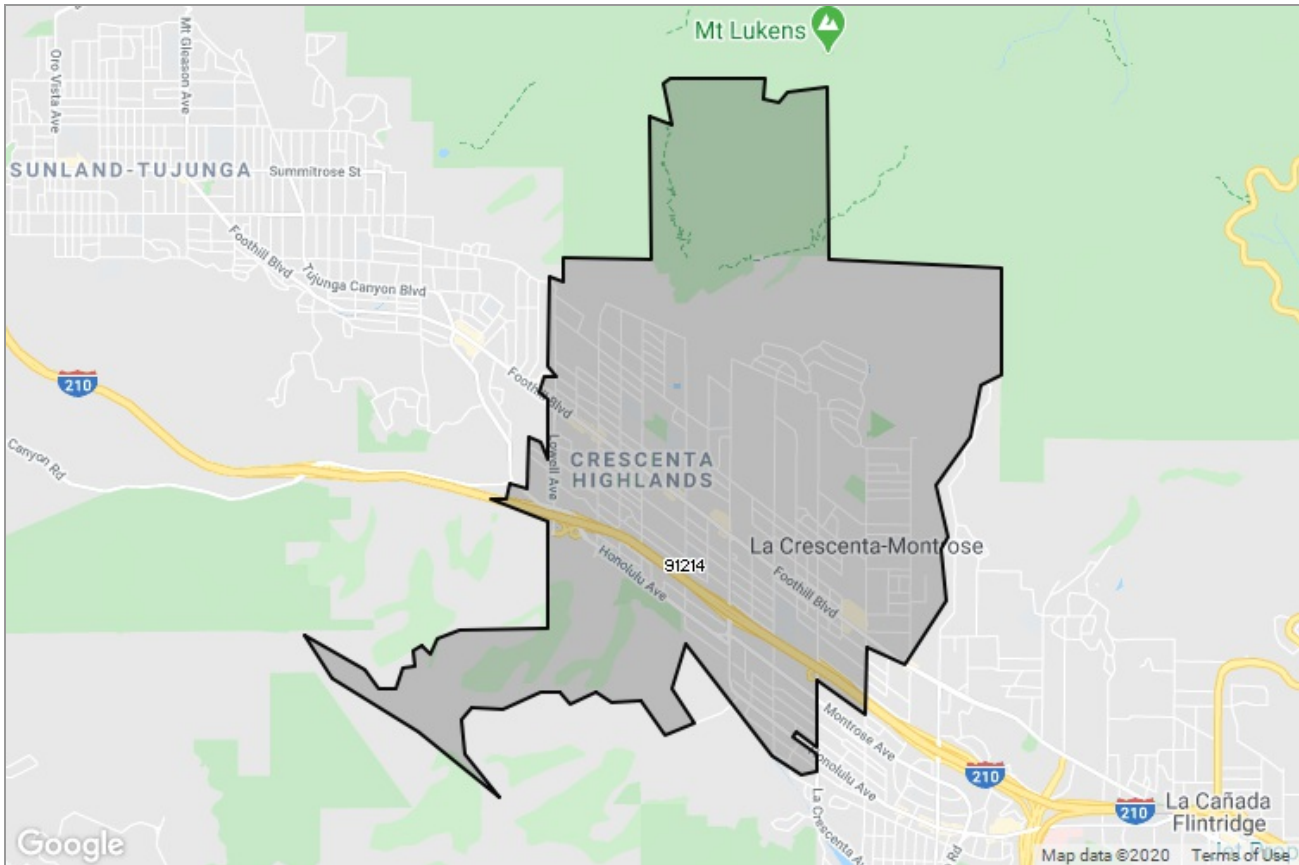




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# La Crescenta



## Report Characteristics

**Report Name:**  
La Crescenta

**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	21	31	-32.3%	44	56	-21.4%
New Listing Volume	\$16,997,000	\$26,460,775	-35.8%	\$39,806,903	\$47,708,765	-16.6%
Active Listing Count	31	51	-39.2%	N/A	N/A	
Active Listing Volume	\$26,678,254	\$43,644,625	-38.9%	N/A	N/A	
Average Listing Price	\$860,589	\$855,777	+0.6%	\$902,821	\$855,973	+5.5%
Median Listing Price	\$798,888	\$849,000	-5.9%	\$820,690	\$863,063	-4.9%
Months of Inventory	1.4	3.4	-58.6%	2.4	2.3	+4.4%
Absorption Rate	70.97%	29.41%	+41.6%	40.91%	42.71%	-1.8%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	24	14	+71.4%	N/A	N/A	
Pending Sales Volume	\$21,161,795	\$12,406,900	+70.6%	N/A	N/A	
Closed Sales Count	18	12	+50%	40	27	+48.1%
Closed Sales Volume	\$17,263,250	\$9,682,800	+78.3%	\$35,032,700	\$21,242,300	+64.9%
Average Sales Price	\$959,069	\$806,900	+18.9%	\$875,817	\$786,752	+11.3%
Median Sales Price	\$817,500	\$785,900	+4%	\$837,850	\$773,178	+8.4%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	1	1	+-	N/A	N/A	

