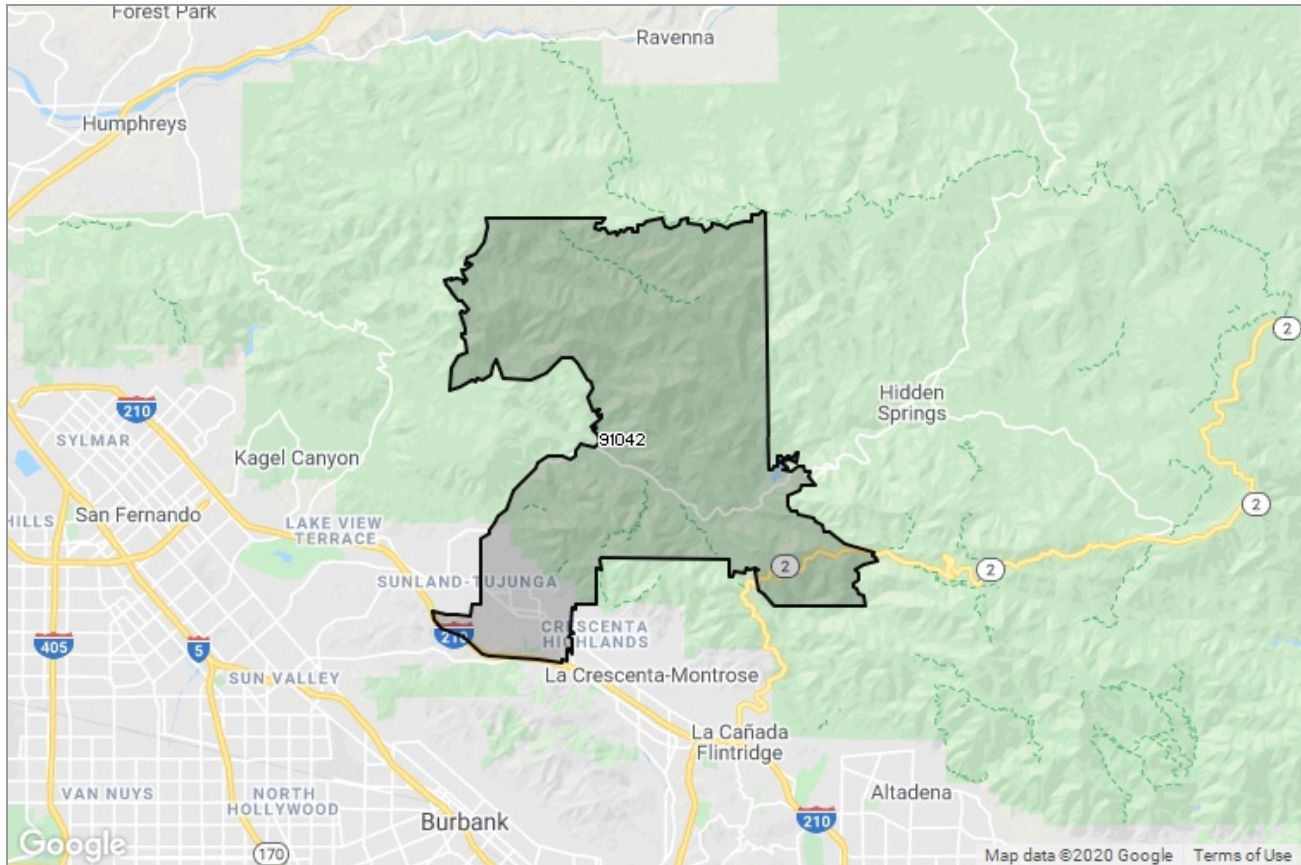




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Tujunga



Report Characteristics

Report Name:
Tujunga

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.

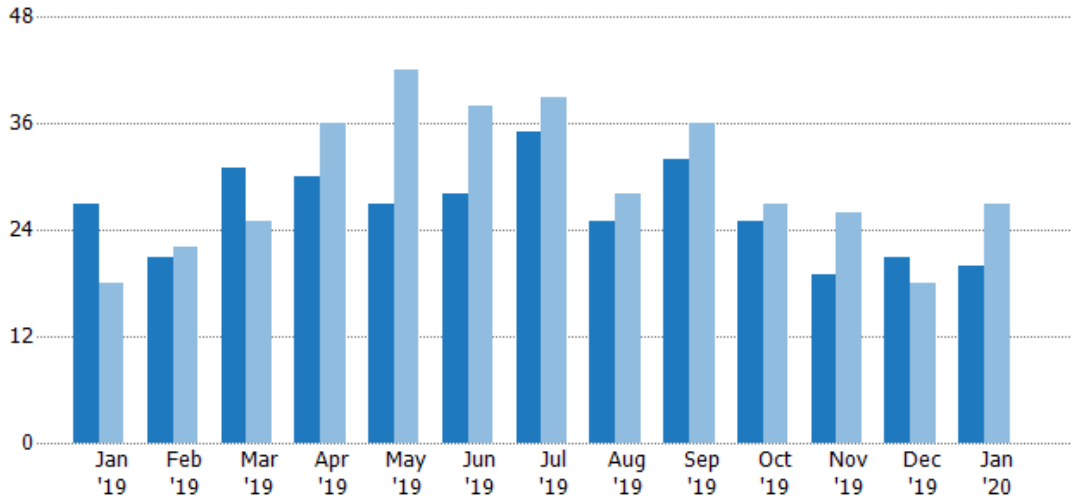
Key Metrics	Jan 2020	Jan 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	20	27	-25.9%	341	382	-10.7%
New Listing Volume	\$15,036,900	\$18,623,900	-19.3%	\$235,782,323	\$251,932,236	-6.4%
Active Listing Count	23	57	-59.6%	N/A	N/A	
Active Listing Volume	\$18,142,900	\$41,909,699	-56.7%	N/A	N/A	
Average Listing Price	\$788,822	\$735,258	+7.3%	\$767,014	\$704,643	+8.9%
Median Listing Price	\$729,000	\$639,000	+14.1%	\$669,441	\$659,496	+1.5%
Months of Inventory	1	3.2	-69.7%	1.5	3	-48.9%
Absorption Rate	104.35%	31.58%	+72.8%	65.22%	33.33%	+31.9%
Sales Activity Charts Metrics						
Pending Sales Count	23	12	+91.7%	N/A	N/A	
Pending Sales Volume	\$15,162,900	\$7,442,540	+103.7%	N/A	N/A	
Closed Sales Count	25	15	+66.7%	260	271	-4.1%
Closed Sales Volume	\$15,898,975	\$9,362,300	+69.8%	\$166,021,470	\$171,929,375	-3.4%
Average Sales Price	\$635,959	\$624,153	+1.9%	\$638,544	\$634,426	+0.6%
Median Sales Price	\$610,000	\$651,300	-6.3%	\$623,637	\$616,306	+1.2%
Distressed Charts Metrics						
Distressed Listing Count	1	2	-50%	N/A	N/A	

