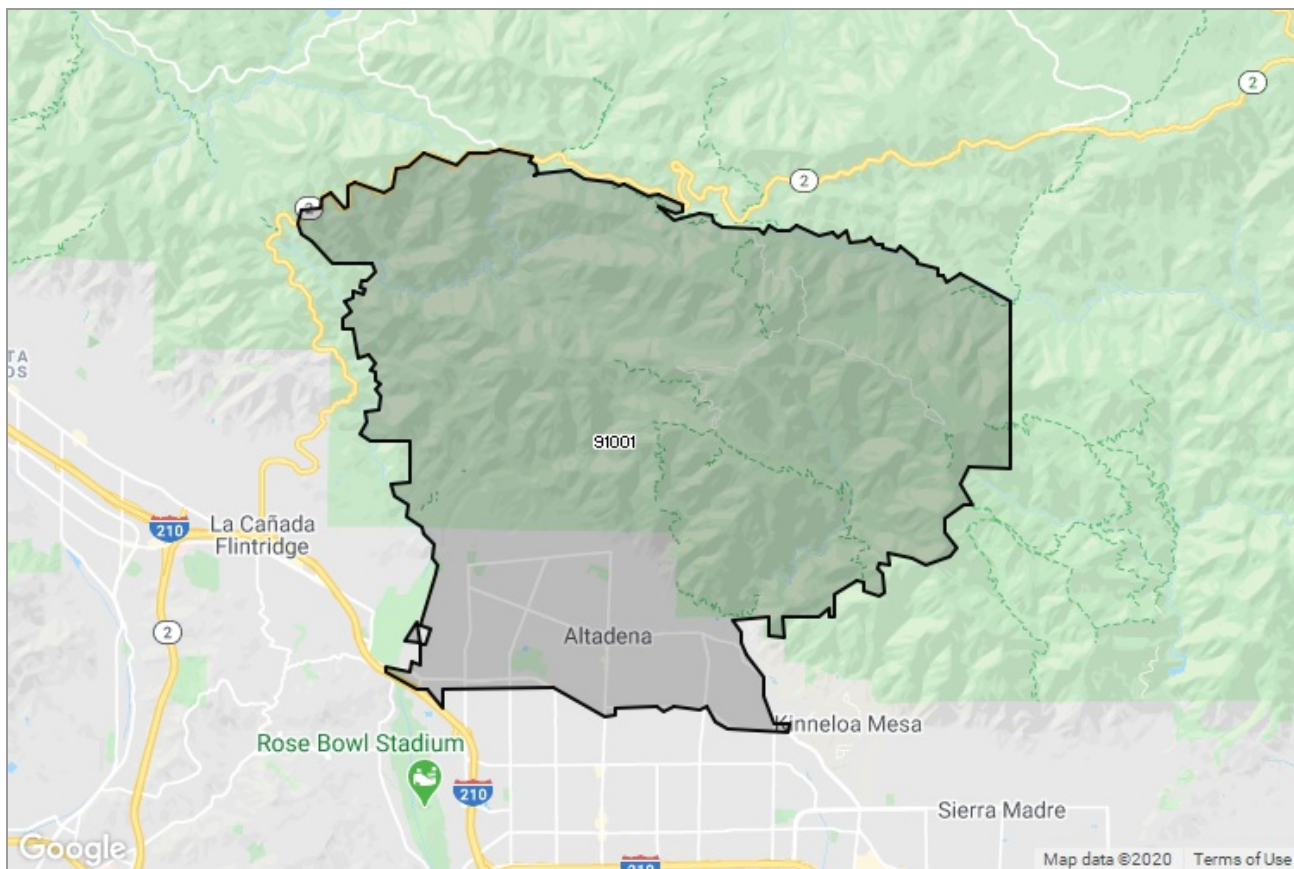




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Altadena



## Report Characteristics

**Report Name:**  
Altadena

**Report Date Range:**  
2/2019 – 2/2020

**Filters Used:**  
MLS, Property Type, Location

**Avg/Med:** Both

**Run Date:** 03/10/2020

**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	Feb 2020	Feb 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	25	28	-10.7%	50	66	-24.2%
New Listing Volume	\$27,306,300	\$31,921,900	-14.5%	\$57,666,188	\$68,019,098	-15.2%
Active Listing Count	37	67	-44.8%	N/A	N/A	
Active Listing Volume	\$48,686,188	\$71,693,137	-32.1%	N/A	N/A	
Average Listing Price	\$1,315,843	\$1,070,047	+23%	\$1,306,174	\$1,055,761	+23.7%
Median Listing Price	\$1,187,500	\$889,000	+33.6%	\$1,071,326	\$874,361	+22.5%
Months of Inventory	1.6	2.9	-44.8%	1.7	3.3	-48.1%
Absorption Rate	62.16%	34.33%	+27.8%	57.97%	30.08%	+27.9%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	19	22	-13.6%	N/A	N/A	
Pending Sales Volume	\$15,686,000	\$21,362,845	-26.6%	N/A	N/A	
Closed Sales Count	22	17	+29.4%	45	40	+12.5%
Closed Sales Volume	\$23,524,530	\$17,531,310	+34.2%	\$43,144,330	\$36,476,210	+18.3%
Average Sales Price	\$1,069,297	\$1,031,254	+3.7%	\$958,763	\$911,905	+5.1%
Median Sales Price	\$920,500	\$962,000	-4.3%	\$839,233	\$859,075	-2.3%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	2	5	-60%	N/A	N/A	

