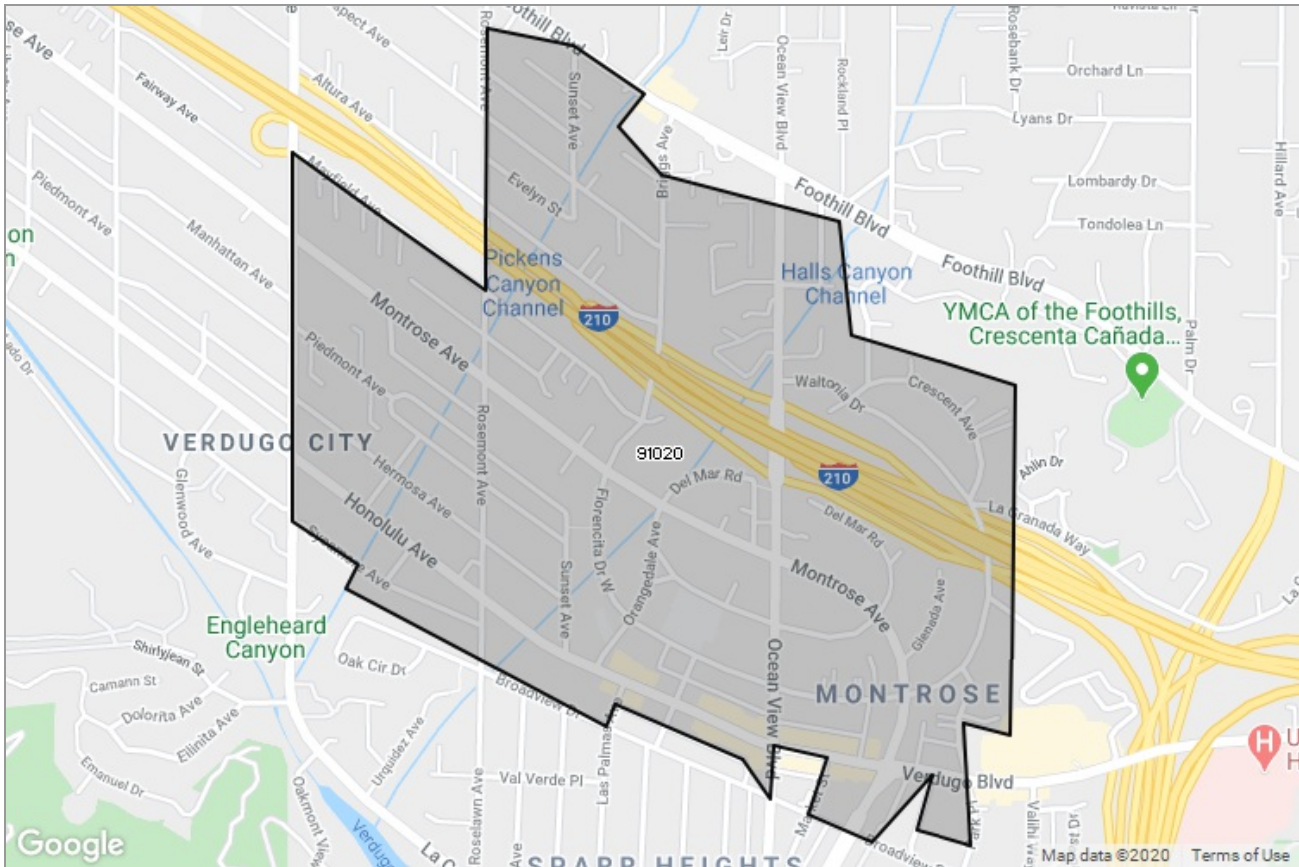




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Montrose



## Report Characteristics

**Report Name:**  
Montrose

**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	3	8	-62.5%	4	13	-69.2%
New Listing Volume	\$2,058,000	\$7,138,787	-71.2%	\$2,957,000	\$11,545,575	-74.4%
Active Listing Count	4	14	-71.4%	N/A	N/A	
Active Listing Volume	\$4,036,000	\$12,112,587	-66.7%	N/A	N/A	
Average Listing Price	\$1,009,000	\$865,185	+16.6%	\$1,104,857	\$860,451	+28.4%
Median Listing Price	\$824,500	\$804,000	+2.5%	\$942,571	\$796,778	+18.3%
Months of Inventory	0.7	14	-95.2%	2.3	6.8	-65.4%
Absorption Rate	150%	7.14%	+142.9%	42.86%	14.81%	+28%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	1	7	-85.7%	N/A	N/A	
Pending Sales Volume	\$620,000	\$5,455,899	-88.6%	N/A	N/A	
Closed Sales Count	3	2	+50%	9	3	+200%
Closed Sales Volume	\$2,760,000	\$1,458,000	+89.3%	\$7,563,000	\$2,658,000	+184.5%