New Listings

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Count	% Chg.
Jan '20	20	-25.9%
Jan '19	27	50%
Jan '18	18	0%

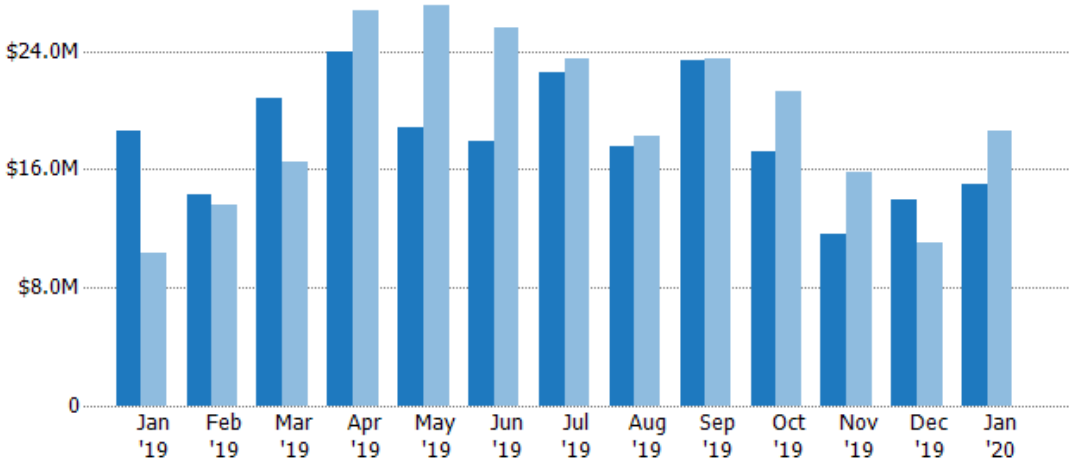
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	27	21	31	30	27	28	35	25	32	25	19	21	20
Prior Year	18	22	25	36	42	38	39	28	36	27	26	18	27
Percent Change from Prior Year	50%	-5%	24%	-17%	-36%	-26%	-10%	-11%	-11%	-7%	-27%	17%	-26%

New Listing Volume

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Volume	% Chg.
Jan '20	\$15M	-19.3%
Jan '19	\$18.6M	80%
Jan '18	\$10.3M	-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	\$18.6M	\$14.3M	\$20.9M	\$24M	\$18.8M	\$17.9M	\$22.6M	\$17.6M	\$23.4M	\$17.2M	\$11.7M	\$13.9M	\$15M
Prior Year	\$10.3M	\$13.6M	\$16.6M	\$26.8M	\$27.1M	\$25.6M	\$23.5M	\$18.3M	\$23.4M	\$21.3M	\$15.8M	\$11M	\$18.6M
Percent Change from Prior Year	80%	5%	26%	-11%	-31%	-30%	-4%	-4%	0%	-19%	-26%	26%	-19%

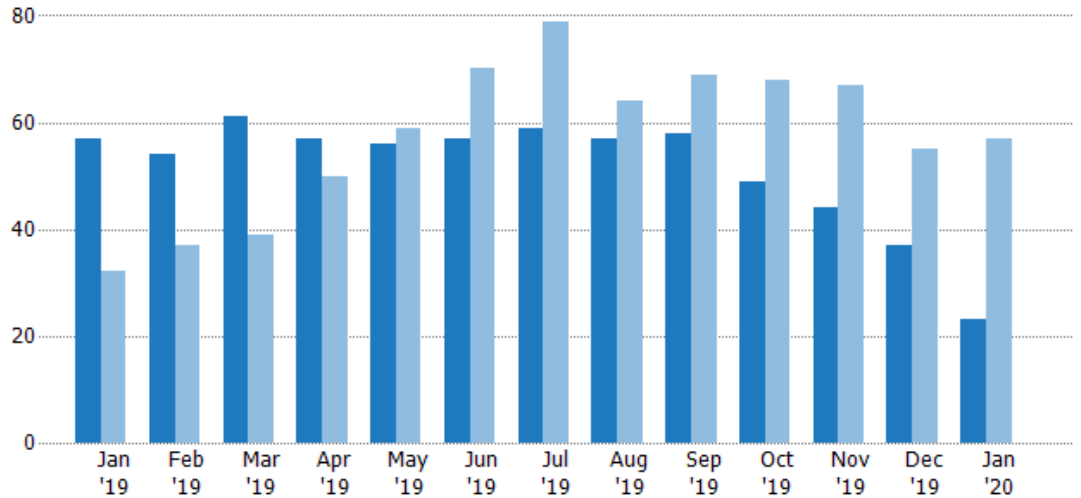
Active Listings

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Jan '20	23	-59.6%
Jan '19	57	78.1%
Jan '18	32	6.3%