## New Listings

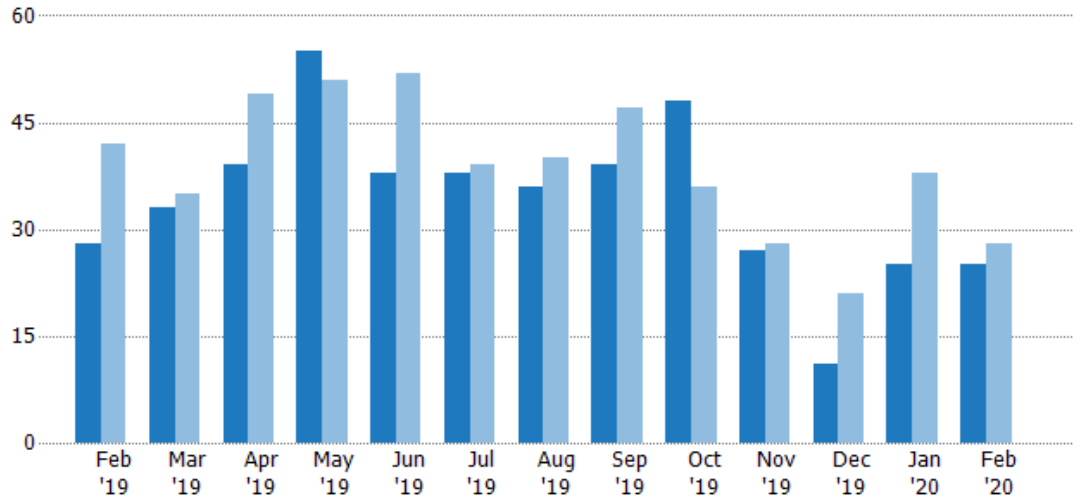
The number of new residential listings that were added each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Feb '20	25	-10.7%
Feb '19	28	-33.3%
Feb '18	42	-26.2%



Current Year	28	33	39	55	38	38	36	39	48	27	11	25	25
Prior Year	42	35	49	51	52	39	40	47	36	28	21	38	28
Percent Change from Prior Year	-33%	-6%	-20%	8%	-27%	-3%	-10%	-17%	33%	-4%	-48%	-34%	-11%

## New Listing Volume

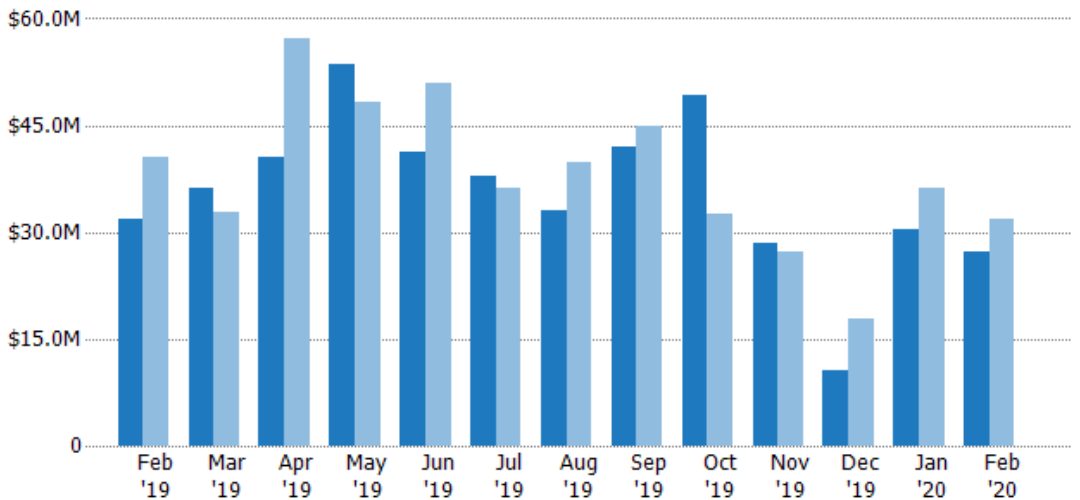
The sum of the listing price of residential listings that were added each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Feb '20	\$27.3M	-14.5%
Feb '19	\$31.9M	-21.4%
Feb '18	\$40.6M	-23.8%



Current Year	\$31.9M	\$36.3M	\$40.5M	\$53.7M	\$41.2M	\$37.8M	\$33M	\$42.1M	\$49.2M	\$28.4M	\$10.6M	\$30.4M	\$27.3M
Prior Year	\$40.6M	\$32.7M	\$57.2M	\$48.4M	\$50.9M	\$36.2M	\$39.8M	\$44.9M	\$32.5M	\$27.3M	\$17.7M	\$36.1M	\$31.9M
Percent Change from Prior Year	-21%	11%	-29%	11%	-19%	5%	-17%	-6%	51%	4%	-40%	-16%	-14%

## Active Listings

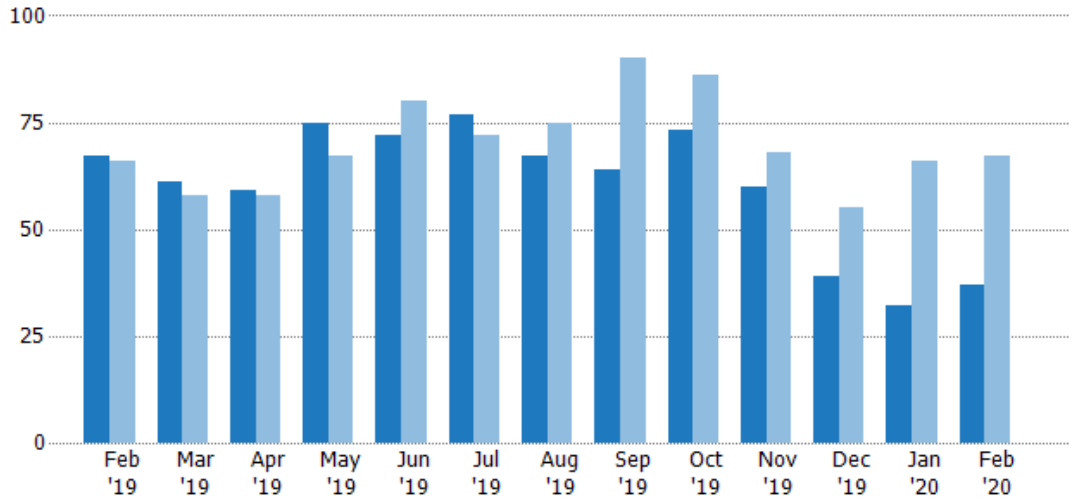
The number of active residential listings at the end of each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Feb '20	37	-44.8%
Feb '19	67	1.5%
Feb '18	66	-15.2%