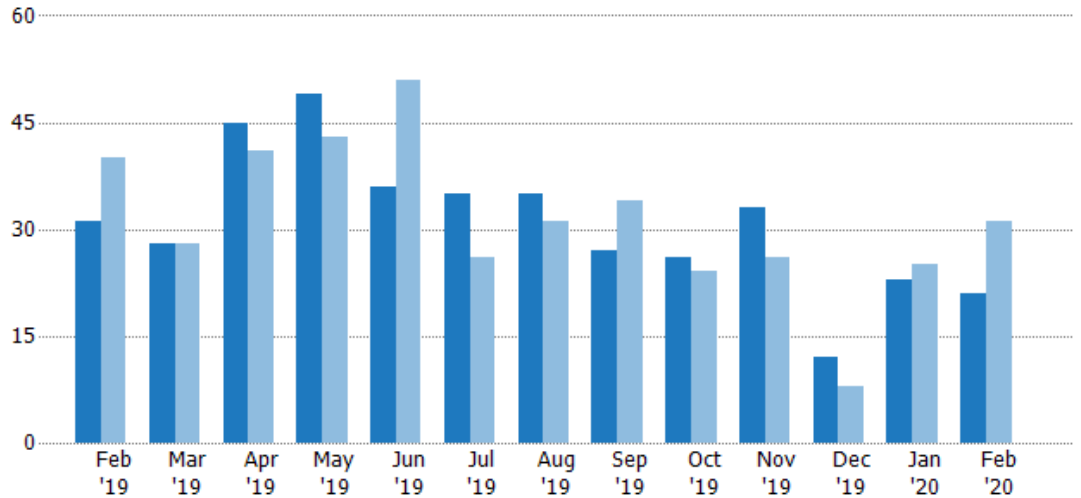
## New Listings

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Feb '20	21	-32.3%
Feb '19	31	-22.5%
Feb '18	40	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	31	28	45	49	36	35	35	27	26	33	12	23	21
Prior Year	40	28	41	43	51	26	31	34	24	26	8	25	31
Percent Change from Prior Year	-23%	0%	10%	14%	-29%	35%	13%	-21%	8%	27%	50%	-8%	-32%

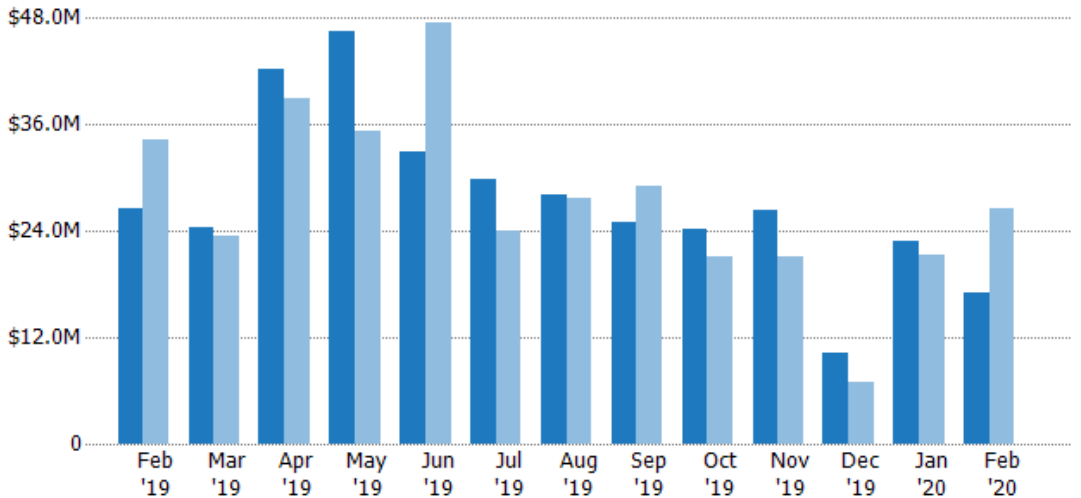
## New Listing Volume

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Feb '20	\$17M	-35.8%
Feb '19	\$26.5M	-22.8%
Feb '18	\$34.3M	-16.2%



	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	\$26.5M	\$24.4M	\$42.3M	\$46.6M	\$32.9M	\$29.8M	\$28M	\$25.1M	\$24.2M	\$26.2M	\$10.2M	\$22.8M	\$17M
Prior Year	\$34.3M	\$23.4M	\$38.9M	\$35.2M	\$47.5M	\$24M	\$27.8M	\$29M	\$21.2M	\$21.1M	\$6.96M	\$21.2M	\$26.5M
Percent Change from Prior Year	-23%	4%	9%	32%	-31%	25%	1%	-13%	14%	24%	47%	7%	-36%

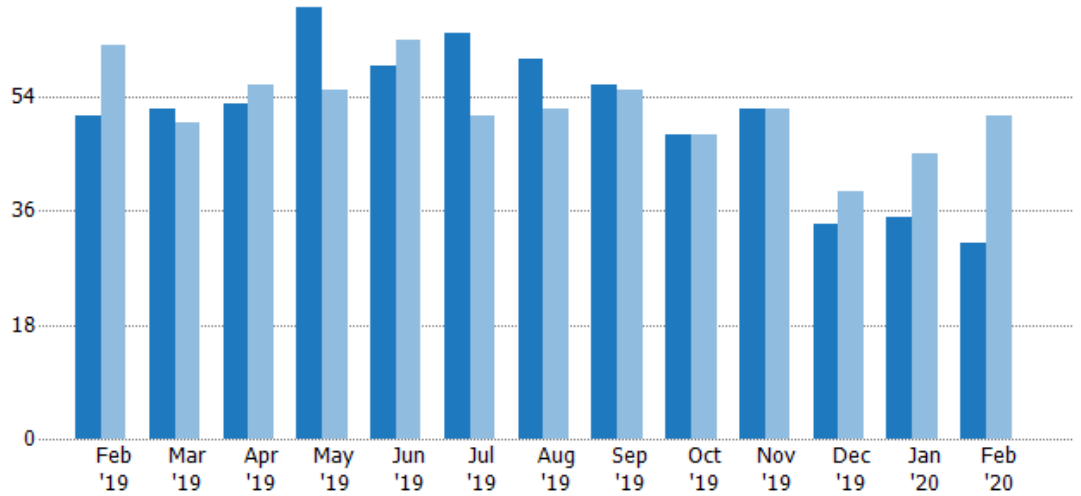
## Active Listings

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

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Feb '20	31	-39.2%
Feb '19	51	-17.7%
Feb '18	62	-4.8%