Current Year	57	54	61	57	56	57	59	57	58	49	44	37	23
Prior Year	32	37	39	50	59	70	79	64	69	68	67	55	57
Percent Change from Prior Year	78%	46%	56%	14%	-5%	-19%	-25%	-11%	-16%	-28%	-34%	-33%	-60%

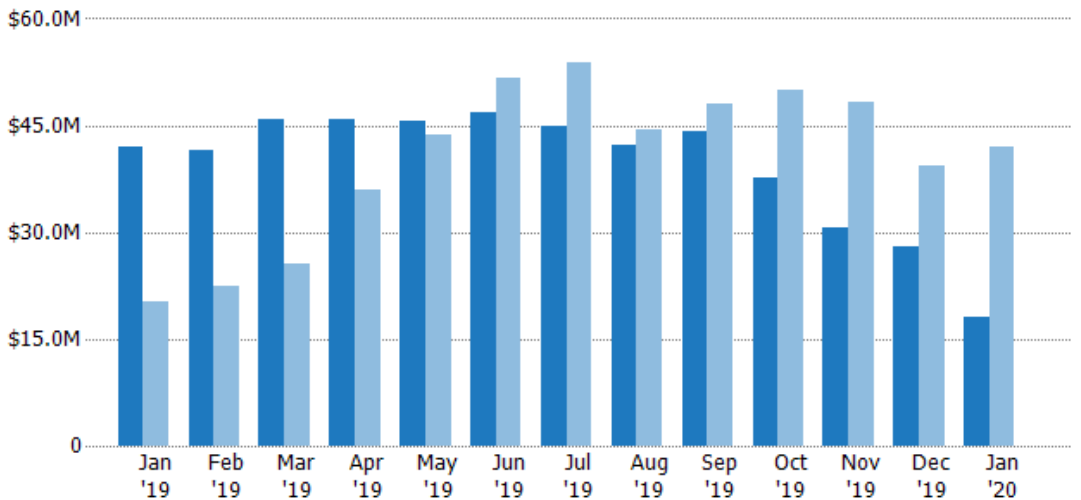
Active Listing Volume

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Jan '20	\$18.1M	-56.7%
Jan '19	\$41.9M	107.9%
Jan '18	\$20.2M	4.5%



Current Year	\$41.9M	\$41.4M	\$45.8M	\$45.8M	\$45.5M	\$46.9M	\$44.9M	\$42.1M	\$44.3M	\$37.8M	\$30.6M	\$27.9M	\$18.1M
Prior Year	\$20.2M	\$22.4M	\$25.6M	\$36M	\$43.6M	\$51.8M	\$53.8M	\$44.5M	\$48.1M	\$50M	\$48.4M	\$39.4M	\$41.9M
Percent Change from Prior Year	108%	85%	79%	27%	4%	-9%	-17%	-5%	-8%	-25%	-37%	-29%	-57%

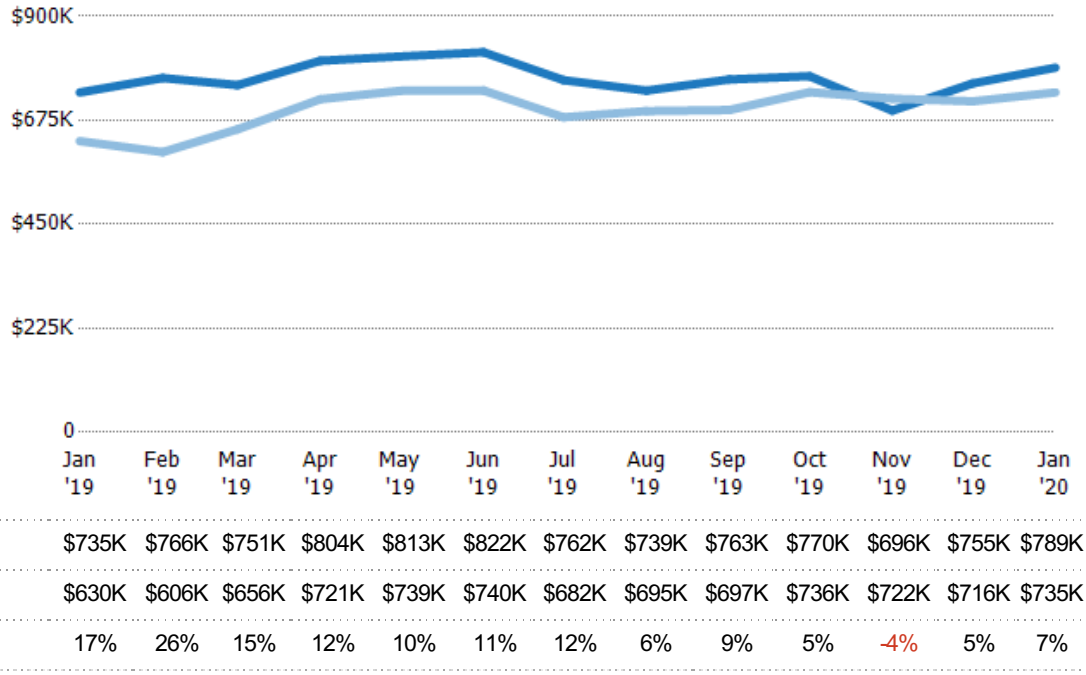
Average Listing Price

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Jan '20	\$789K	7.3%
Jan '19	\$735K	16.7%
Jan '18	\$630K	-1.7%