Current Year	67	61	59	75	72	77	67	64	73	60	39	32	37
Prior Year	66	58	58	67	80	72	75	90	86	68	55	66	67
Percent Change from Prior Year	2%	5%	2%	12%	-10%	7%	-11%	-29%	-15%	-12%	-29%	-52%	-45%

## Active Listing Volume

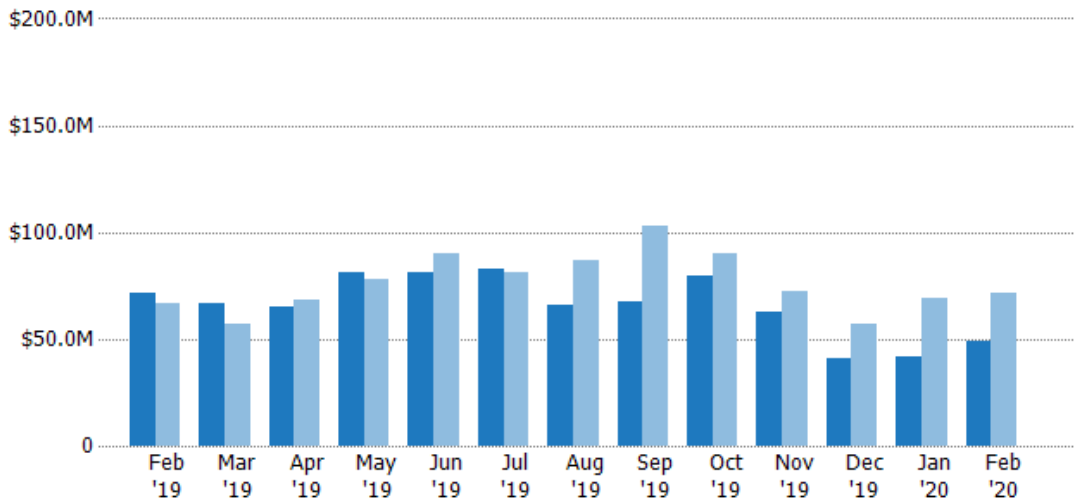
The sum of the listing price of active residential listings at the end of each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Feb '20	\$48.7M	-32.1%
Feb '19	\$71.7M	7.7%
Feb '18	\$66.6M	-14.5%



Current Year	\$71.7M	\$67.1M	\$65.4M	\$80.9M	\$80.8M	\$82.8M	\$65.6M	\$67.4M	\$79.7M	\$62.5M	\$41M	\$41.4M	\$48.7M
Prior Year	\$66.6M	\$56.9M	\$68.5M	\$77.6M	\$90.3M	\$81.1M	\$86.8M	\$103M	\$90.2M	\$72.7M	\$56.8M	\$68.7M	\$71.7M
Percent Change from Prior Year	8%	18%	-5%	4%	-10%	2%	-24%	-35%	-12%	-14%	-28%	-40%	-32%

## Average Listing Price

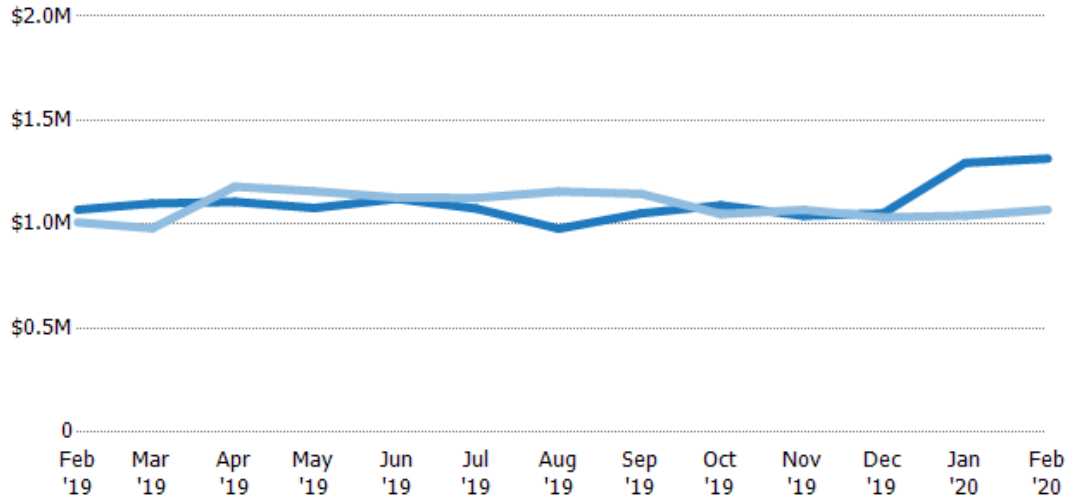
The average listing price of active residential listings at the end of each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Price	% Chg.
Feb '20	\$1.32M	23%
Feb '19	\$1.07M	6.1%
Feb '18	\$1.01M	0.8%



Current Year	\$1.07M	\$1.1M	\$1.11M	\$1.08M	\$1.12M	\$1.08M	\$979K	\$1.05M	\$1.09M	\$1.04M	\$1.05M	\$1.29M	\$1.32M
Prior Year	\$1.01M	\$981K	\$1.18M	\$1.16M	\$1.13M	\$1.13M	\$1.16M	\$1.15M	\$1.05M	\$1.07M	\$1.03M	\$1.04M	\$1.07M
Percent Change from Prior Year	6%	12%	-6%	-7%	-1%	-5%	-15%	-8%	4%	-3%	2%	24%	23%