Average Sales Price	\$920,000	\$729,000	+26.2%	\$840,333	\$886,000	-5.2%
Median Sales Price	\$940,000	\$729,000	+28.9%	\$844,333	\$886,000	-4.7%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

## New Listings

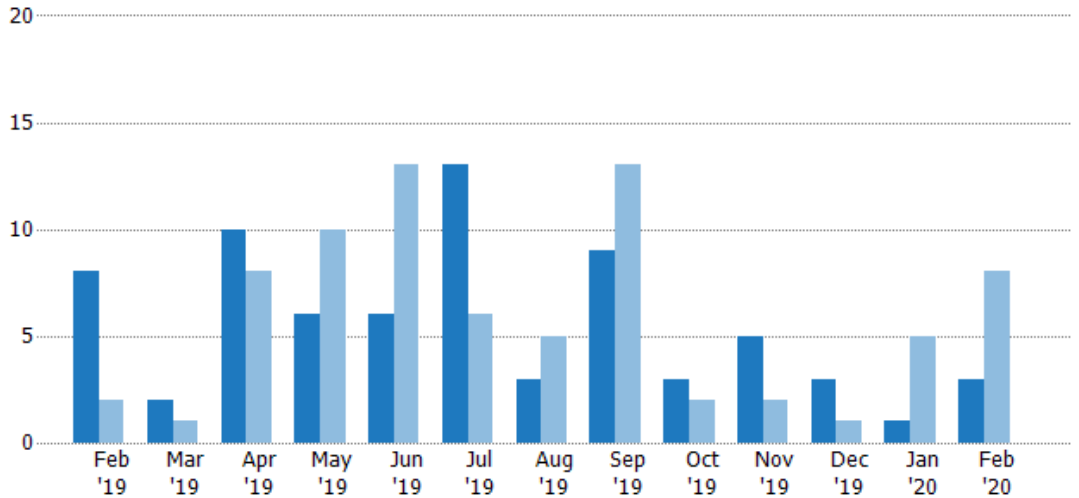
The number of new residential listings that were added each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Count	% Chg.
Feb '20	3	-62.5%
Feb '19	8	300%
Feb '18	2	150%



Current Year	8	2	10	6	6	13	3	9	3	5	3	1	3
Prior Year	2	1	8	10	13	6	5	13	2	2	1	5	8
Percent Change from Prior Year	300%	100%	25%	-40%	-54%	117%	-40%	-31%	50%	150%	200%	-80%	-63%

## New Listing Volume

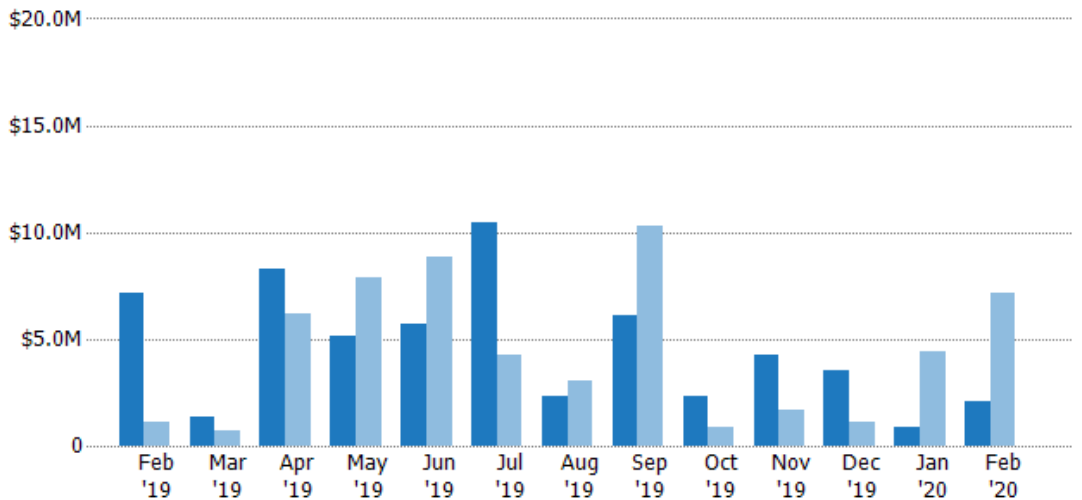
The sum of the listing price of residential listings that were added each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Volume	% Chg.
Feb '20	\$2.06M	-71.2%
Feb '19	\$7.14M	532.9%
Feb '18	\$1.13M	207.7%