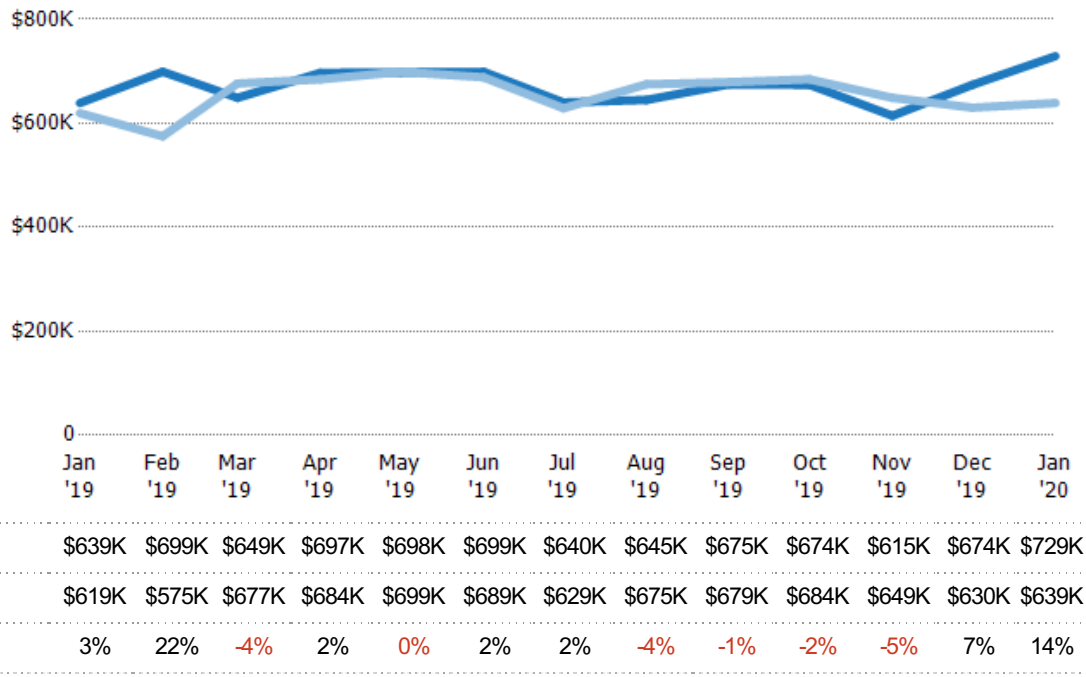
Median Listing Price

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Jan '20	\$729K	14.1%
Jan '19	\$639K	3.2%
Jan '18	\$619K	-1.1%



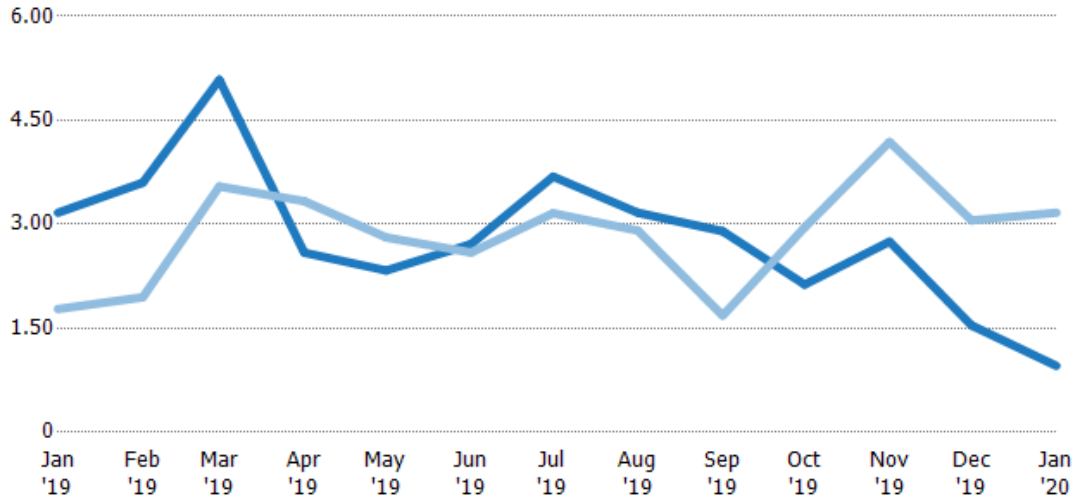
Months of Inventory

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Months	% Chg.
Jan '20	0.96	-69.7%
Jan '19	3.17	78.1%
Jan '18	1.78	-8.9%



Current Year	3.17	3.6	5.08	2.59	2.33	2.71	3.69	3.17	2.9	2.13	2.75	1.54	0.96
Prior Year	1.78	1.95	3.55	3.33	2.81	2.59	3.16	2.91	1.68	2.96	4.19	3.06	3.17
Percent Change from Prior Year	78%	85%	43%	-22%	-17%	5%	17%	9%	72%	-28%	-34%	-50%	-70%