## Median Listing Price

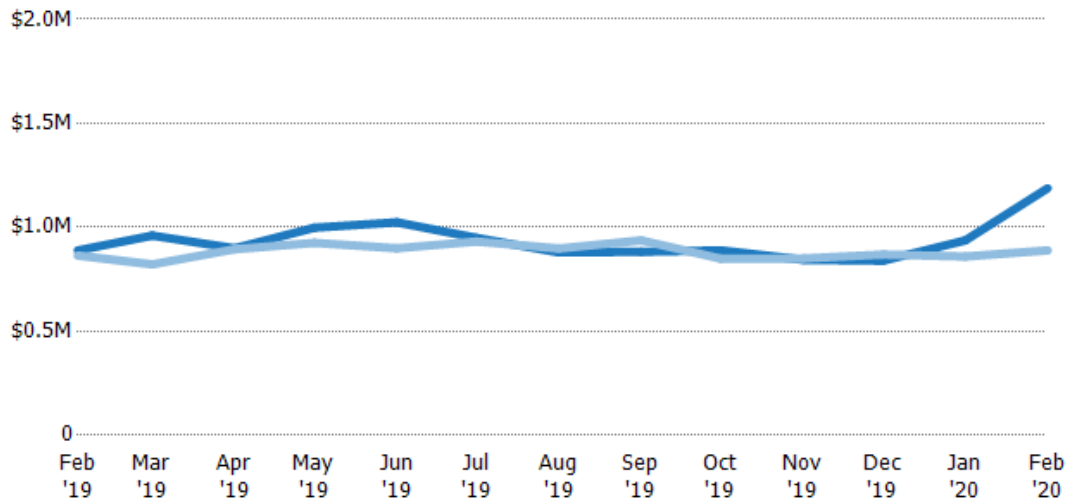
The median listing price of active residential listings at the end of each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Price	% Chg.
Feb '20	\$1.19M	33.6%
Feb '19	\$889K	2.9%
Feb '18	\$864K	3.8%



Current Year	\$889K	\$960K	\$899K	\$998K	\$1.02M	\$949K	\$879K	\$882K	\$889K	\$844K	\$839K	\$937K	\$1.19M
Prior Year	\$864K	\$822K	\$895K	\$925K	\$899K	\$932K	\$898K	\$937K	\$849K	\$850K	\$869K	\$860K	\$889K
Percent Change from Prior Year	3%	17%	1%	8%	14%	2%	-2%	-6%	5%	-1%	-3%	9%	34%

## Months of Inventory

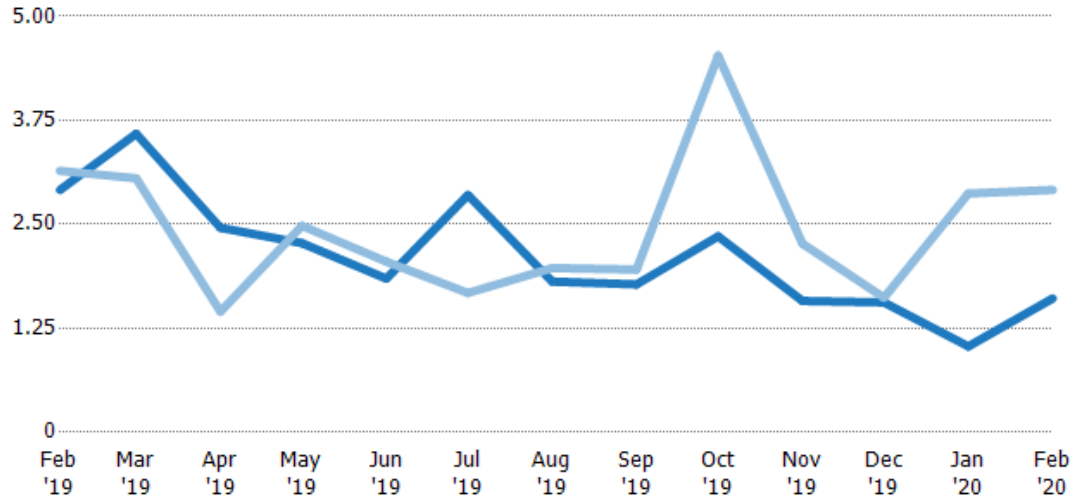
The number of months it would take to exhaust active listings at the current sales rate.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Months	% Chg.
Feb '20	1.61	-44.8%
Feb '19	2.91	-7.3%
Feb '18	3.14	-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	Feb '20
Current Year	2.91	3.59	2.46	2.27	1.85	2.85	1.81	1.78	2.35	1.58	1.56	1.03	1.61
Prior Year	3.14	3.05	1.45	2.48	2.05	1.67	1.97	1.96	4.53	2.27	1.62	2.87	2.91
Percent Change from Prior Year	-7%	18%	70%	-8%	-10%	70%	-8%	-9%	-48%	-30%	-4%	-64%	-45%

## Absorption Rate

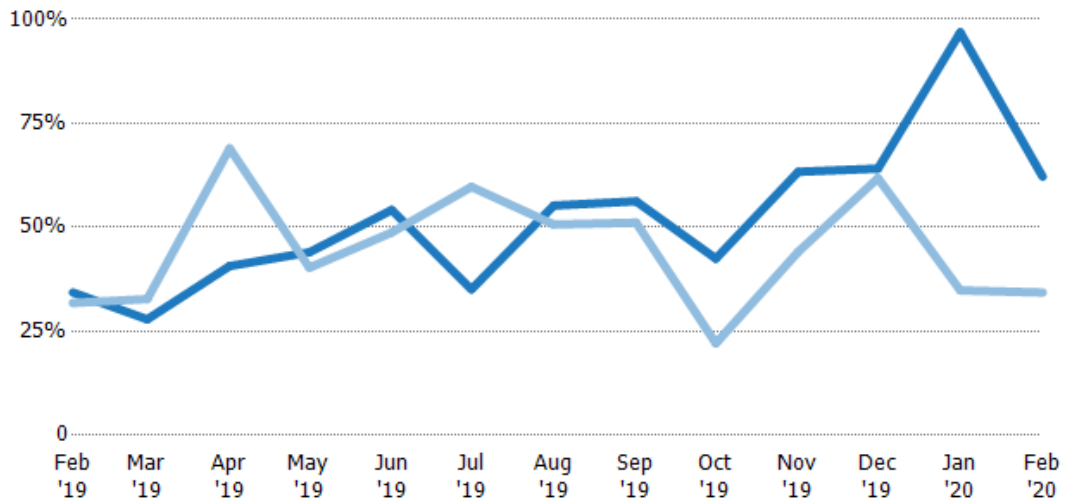
The percentage of inventory sold per month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Rate	Chg.
Feb '20	62%	-27.8%
Feb '19	34%	-2.5%
Feb '18	32%	23.5%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	34%	28%	41%	44%	54%	35%	55%	56%	42%	63%	64%	97%	62%
Prior Year	32%	33%	69%	40%	49%	60%	51%	51%	22%	44%	62%	35%	34%
Change from Prior Year	-3%	5%	28%	-4%	-5%	25%	-5%	-5%	-20%	-19%	-2%	-62%	-28%

