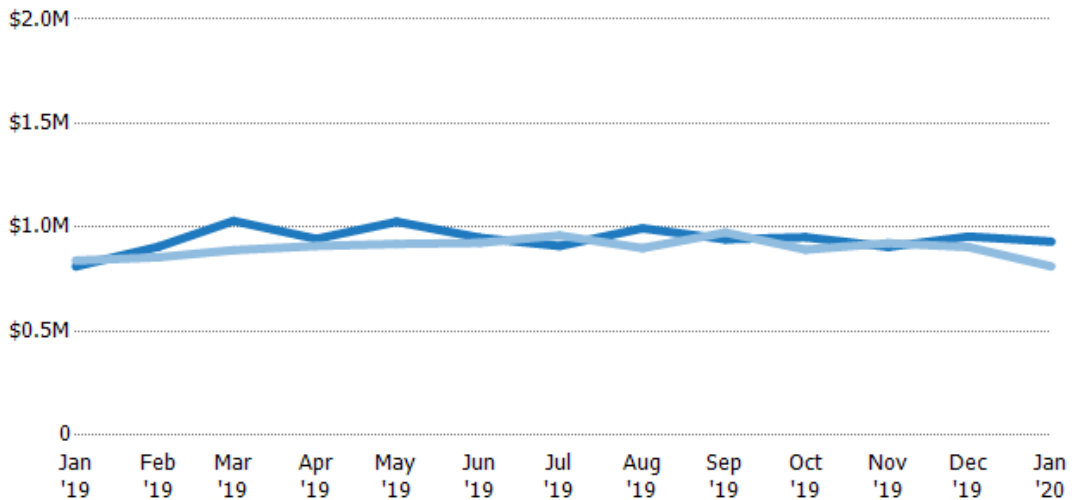
Median Sales Price

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.
Jan '20	\$931K	14.7%
Jan '19	\$812K	-3.3%
Jan '18	\$840K	-10.4%



Current Year	\$812K	\$907K	\$1.03M	\$944K	\$1.03M	\$950K	\$910K	\$995K	\$942K	\$952K	\$906K	\$955K	\$931K
Prior Year	\$840K	\$856K	\$890K	\$910K	\$920K	\$925K	\$961K	\$900K	\$975K	\$893K	\$924K	\$905K	\$812K
Percent Change from Prior Year	-3%	6%	16%	4%	12%	3%	-5%	11%	-3%	7%	-2%	6%	15%

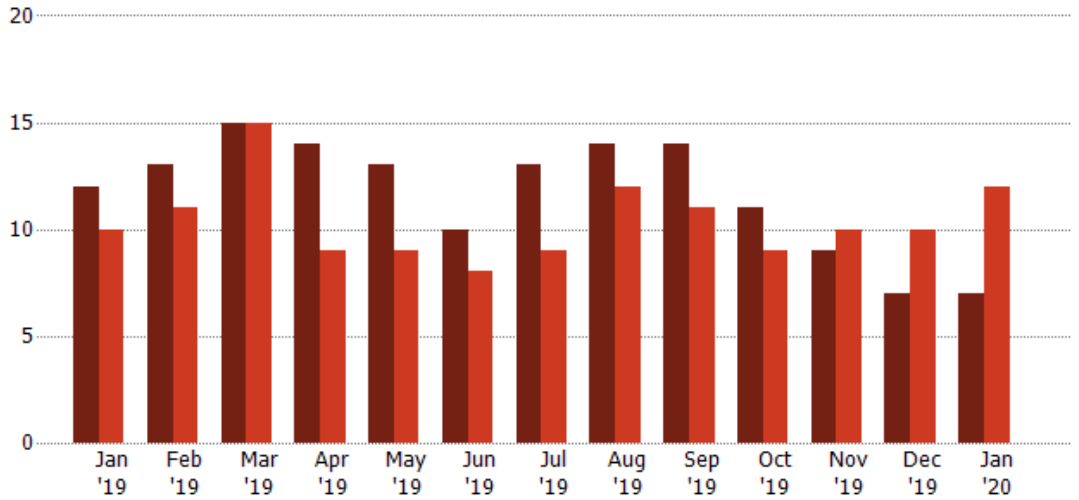
Distressed Listings

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.
Jan '20	7	-41.7%
Jan '19	12	20%
Jan '18	10	20%



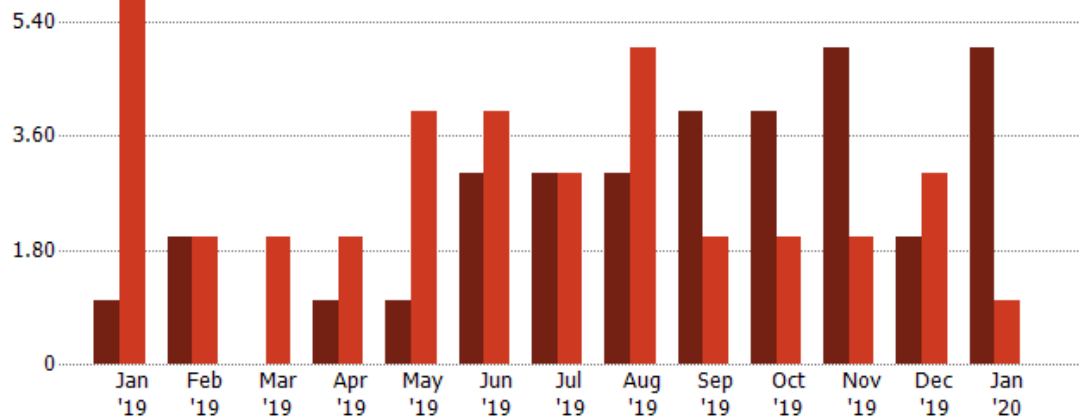
Current Year	12	13	15	14	13	10	13	14	14	11	9	7	7
Prior Year	10	11	15	9	9	8	9	12	11	9	10	10	12
Percent Change from Prior Year	20%	18%	0%	56%	44%	25%	44%	17%	27%	22%	-10%	-30%	-42%

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	1	2	-	1	1	3	3	3	4	4	5	2	5
Prior Year	6	2	2	2	4	4	3	5	2	2	2	3	1
Percent Change from Prior Year	-83%	0%	-100%	-50%	-75%	-25%	0%	-40%	100%	100%	150%	-33%	400%

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: 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	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 1/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area