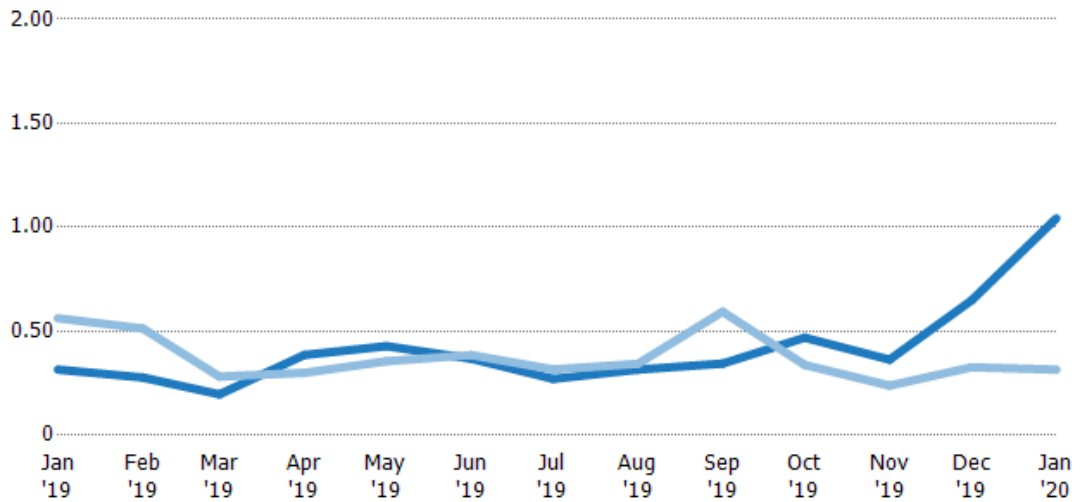
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Rate	Chg.
Jan '20	104%	-72.8%
Jan '19	32%	24.7%
Jan '18	56%	9.8%



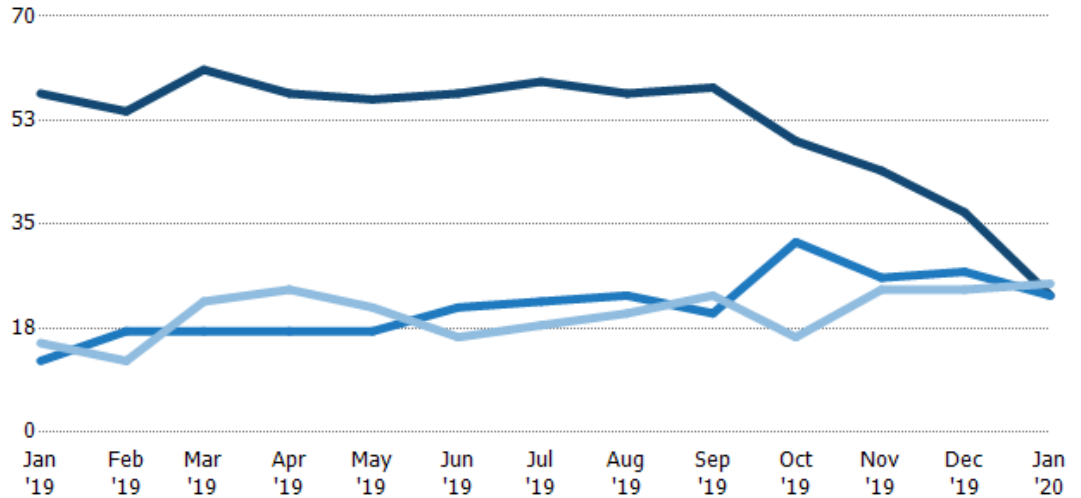
Current Year	32%	28%	20%	39%	43%	37%	27%	32%	34%	47%	36%	65%	104%
Prior Year	56%	51%	28%	30%	36%	39%	32%	34%	59%	34%	24%	33%	32%
Change from Prior Year	25%	24%	9%	-9%	-7%	2%	5%	3%	25%	-13%	-12%	-32%	-73%

Active/Pending/Sold Units

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



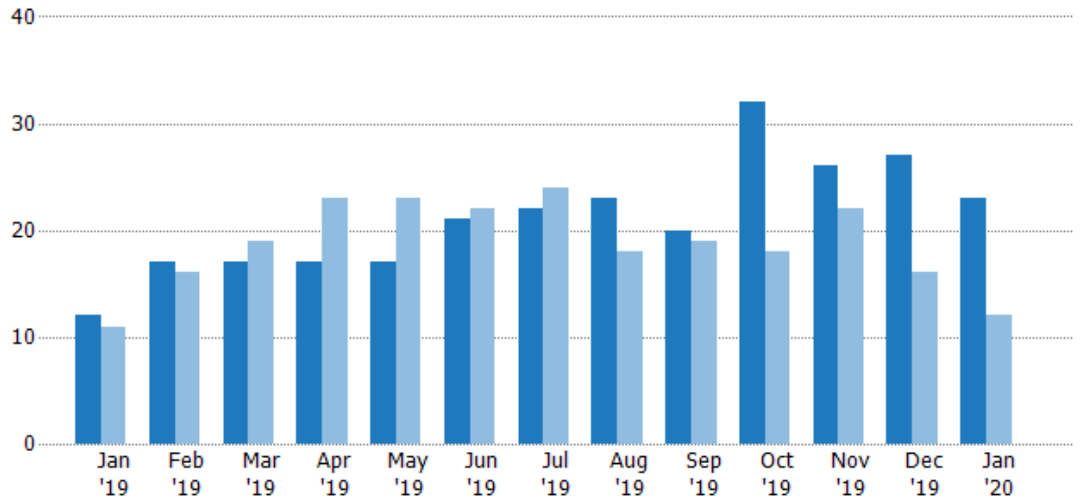
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Active	57	54	61	57	56	57	59	57	58	49	44	37	23
Pending	12	17	17	17	17	21	22	23	20	32	26	27	23
Sold	15	12	22	24	21	16	18	20	23	16	24	24	25

Pending Sales

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Current Year	Prior Year	% Chg.
Jan '20	23	12	91.7%
Jan '19	12	11	9.1%
Jan '18	11	-	72.7%

Month/Year	Current Year	Prior Year	% Chg.
Jan '20	23	12	91.7%
Jan '19	12	11	9.1%
Jan '18	11	-	72.7%