Current Year	\$7.14M	\$1.34M	\$8.31M	\$5.16M	\$5.7M	\$10.4M	\$2.3M	\$6.08M	\$2.32M	\$4.24M	\$3.54M	\$899K	\$2.06M
Prior Year	\$1.13M	\$750K	\$6.2M	\$7.86M	\$8.82M	\$4.22M	\$3.05M	\$10.3M	\$854K	\$1.64M	\$1.15M	\$4.41M	\$7.14M
Percent Change from Prior Year	533%	79%	34%	-34%	-35%	147%	-25%	-41%	171%	159%	208%	-80%	-71%

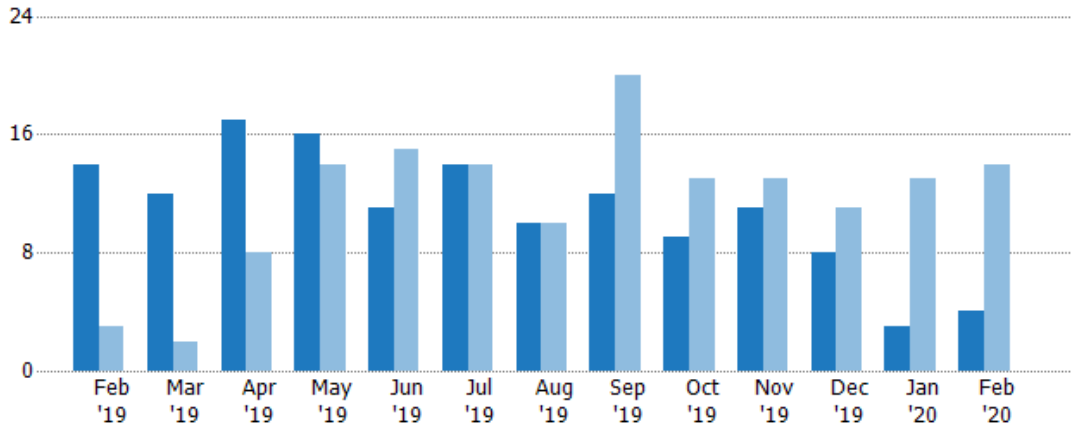
## Active Listings

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

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '19	14	3	367%
Mar '19	12	2	500%
Apr '19	17	8	113%
May '19	16	14	14%
Jun '19	11	15	-27%
Jul '19	14	14	0%
Aug '19	10	10	0%
Sep '19	12	20	-40%
Oct '19	9	13	-31%
Nov '19	11	13	-15%
Dec '19	8	11	-27%
Jan '20	3	13	-77%
Feb '20	4	14	-71%