Current Year	51	52	53	68	59	64	60	56	48	52	34	35	31
Prior Year	62	50	56	55	63	51	52	55	48	52	39	45	51
Percent Change from Prior Year	-18%	4%	-5%	24%	-6%	25%	15%	2%	0%	0%	-13%	-22%	-39%

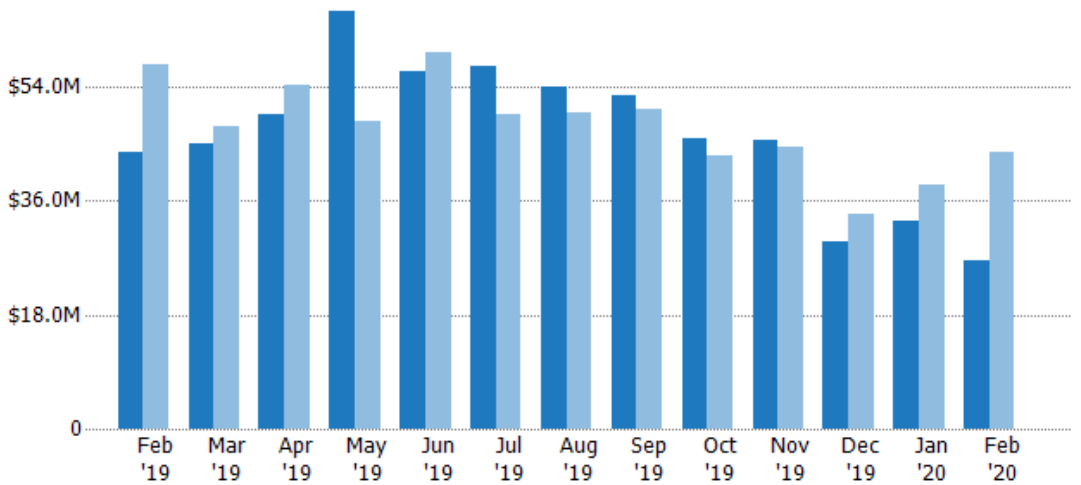
## Active Listing Volume

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

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Feb '20	\$26.7M	-38.9%
Feb '19	\$43.6M	-24.2%
Feb '18	\$57.6M	-27.6%



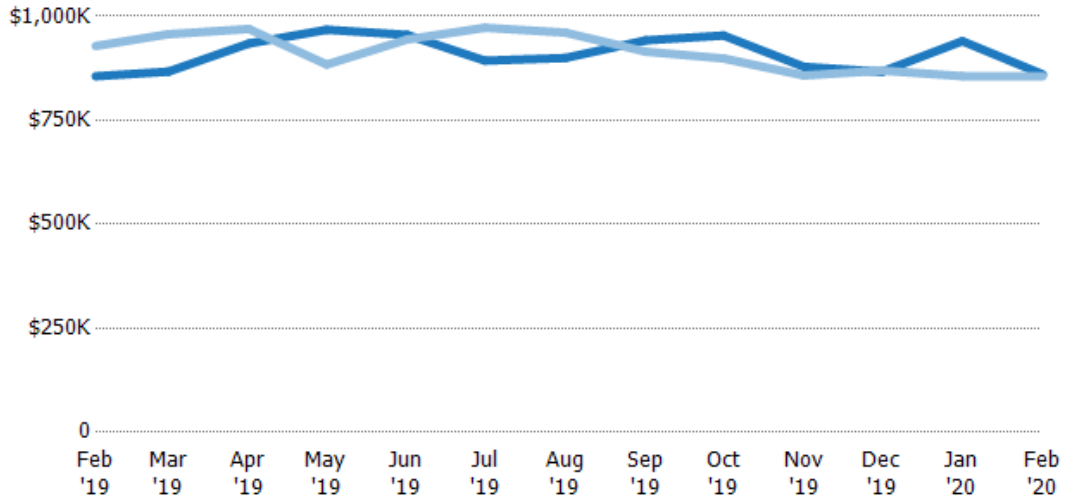
Current Year	\$43.6M	\$45.1M	\$49.5M	\$65.8M	\$56.4M	\$57.2M	\$54M	\$52.8M	\$45.8M	\$45.7M	\$29.5M	\$32.9M	\$26.7M
Prior Year	\$57.6M	\$47.8M	\$54.3M	\$48.6M	\$59.5M	\$49.6M	\$50M	\$50.3M	\$43.1M	\$44.6M	\$33.9M	\$38.5M	\$43.6M
Percent Change from Prior Year	-24%	-6%	-9%	35%	-5%	15%	8%	5%	6%	2%	-13%	-15%	-39%

## Average Listing Price

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Month/Year	Price	% Chg.
Feb '20	\$861K	0.6%
Feb '19	\$856K	-7.8%
Feb '18	\$929K	-23.9%