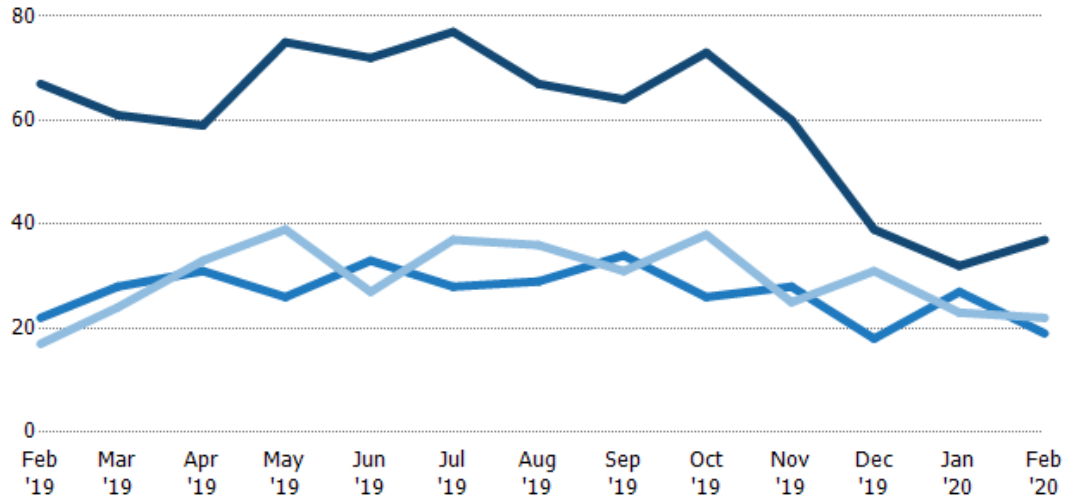
## Active/Pending/Sold Units

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



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Active	67	61	59	75	72	77	67	64	73	60	39	32	37
Pending	22	28	31	26	33	28	29	34	26	28	18	27	19
Sold	17	24	33	39	27	37	36	31	38	25	31	23	22

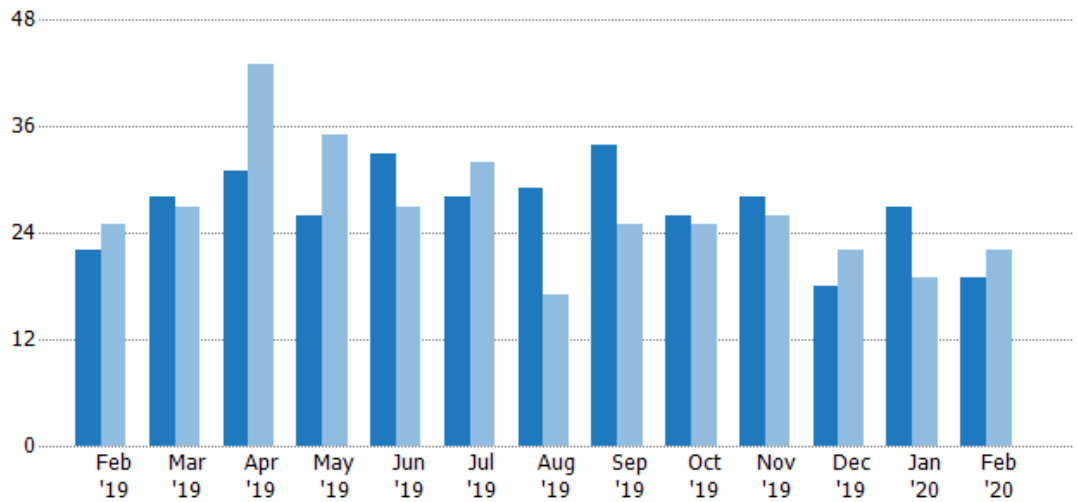
## Pending Sales

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.
Feb '20	19	-13.6%
Feb '19	22	-12%
Feb '18	25	-4%

	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	22	28	31	26	33	28	29	34	26	28	18	27	19
Prior Year	25	27	43	35	27	32	17	25	25	26	22	19	22
Percent Change from Prior Year	-12%	4%	-28%	-26%	22%	-13%	71%	36%	4%	8%	-18%	42%	-14%