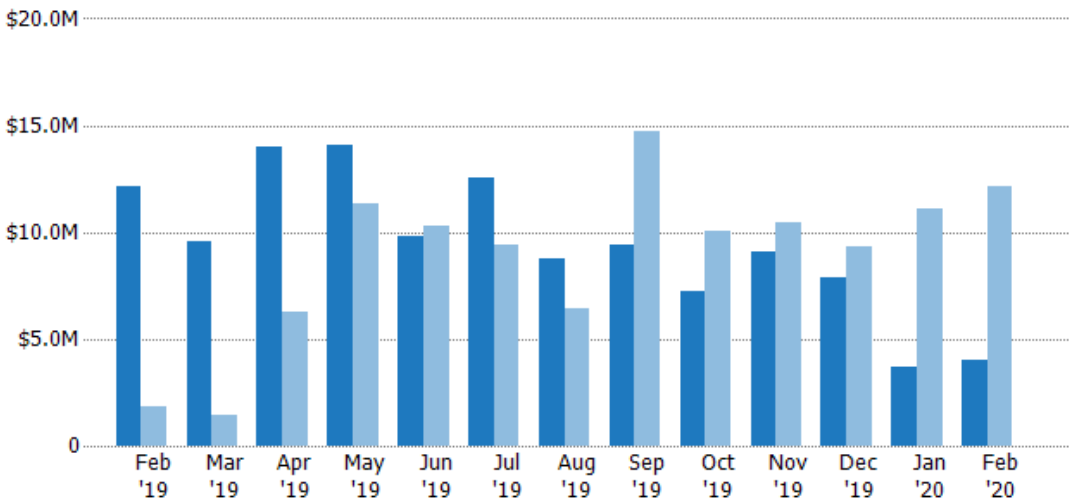
## Active Listing Volume

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

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '19	\$12.1M	\$1.81M	570%
Mar '19	\$9.59M	\$1.43M	571%
Apr '19	\$14M	\$6.29M	123%
May '19	\$14.1M	\$11.4M	24%
Jun '19	\$9.8M	\$10.3M	-5%
Jul '19	\$12.5M	\$9.43M	33%
Aug '19	\$8.75M	\$6.44M	36%
Sep '19	\$9.39M	\$14.7M	-36%
Oct '19	\$7.2M	\$10.1M	-29%
Nov '19	\$9.07M	\$10.5M	-13%
Dec '19	\$7.89M	\$9.36M	-16%
Jan '20	\$3.7M	\$11.1M	-67%
Feb '20	\$4.04M	\$12.1M	-67%

## Average Listing Price

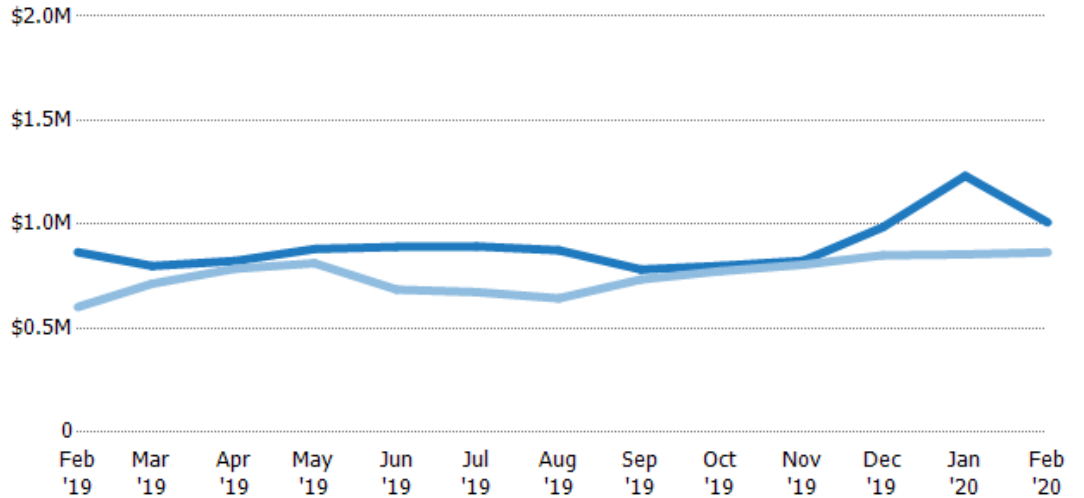
The average listing price of active residential listings at the end of each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Price	% Chg.
Feb '20	\$1.01M	16.6%
Feb '19	\$865K	43.6%
Feb '18	\$602K	7.7%



Current Year	\$865K	\$800K	\$824K	\$881K	\$891K	\$893K	\$875K	\$782K	\$800K	\$824K	\$986K	\$1.23M	\$1.01M
Prior Year	\$602K	\$714K	\$786K	\$813K	\$686K	\$674K	\$644K	\$735K	\$775K	\$806K	\$851K	\$855K	\$865K
Percent Change from Prior Year	44%	12%	5%	8%	30%	33%	36%	6%	3%	2%	16%	44%	17%