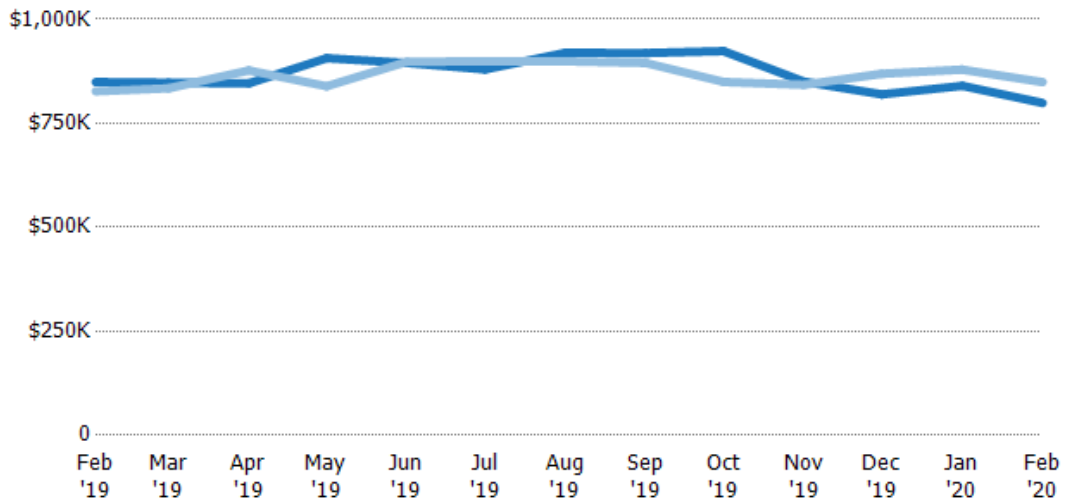
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '19	\$856K	\$929K	-8%
Mar '19	\$867K	\$957K	-9%
Apr '19	\$935K	\$970K	-4%
May '19	\$968K	\$884K	9%
Jun '19	\$955K	\$944K	1%
Jul '19	\$893K	\$973K	-8%
Aug '19	\$900K	\$961K	-6%
Sep '19	\$942K	\$915K	3%
Oct '19	\$954K	\$899K	6%
Nov '19	\$879K	\$858K	2%
Dec '19	\$867K	\$870K	0%
Jan '20	\$940K	\$856K	10%
Feb '20	\$861K	\$856K	1%

## Median Listing Price

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Month/Year	Price	% Chg.
Feb '20	\$799K	-5.9%
Feb '19	\$849K	2.7%
Feb '18	\$827K	-15.5%

Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '19	\$849K	\$827K	3%
Mar '19	\$848K	\$834K	2%
Apr '19	\$846K	\$877K	-4%
May '19	\$907K	\$839K	8%
Jun '19	\$895K	\$898K	0%
Jul '19	\$880K	\$899K	-2%
Aug '19	\$920K	\$899K	2%
Sep '19	\$919K	\$895K	3%
Oct '19	\$924K	\$849K	9%
Nov '19	\$850K	\$842K	1%
Dec '19	\$820K	\$869K	-6%
Jan '20	\$840K	\$879K	-4%
Feb '20	\$799K	\$849K	-6%

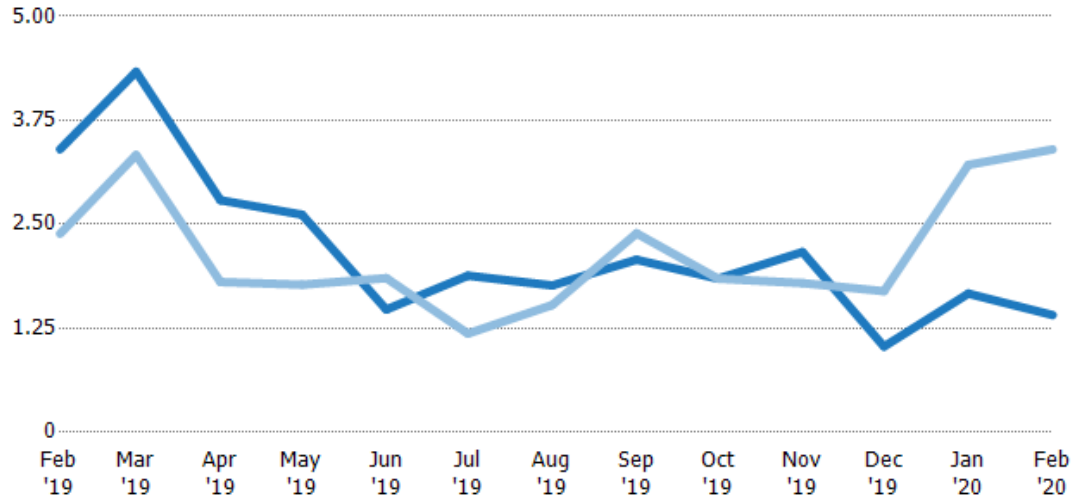
## Months of Inventory

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

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Months	% Chg.
Feb '20	1.41	-58.6%
Feb '19	3.4	42.6%
Feb '18	2.38	30.2%



Current Year	3.4	4.33	2.79	2.62	1.48	1.88	1.76	2.07	1.85	2.17	1.03	1.67	1.41
Prior Year	2.38	3.33	1.81	1.77	1.85	1.19	1.53	2.39	1.85	1.79	1.7	3.21	3.4
Percent Change from Prior Year	43%	30%	54%	47%	-20%	59%	15%	-13%	0%	21%	-39%	-48%	-59%

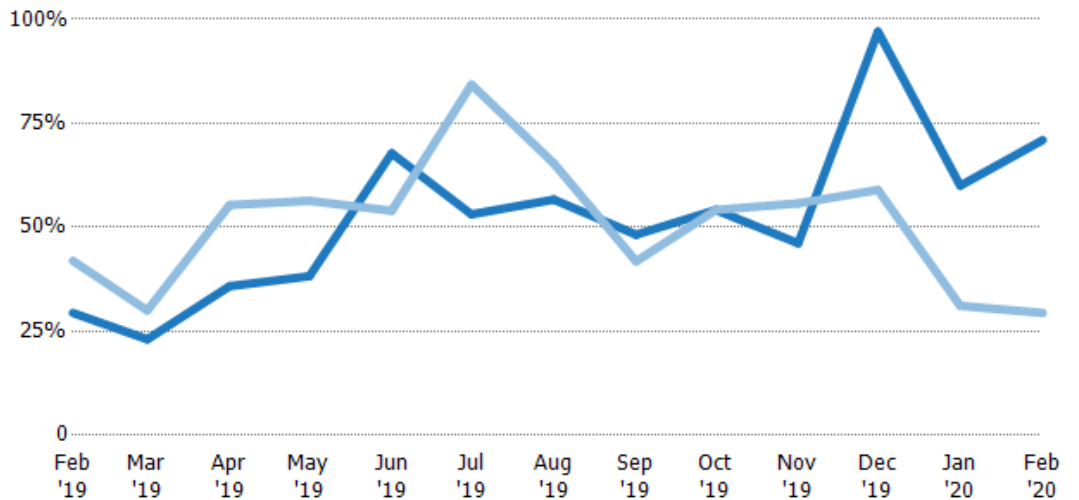
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Rate	Chg.
Feb '20	71%	-41.6%
Feb '19	29%	12.5%
Feb '18	42%	-23.2%