## Pending Sales Volume

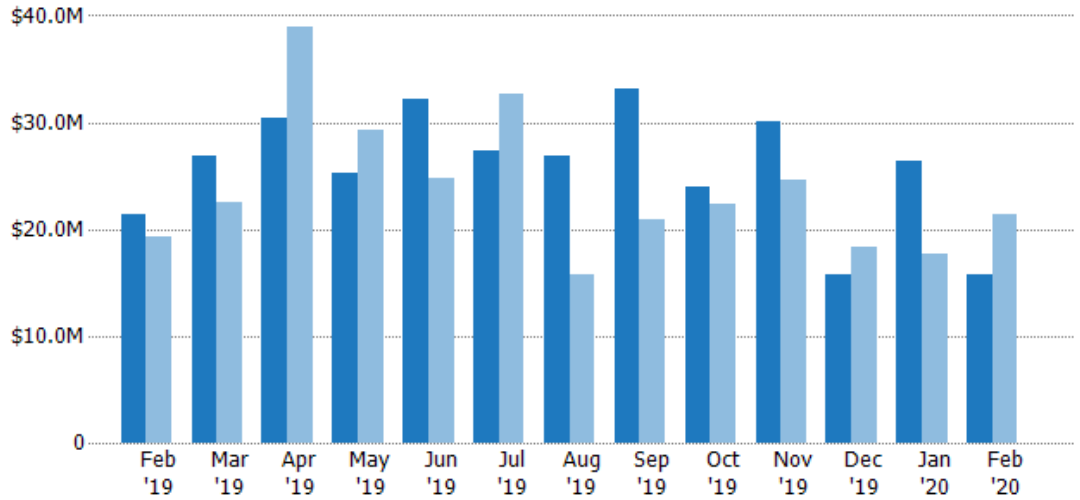
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Feb '20	\$15.7M	-26.6%
Feb '19	\$21.4M	10.5%
Feb '18	\$19.3M	1.2%



Current Year	\$21.4M	\$26.9M	\$30.3M	\$25.3M	\$32.2M	\$27.4M	\$26.9M	\$33.2M	\$24M	\$30.1M	\$15.7M	\$26.3M	\$15.7M
Prior Year	\$19.3M	\$22.4M	\$39M	\$29.3M	\$24.7M	\$32.6M	\$15.7M	\$21M	\$22.4M	\$24.6M	\$18.3M	\$17.7M	\$21.4M
Percent Change from Prior Year	11%	20%	-22%	-14%	30%	-16%	71%	58%	7%	23%	-14%	49%	-27%

## Closed Sales

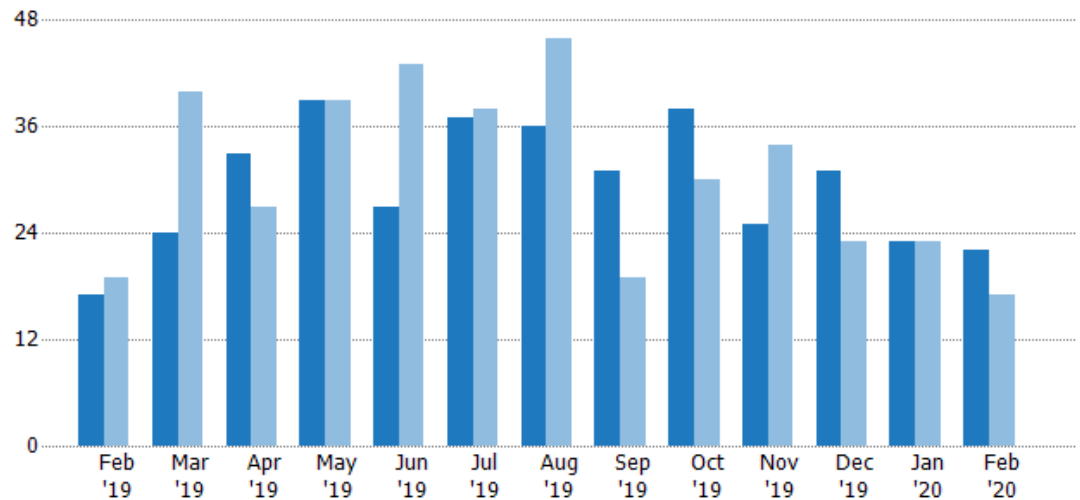
The total number of residential properties sold each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Feb '20	22	29.4%
Feb '19	17	-10.5%
Feb '18	19	31.6%



Current Year	17	24	33	39	27	37	36	31	38	25	31	23	22
Prior Year	19	40	27	39	43	38	46	19	30	34	23	23	17
Percent Change from Prior Year	-11%	-40%	22%	0%	-37%	-3%	-22%	63%	27%	-26%	35%	0%	29%



## Closed Sales Volume

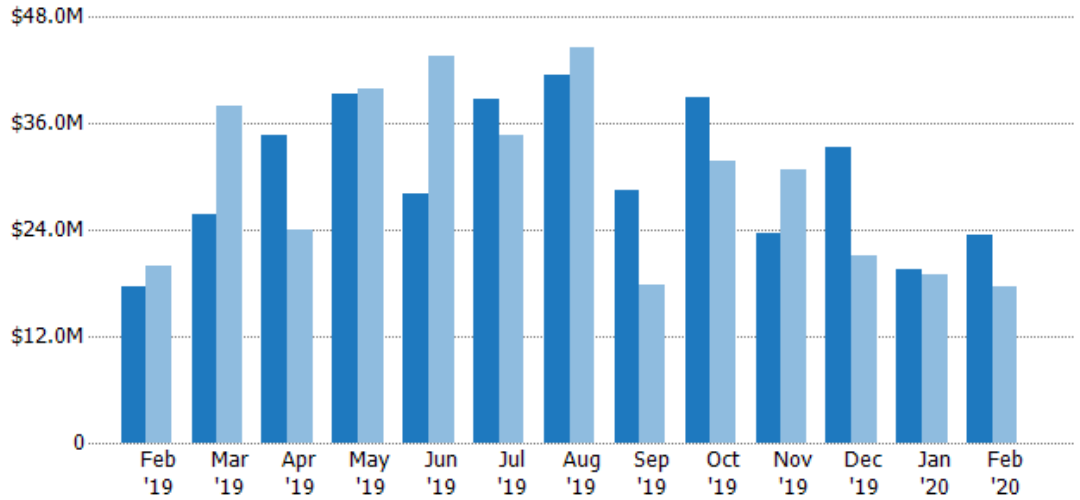
The sum of the sales price of residential properties sold each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Feb '20	\$23.5M	34.2%
Feb '19	\$17.5M	-12.3%
Feb '18	\$20M	-3%