## Median Listing Price

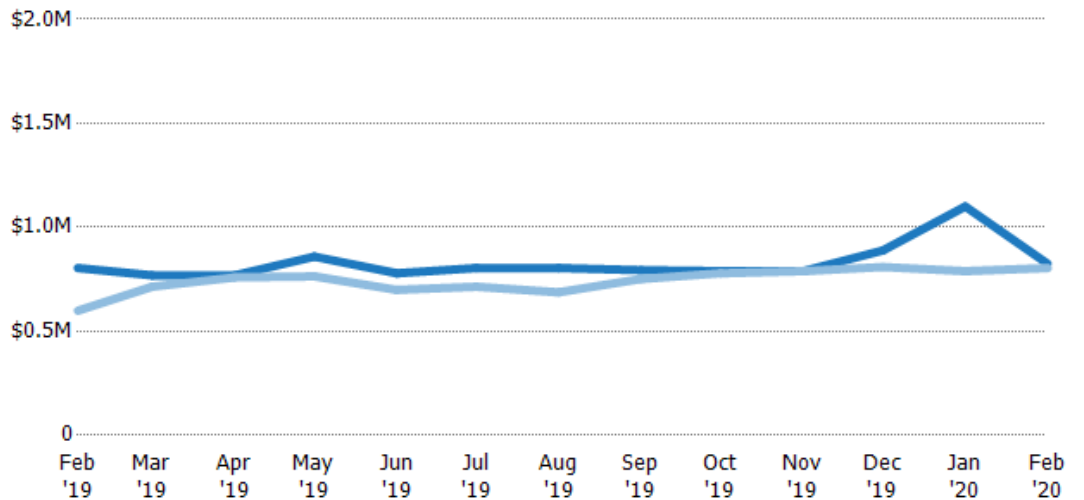
The median listing price of active residential listings at the end of each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Price	% Chg.
Feb '20	\$825K	2.5%
Feb '19	\$804K	34.2%
Feb '18	\$599K	4.2%



Current Year	\$804K	\$769K	\$769K	\$859K	\$779K	\$804K	\$804K	\$794K	\$789K	\$789K	\$889K	\$1.1M	\$825K
Prior Year	\$599K	\$714K	\$759K	\$764K	\$699K	\$714K	\$688K	\$752K	\$779K	\$789K	\$809K	\$789K	\$804K
Percent Change from Prior Year	34%	8%	1%	12%	11%	13%	17%	6%	1%	0%	10%	39%	3%

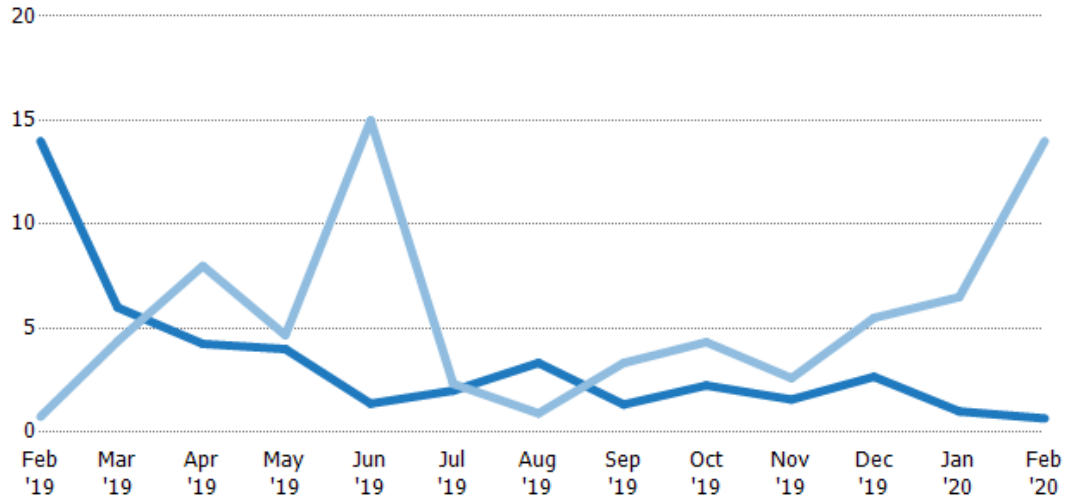
## Months of Inventory

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

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Current Year	14	6	4.25	4	1.38	2	3.33	1.33	2.25	1.57	2.67	1	0.67
Prior Year	0.75	4.38	8	4.67	15	2.33	0.91	3.33	4.33	2.6	5.5	6.5	14
Percent Change from Prior Year	1,767%	100%	-47%	-14%	-91%	-14%	267%	-60%	-48%	-40%	-52%	-85%	-95%