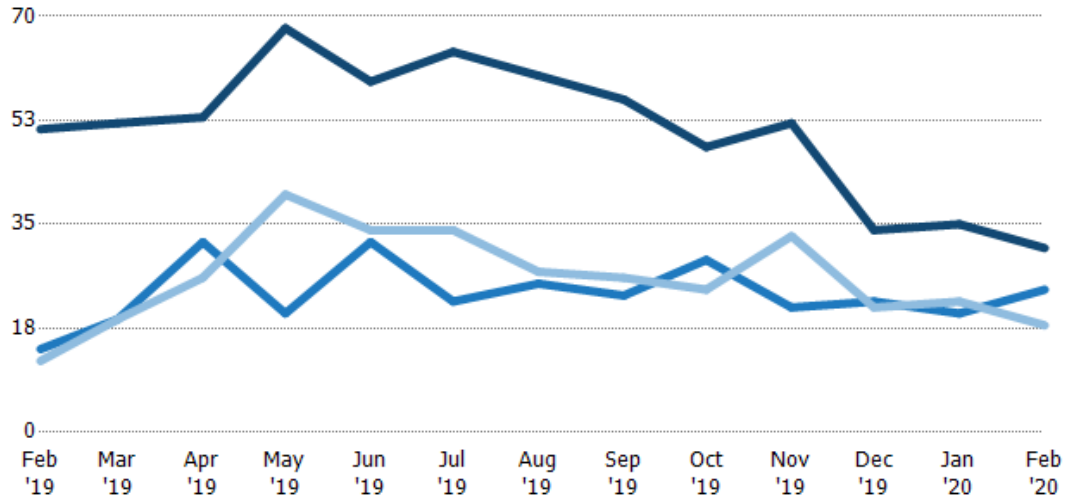
Current Year	29%	23%	36%	38%	68%	53%	57%	48%	54%	46%	97%	60%	71%
Prior Year	42%	30%	55%	56%	54%	84%	65%	42%	54%	56%	59%	31%	29%
Change from Prior Year	13%	7%	20%	18%	-14%	31%	9%	-6%	0%	10%	-38%	-29%	-42%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: La Crescenta, CA 91214  
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	51	52	53	68	59	64	60	56	48	52	34	35	31
Pending	14	19	32	20	32	22	25	23	29	21	22	20	24
Sold	12	19	26	40	34	34	27	26	24	33	21	22	18

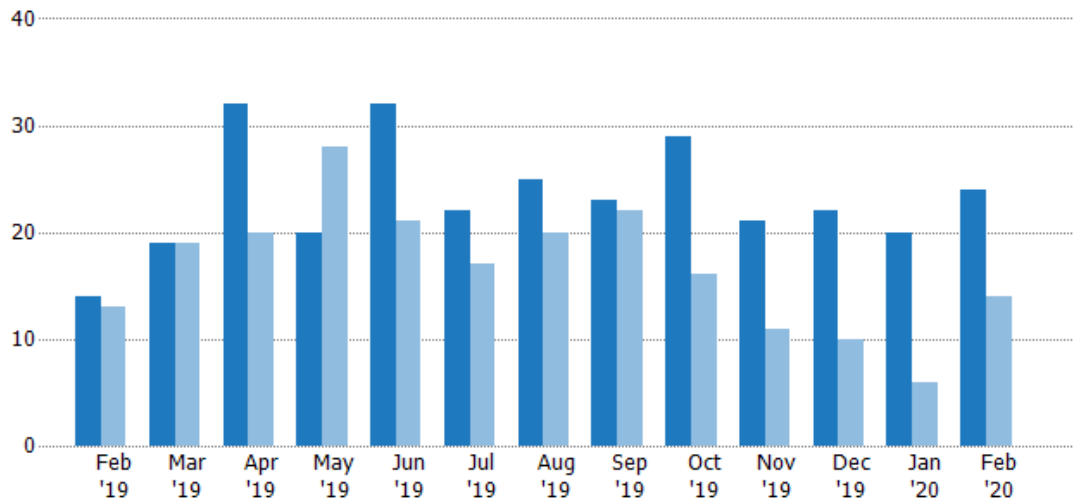
## Pending Sales

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/Year	Count	% Chg.
Feb '20	24	71.4%
Feb '19	14	7.7%
Feb '18	13	53.8%



Current Year	14	19	32	20	32	22	25	23	29	21	22	20	24
Prior Year	13	19	20	28	21	17	20	22	16	11	10	6	14
Percent Change from Prior Year	8%	0%	60%	-29%	52%	29%	25%	5%	81%	91%	120%	233%	71%