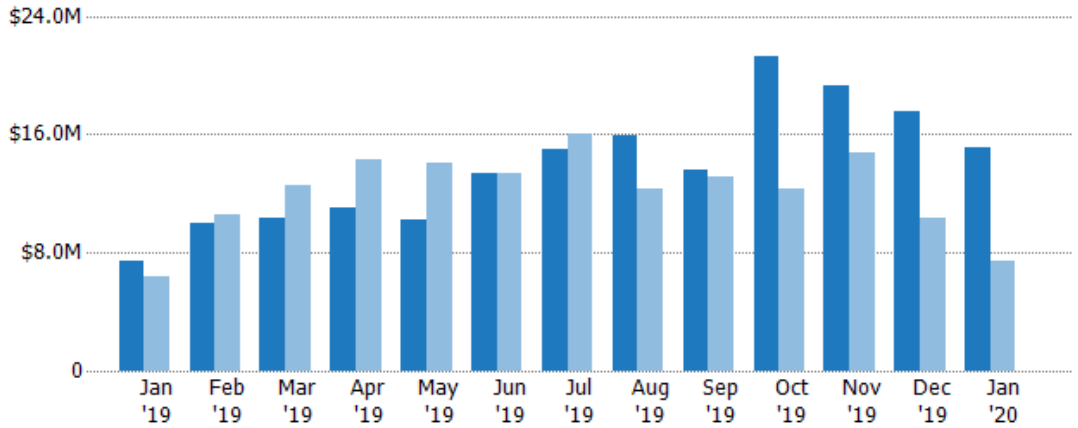
Pending Sales Volume

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Jan '20	\$15.2M	103.7%
Jan '19	\$7.44M	15.7%
Jan '18	\$6.43M	49.5%



Current Year	\$7.44M	\$9.96M	\$10.4M	\$11M	\$10.2M	\$13.4M	\$15M	\$16M	\$13.6M	\$21.3M	\$19.3M	\$17.6M	\$15.2M
Prior Year	\$6.43M	\$10.6M	\$12.6M	\$14.3M	\$14M	\$13.3M	\$16M	\$12.3M	\$13.1M	\$12.3M	\$14.8M	\$10.4M	\$7.44M
Percent Change from Prior Year	16%	-6%	-18%	-23%	-27%	1%	-6%	30%	4%	73%	31%	69%	104%

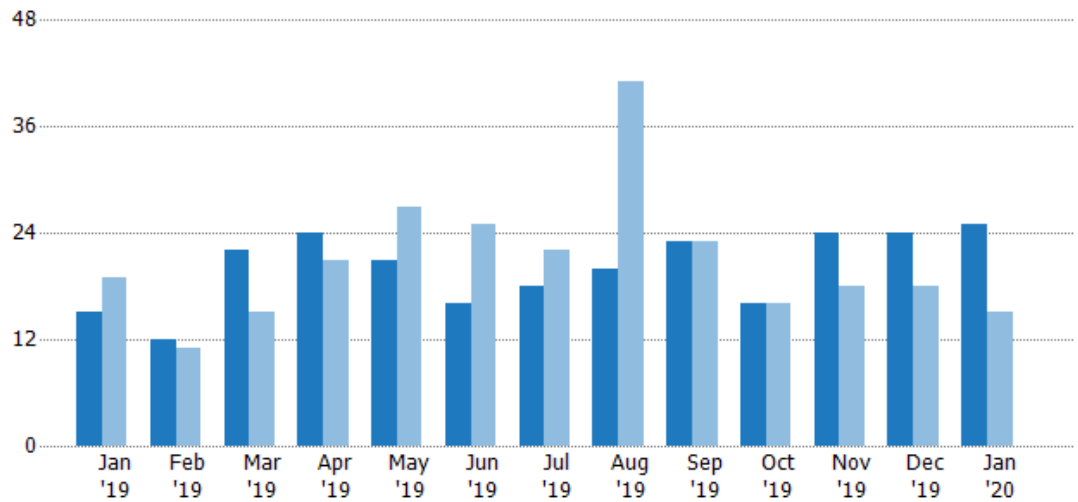
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Jan '20	25	66.7%
Jan '19	15	-21.1%
Jan '18	19	-26.3%



Current Year	15	12	22	24	21	16	18	20	23	16	24	24	25
Prior Year	19	11	15	21	27	25	22	41	23	16	18	18	15
Percent Change from Prior Year	-21%	9%	47%	14%	-22%	-36%	-18%	-51%	0%	0%	33%	33%	67%

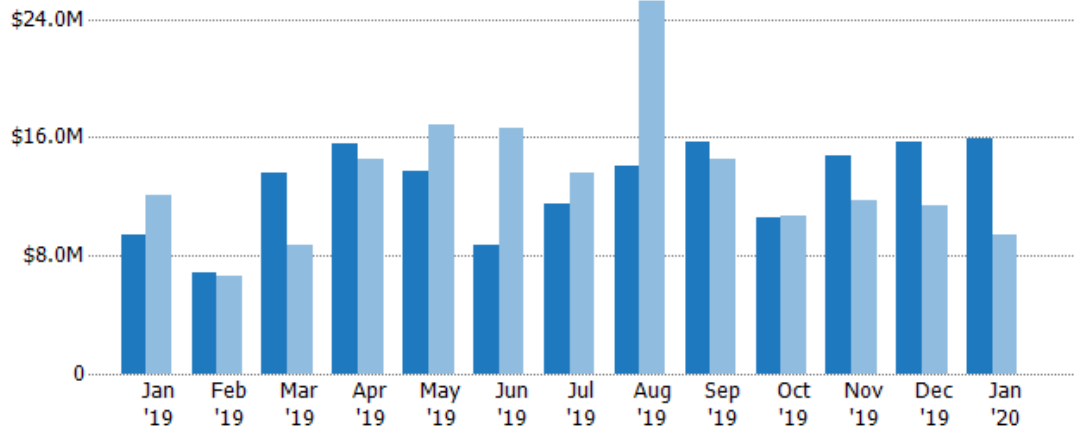
Closed Sales Volume

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Jan '20	\$15.9M	69.8%
Jan '19	\$9.36M	-22.9%
Jan '18	\$12.1M	-38.1%