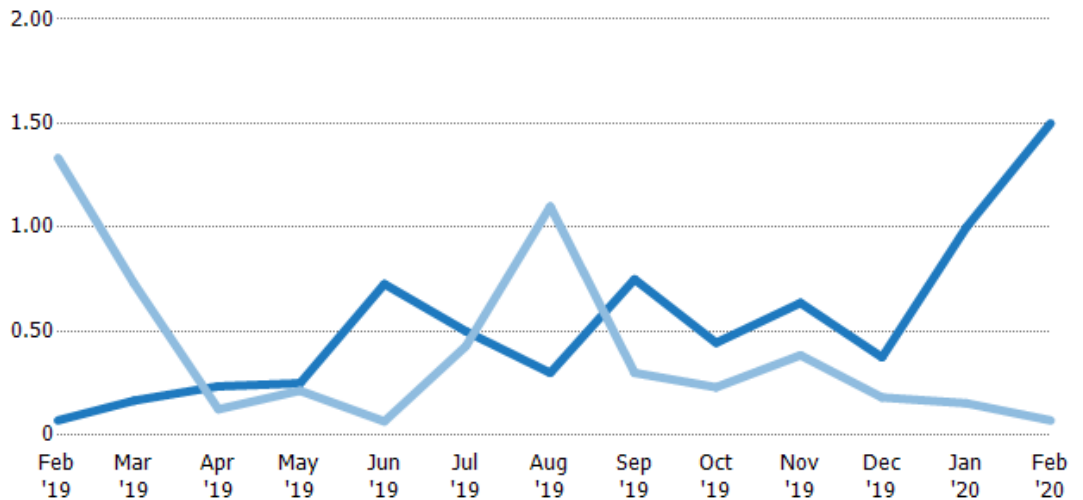
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



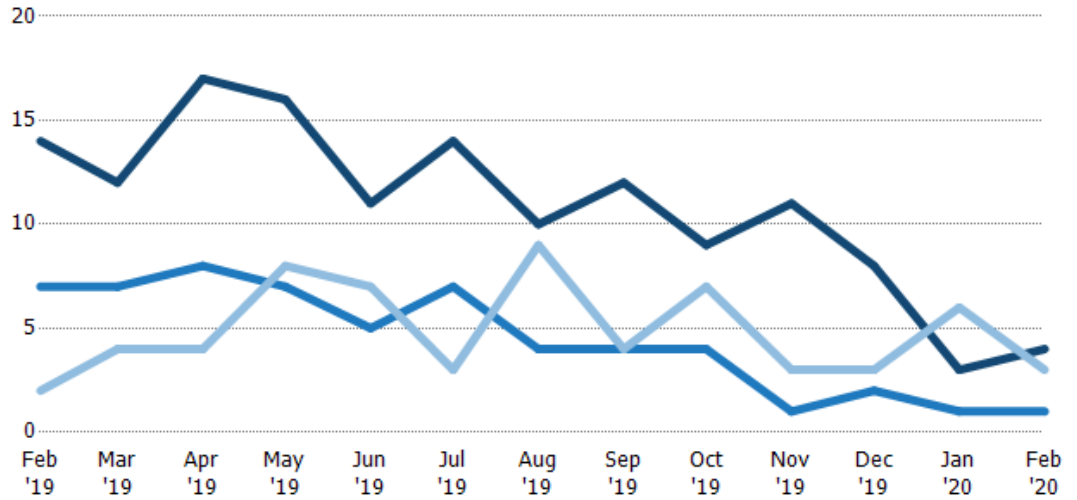
Current Year	7%	17%	24%	25%	73%	50%	30%	75%	44%	64%	38%	100%	150%
Prior Year	133%	73%	13%	21%	7%	43%	110%	30%	23%	38%	18%	15%	7%
Change from Prior Year	126%	-17%	-11%	-4%	-66%	-7%	80%	-45%	-21%	-25%	-19%	-85%	-143%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021  
 Property Type:  
 Condo/Townhouse/Apt, Single Family Residence