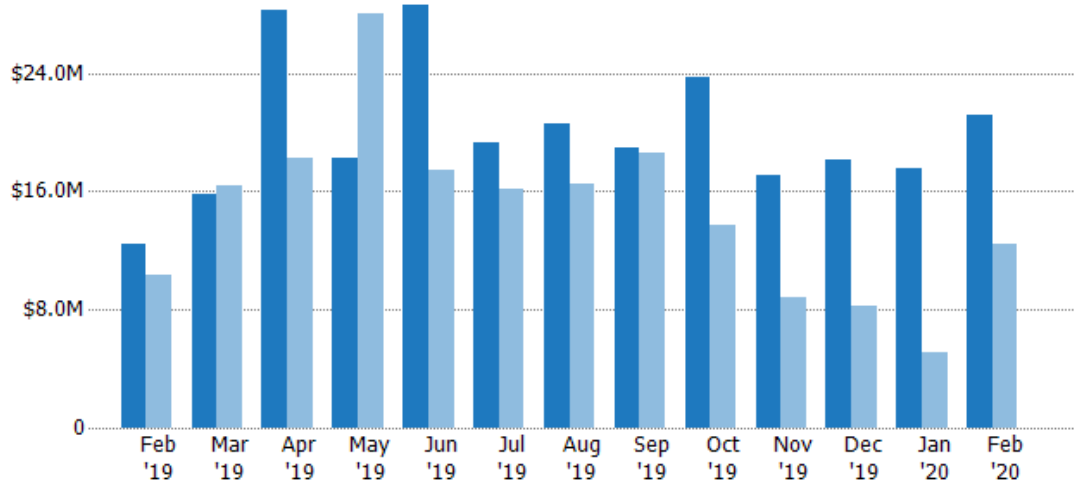
## Pending Sales Volume

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

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Feb '20	\$21.2M	70.6%
Feb '19	\$12.4M	19.6%
Feb '18	\$10.4M	46.1%



Current Year	\$12.4M	\$15.8M	\$28.3M	\$18.3M	\$28.6M	\$19.3M	\$20.6M	\$18.9M	\$23.7M	\$17.1M	\$18.2M	\$17.5M	\$21.2M
Prior Year	\$10.4M	\$16.4M	\$18.3M	\$28M	\$17.4M	\$16.1M	\$16.5M	\$18.6M	\$13.7M	\$8.86M	\$8.2M	\$5.14M	\$12.4M
Percent Change from Prior Year	20%	-4%	55%	-35%	64%	20%	25%	2%	74%	93%	121%	240%	71%

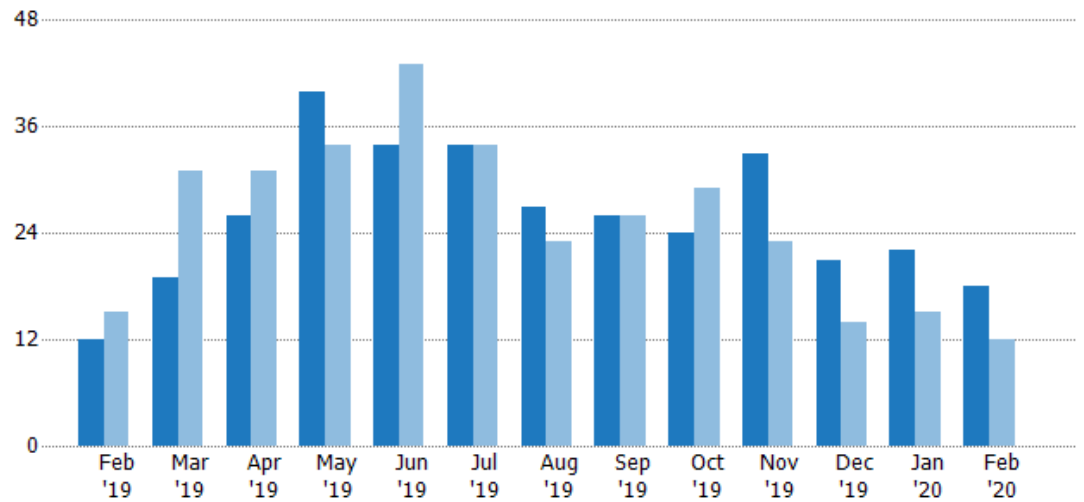
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Feb '20	18	50%
Feb '19	12	-20%
Feb '18	15	13.3%



Current Year	12	19	26	40	34	34	27	26	24	33	21	22	18
Prior Year	15	31	31	34	43	34	23	26	29	23	14	15	12
Percent Change from Prior Year	-20%	-39%	-16%	18%	-21%	0%	17%	0%	-17%	43%	50%	47%	50%



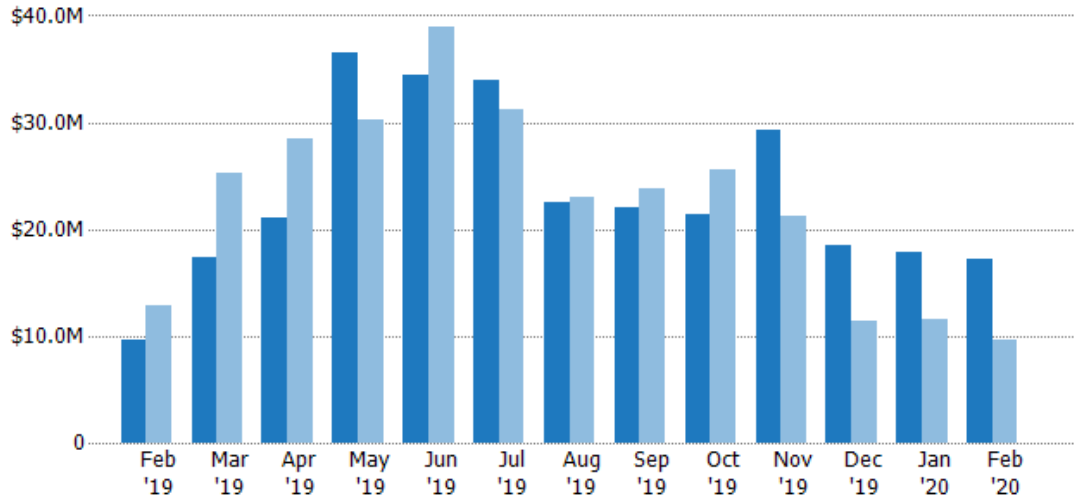
## Closed Sales Volume

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Feb '20	\$17.3M	78.3%
Feb '19	\$9.68M	-24.8%
Feb '18	\$12.9M	7.8%