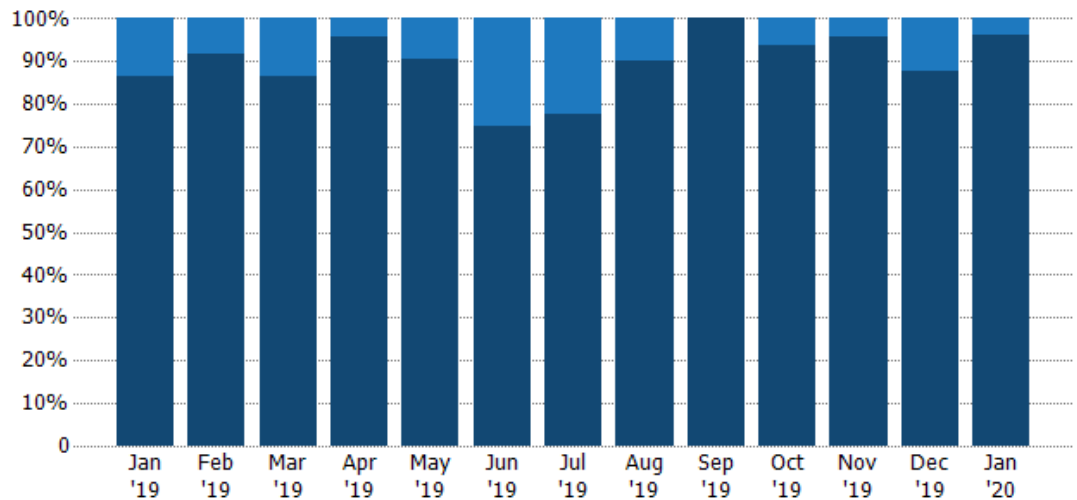
Current Year	\$9.36M	\$6.81M	\$13.6M	\$15.6M	\$13.7M	\$8.66M	\$11.6M	\$14M	\$15.7M	\$10.6M	\$14.8M	\$15.7M	\$15.9M
Prior Year	\$12.1M	\$6.59M	\$8.75M	\$14.5M	\$16.9M	\$16.6M	\$13.5M	\$25.3M	\$14.6M	\$10.7M	\$11.7M	\$11.4M	\$9.36M
Percent Change from Prior Year	-23%	3%	56%	8%	-19%	-48%	-15%	-45%	8%	0%	26%	38%	70%

Closed Sales by Property Type

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	13%	8%	14%	4%	10%	25%	22%	10%	-	6%	4%	13%	4%
Single Family Residence	87%	92%	86%	96%	90%	75%	78%	90%	100%	94%	96%	88%	96%

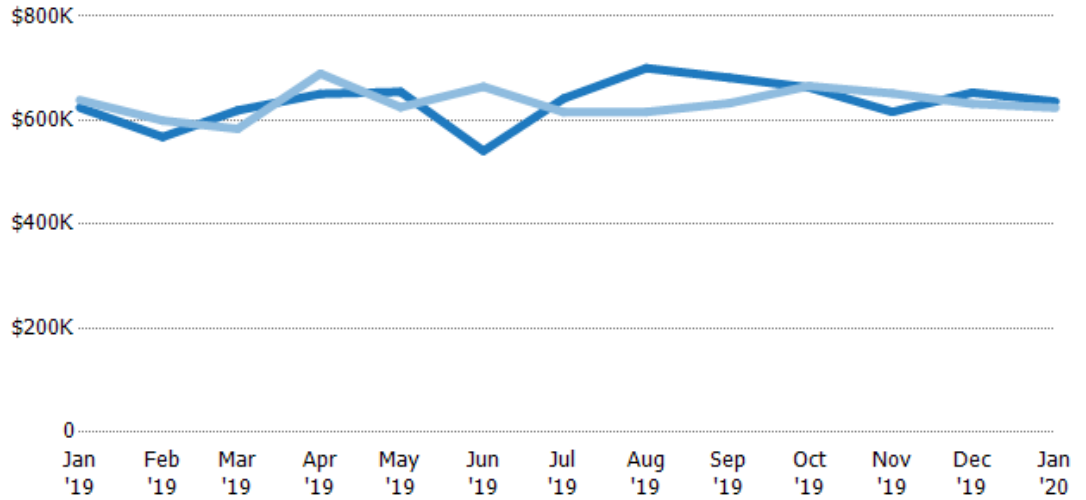
Average Sales Price

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Jan '20	\$636K	1.9%
Jan '19	\$624K	-2.3%
Jan '18	\$639K	-16%



Current Year	\$624K	\$568K	\$619K	\$651K	\$655K	\$541K	\$642K	\$700K	\$682K	\$663K	\$616K	\$653K	\$636K
Prior Year	\$639K	\$599K	\$583K	\$690K	\$625K	\$665K	\$616K	\$616K	\$633K	\$666K	\$652K	\$632K	\$624K
Percent Change from Prior Year	-2%	-5%	6%	-6%	5%	-19%	4%	14%	8%	0%	-5%	3%	2%