Current Year	\$17.5M	\$25.7M	\$34.6M	\$39.4M	\$28M	\$38.8M	\$41.6M	\$28.5M	\$39M	\$23.7M	\$33.3M	\$19.6M	\$23.5M
Prior Year	\$20M	\$37.9M	\$23.9M	\$39.9M	\$43.6M	\$34.6M	\$44.5M	\$17.9M	\$31.8M	\$30.8M	\$21.1M	\$18.9M	\$17.5M
Percent Change from Prior Year	-12%	-32%	45%	-1%	-36%	12%	-7%	59%	23%	-23%	58%	4%	34%

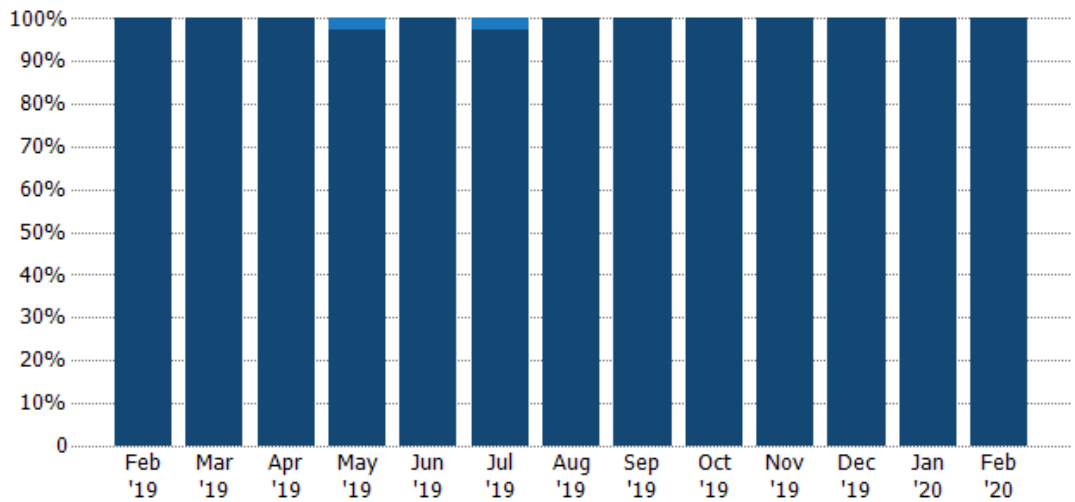
## Closed Sales by Property Type

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%	97%	100%	97%	100%	100%	100%	100%	100%	100%	100%

## Average Sales Price

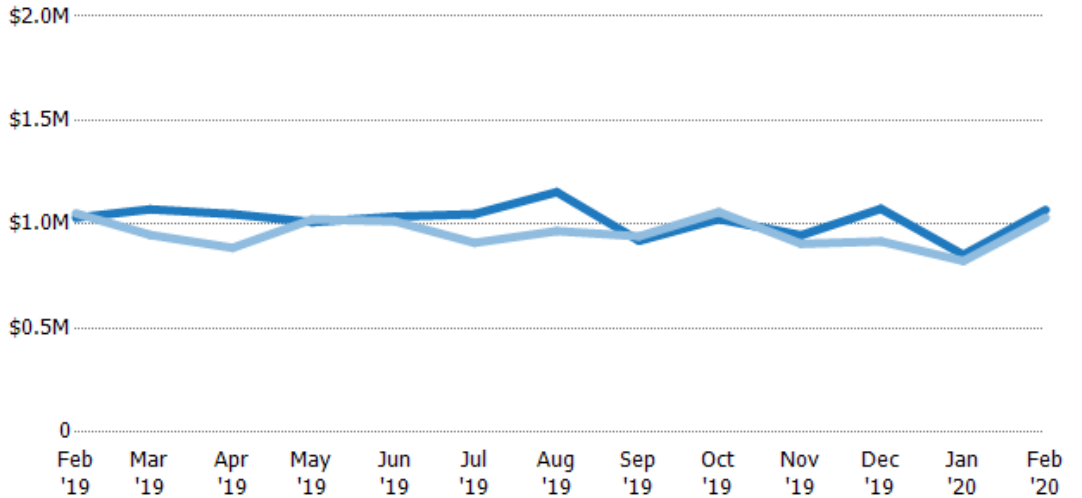
The average sales price of the residential properties sold each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Price	% Chg.
Feb '20	\$1.07M	3.7%
Feb '19	\$1.03M	-2%
Feb '18	\$1.05M	-26.2%



Month	Current Year	Prior Year	Percent Change from Prior Year
Feb '19	\$1.03M	\$1.05M	-2%
Mar '19	\$1.07M	\$948K	13%
Apr '19	\$1.05M	\$887K	18%
May '19	\$1.01M	\$1.02M	-1%
Jun '19	\$1.04M	\$1.01M	2%
Jul '19	\$1.05M	\$911K	15%
Aug '19	\$1.15M	\$967K	19%
Sep '19	\$921K	\$942K	-2%
Oct '19	\$1.03M	\$1.06M	-3%
Nov '19	\$947K	\$906K	5%
Dec '19	\$1.07M	\$918K	17%
Jan '20	\$853K	\$824K	4%
Feb '20	\$1.07M	\$1.03M	4%