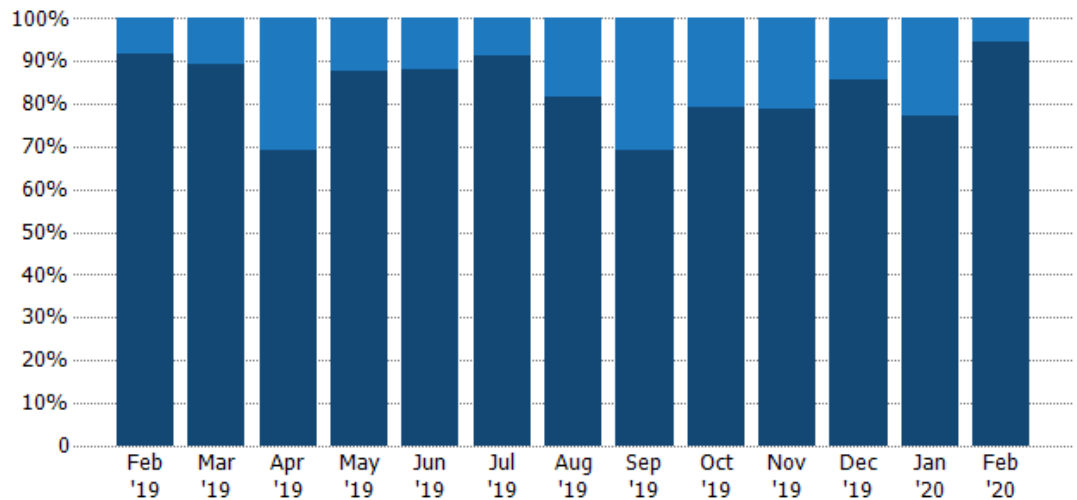
Current Year	\$9.68M	\$17.3M	\$21.1M	\$36.5M	\$34.4M	\$34M	\$22.4M	\$22.1M	\$21.5M	\$29.2M	\$18.5M	\$17.8M	\$17.3M
Prior Year	\$12.9M	\$25.3M	\$28.4M	\$30.3M	\$38.9M	\$31.2M	\$23M	\$23.9M	\$25.6M	\$21.3M	\$11.5M	\$11.6M	\$9.68M
Percent Change from Prior Year	-25%	-31%	-26%	21%	-12%	9%	-3%	-7%	-16%	37%	61%	54%	78%

## Closed Sales by Property Type

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Condo/Townhouse	8%	11%	31%	13%	12%	9%	19%	31%	21%	21%	14%	23%	6%
Single Family Residence	92%	89%	69%	88%	88%	91%	81%	69%	79%	79%	86%	77%	94%

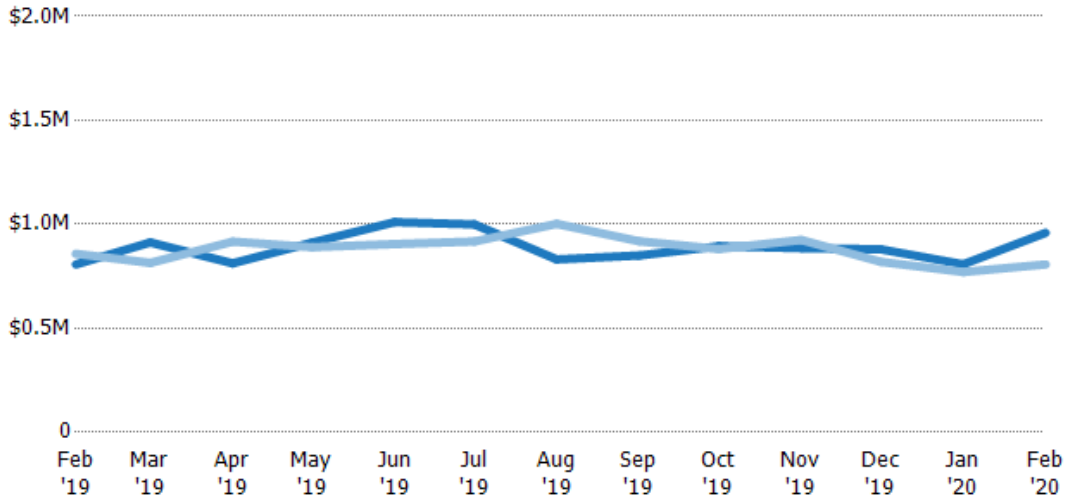
## Average Sales Price

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Feb '20	\$959K	18.9%
Feb '19	\$807K	-6%
Feb '18	\$858K	-4.9%



Current Year	\$807K	\$913K	\$812K	\$912K	\$1.01M	\$999K	\$831K	\$850K	\$894K	\$885K	\$880K	\$808K	\$959K
Prior Year	\$858K	\$815K	\$917K	\$890K	\$905K	\$917K	\$1M	\$918K	\$881K	\$925K	\$819K	\$771K	\$807K
Percent Change from Prior Year	-6%	12%	-11%	3%	12%	9%	-17%	-7%	2%	-4%	7%	5%	19%