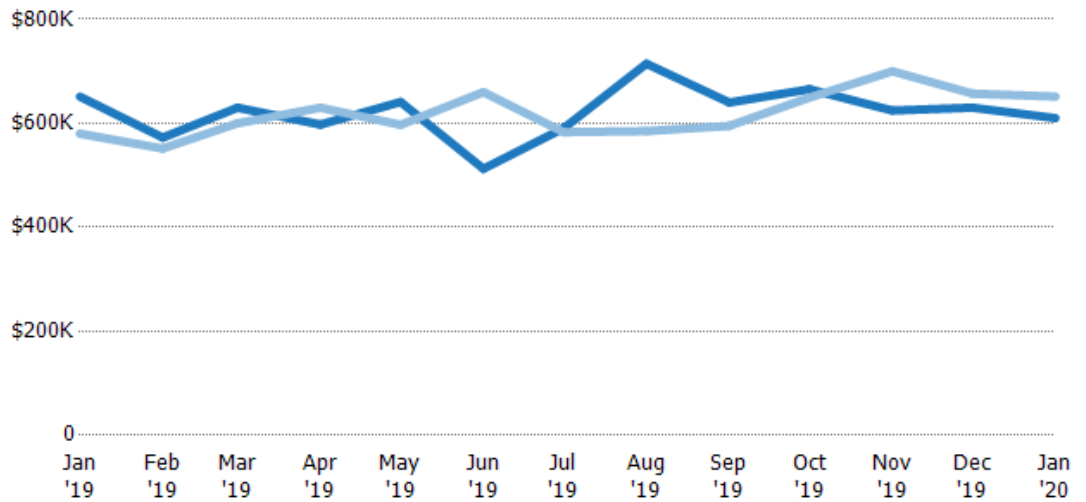
Median Sales Price

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Jan '20	\$610K	-6.3%
Jan '19	\$651K	12.3%
Jan '18	\$580K	-5.6%



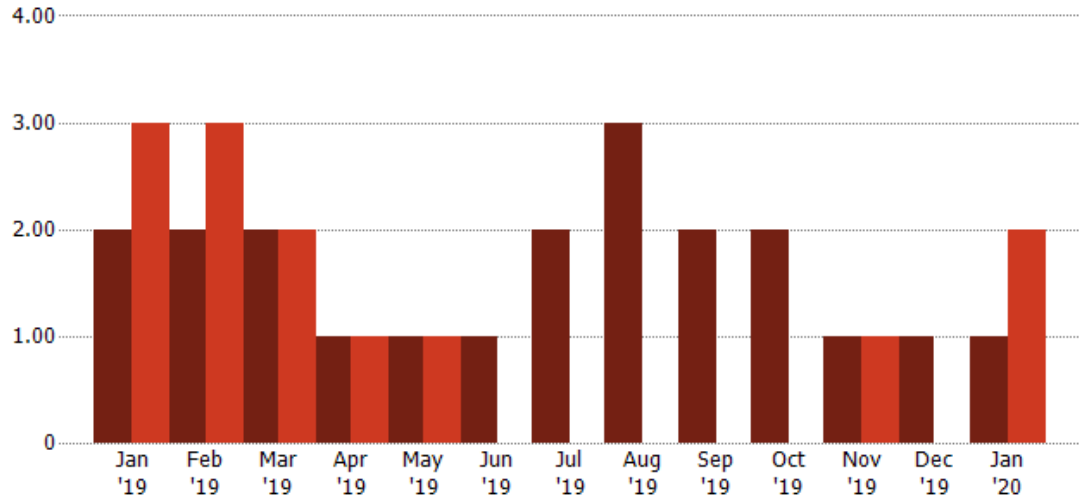
Current Year	\$651K	\$573K	\$630K	\$598K	\$641K	\$513K	\$591K	\$715K	\$640K	\$666K	\$625K	\$630K	\$610K
Prior Year	\$580K	\$552K	\$600K	\$630K	\$597K	\$660K	\$583K	\$585K	\$595K	\$650K	\$700K	\$657K	\$651K
Percent Change from Prior Year	12%	4%	5%	-5%	7%	-22%	1%	22%	8%	2%	-11%	-4%	-6%

Distressed Listings

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



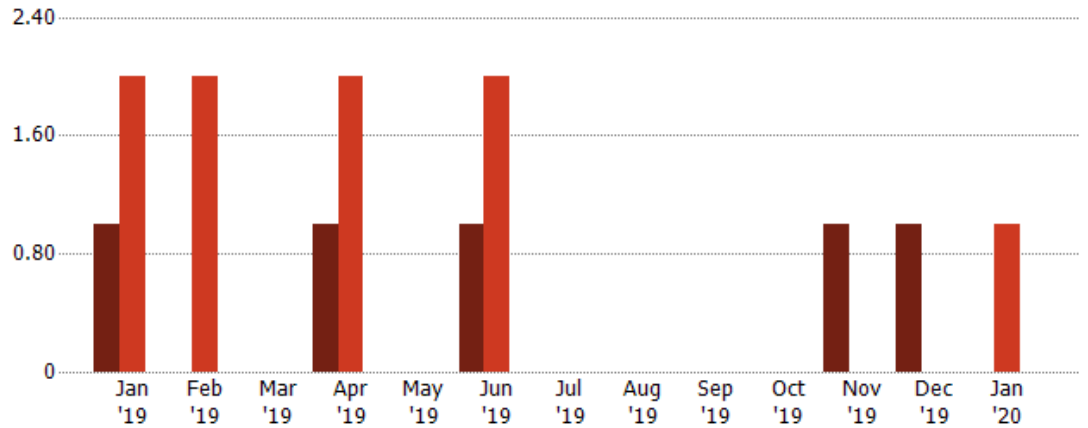
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	2	2	2	1	1	1	2	3	2	2	1	1	1
Prior Year	3	3	2	1	1	-	-	-	-	-	1	-	2
Percent Change from Prior Year	-33%	-33%	0%	0%	0%	100%	100%	100%	100%	100%	0%	100%	-50%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Tujunga, CA 91042
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	1	-	-	1	-	1	-	-	-	-	1	1	-
Prior Year	2	2	-	2	-	2	-	-	-	-	-	-	1
Percent Change from Prior Year	-50%	-100%	-	-50%	-	-50%	-	-	-	-	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: Tujunga

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: Tujunga, CA 91042

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