## Median Sales Price

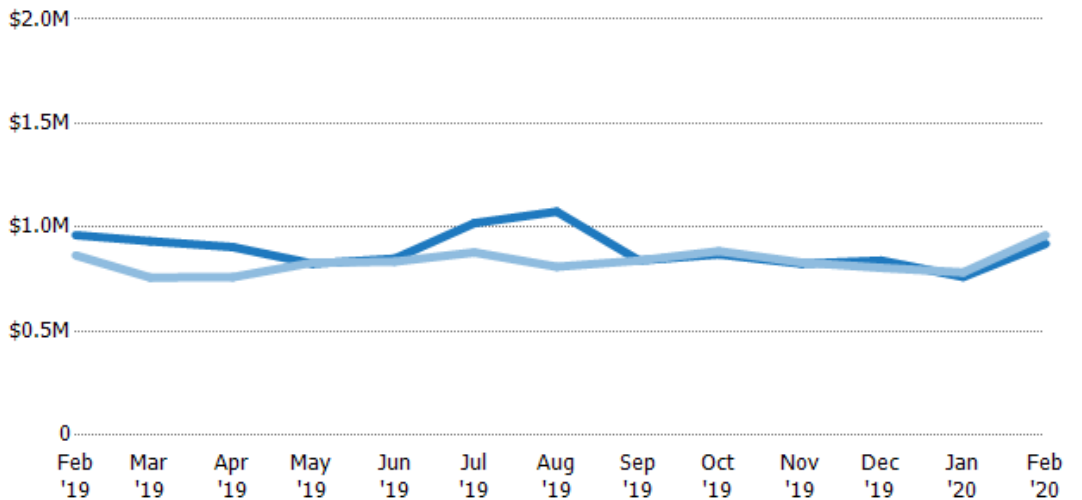
The median sales price of the residential properties sold each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Price	% Chg.
Feb '20	\$921K	-4.3%
Feb '19	\$962K	11.2%
Feb '18	\$865K	-15.3%



Month	Current Year	Prior Year	Percent Change from Prior Year
Feb '19	\$962K	\$865K	11%
Mar '19	\$933K	\$759K	23%
Apr '19	\$905K	\$760K	19%
May '19	\$825K	\$830K	-1%
Jun '19	\$849K	\$835K	2%
Jul '19	\$1.02M	\$879K	16%
Aug '19	\$1.08M	\$810K	33%
Sep '19	\$840K	\$840K	0%
Oct '19	\$870K	\$885K	-2%
Nov '19	\$825K	\$831K	-1%
Dec '19	\$840K	\$805K	4%
Jan '20	\$762K	\$783K	-3%
Feb '20	\$921K	\$962K	-4%

## Distressed Listings

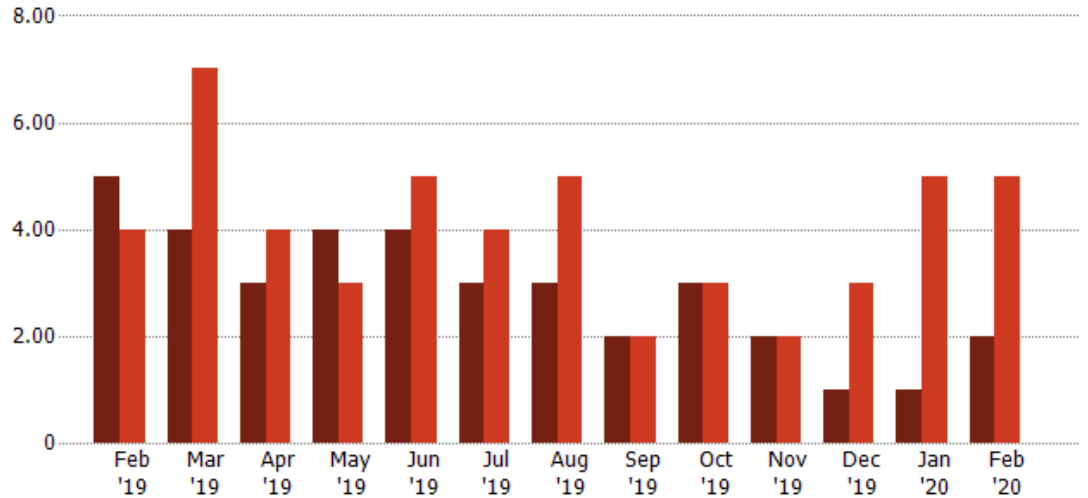
The number of distressed residential properties that were for sale at the end of each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Feb '20	2	-60%
Feb '19	5	25%
Feb '18	4	-75%



Current Year	5	4	3	4	4	3	3	2	3	2	1	1	2
Prior Year	4	7	4	3	5	4	5	2	3	2	3	5	5
Percent Change from Prior Year	25%	-43%	-25%	33%	-20%	-25%	-40%	0%	0%	0%	-67%	-80%	-60%

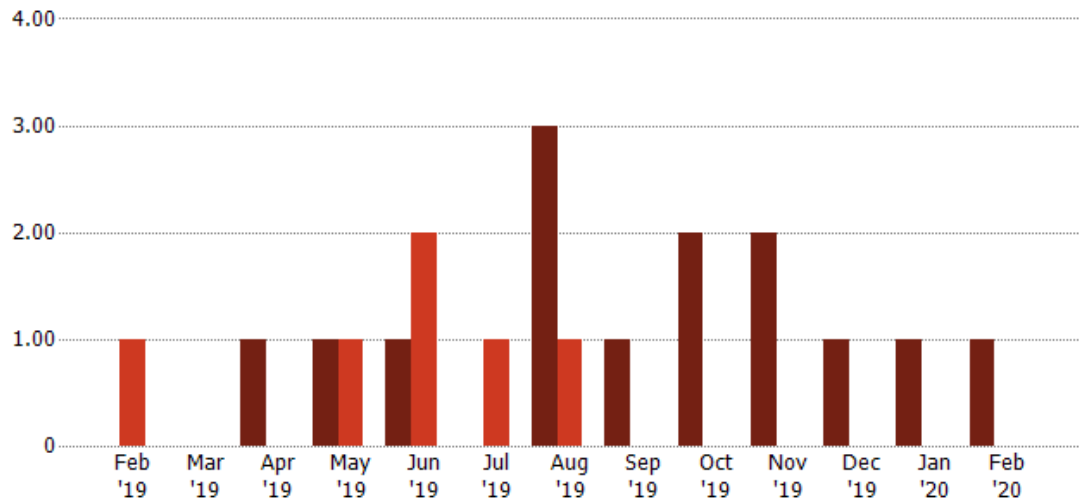
## Distressed Sales

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	1
Prior Year	1	-	-	1	2	1	1	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	100%	0%	-50%	-100%	200%	100%	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:** 03/10/2020

**Scheduled:** No

**Report Date Range:** From 2/2019 To: 2/2020

### 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

<b>MLS:</b>	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 2/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area