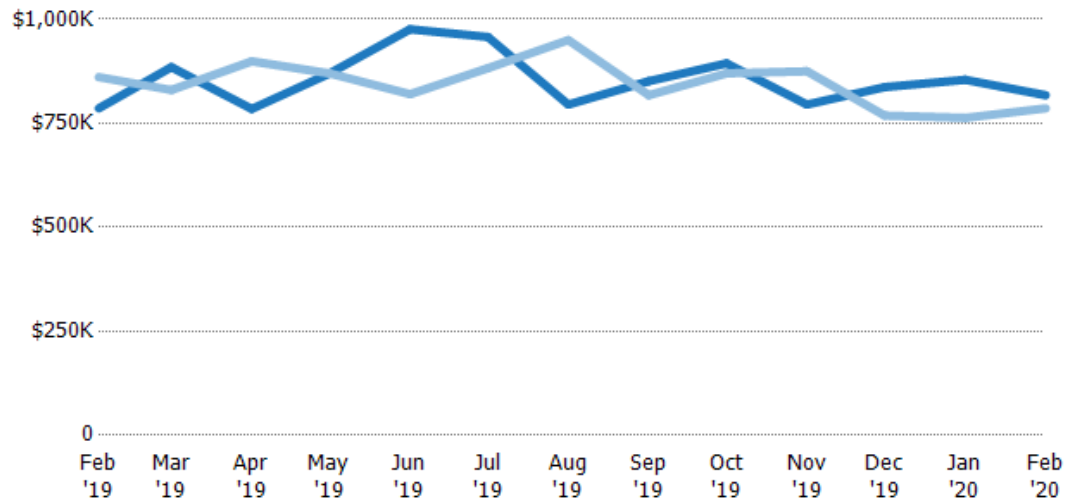
## Median Sales Price

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Feb '20	\$818K	4%
Feb '19	\$786K	-8.7%
Feb '18	\$861K	-9.8%



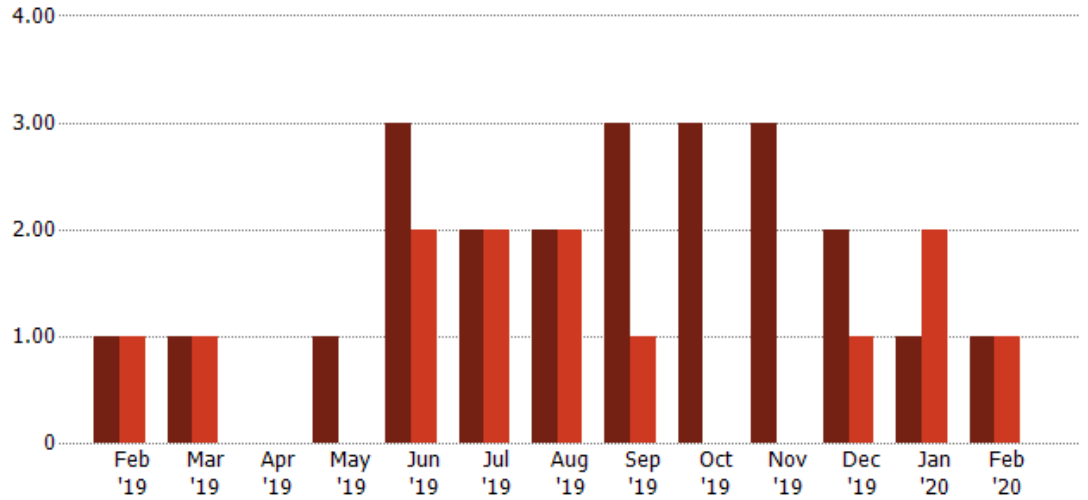
Current Year	\$786K	\$885K	\$785K	\$870K	\$976K	\$958K	\$795K	\$851K	\$894K	\$795K	\$837K	\$855K	\$818K
Prior Year	\$861K	\$830K	\$899K	\$870K	\$820K	\$882K	\$950K	\$818K	\$870K	\$875K	\$769K	\$763K	\$786K
Percent Change from Prior Year	-9%	7%	-13%	0%	19%	9%	-16%	4%	3%	-9%	9%	12%	4%

## Distressed Listings

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

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



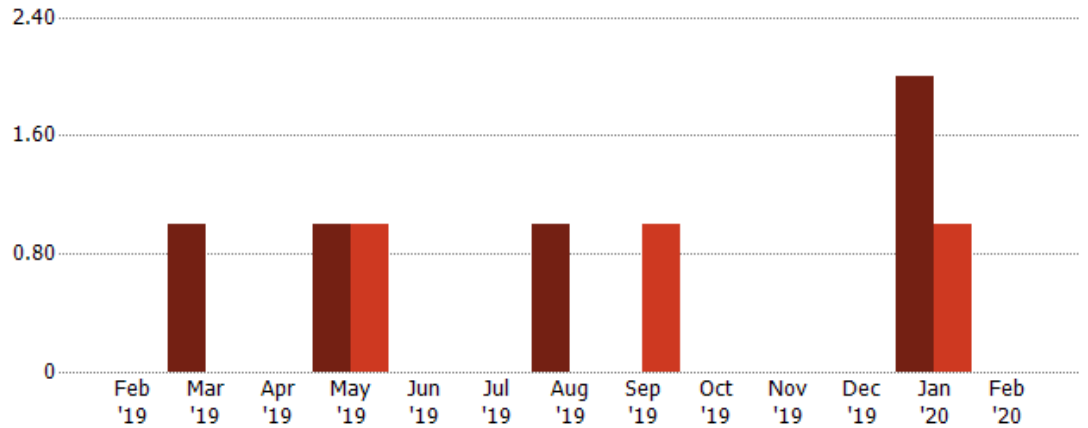
Current Year	1	1	-	1	3	2	2	3	3	3	2	1	1
Prior Year	1	1	-	-	2	2	2	1	-	-	1	2	1
Percent Change from Prior Year	0%	0%	-	100%	50%	0%	0%	200%	100%	100%	100%	-50%	0%

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

ZIP: La Crescenta, CA 91214  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Current Year	-	1	-	1	-	-	1	-	-	-	-	2	-
Prior Year	-	-	-	1	-	-	-	1	-	-	-	1	-
Percent Change from Prior Year	-	100%	-	0%	-	-	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:** La Crescenta

**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:** La Crescenta, CA 91214

### 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