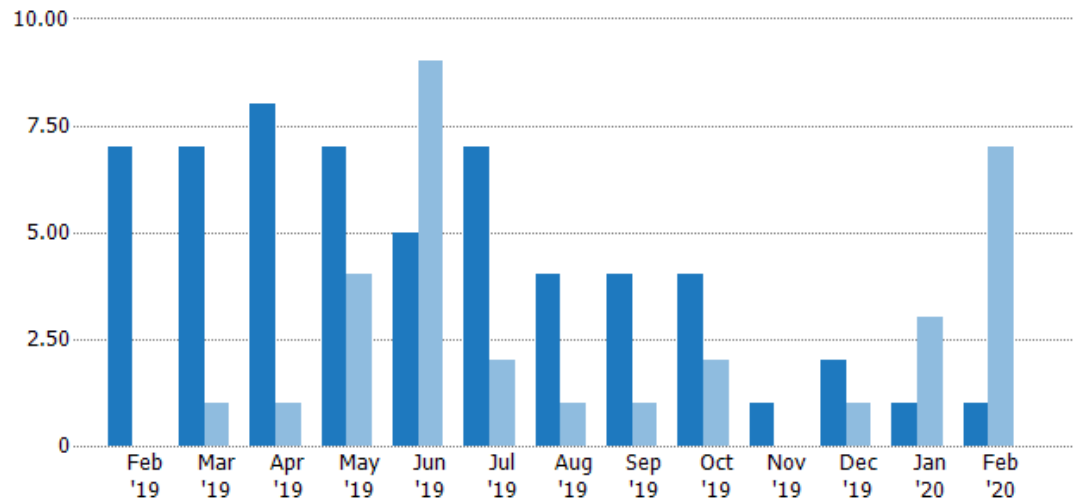
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Active	14	12	17	16	11	14	10	12	9	11	8	3	4
Pending	7	7	8	7	5	7	4	4	4	1	2	1	1
Sold	2	4	4	8	7	3	9	4	7	3	3	6	3

## Pending Sales

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

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021  
 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
Current Year	7	7	8	7	5	7	4	4	4	1	2	1	1
Prior Year	-	1	1	4	9	2	1	1	2	-	1	3	7
Percent Change from Prior Year	100%	600%	700%	75%	-44%	250%	300%	300%	100%	100%	100%	-67%	-86%

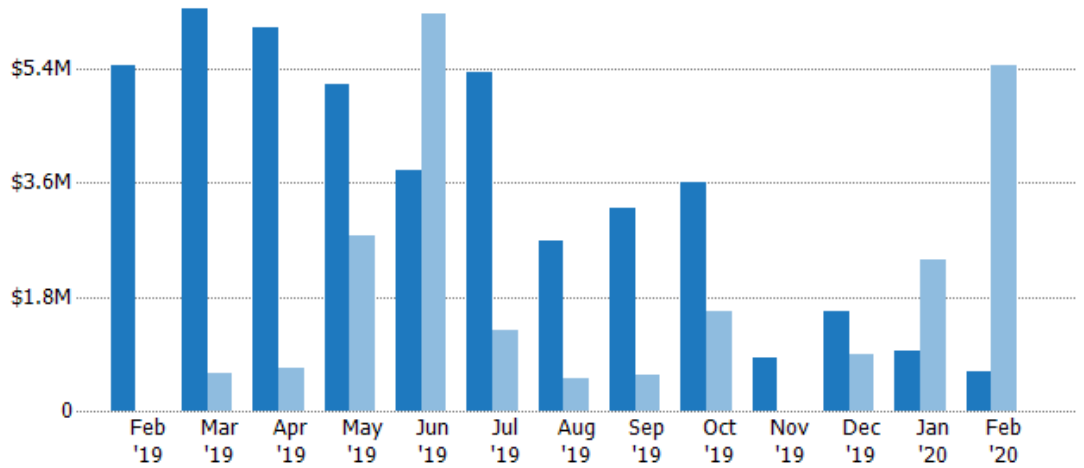
## Pending Sales Volume

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

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Current Year	\$5.46M	\$6.36M	\$6.06M	\$5.15M	\$3.8M	\$5.35M	\$2.69M	\$3.19M	\$3.62M	\$849K	\$1.57M	\$950K	\$620K
Prior Year	-	\$599K	\$670K	\$2.76M	\$6.28M	\$1.28M	\$499K	\$560K	\$1.58M	-	\$879K	\$2.38M	\$5.46M
Percent Change from Prior Year	100%	962%	805%	87%	-40%	319%	438%	469%	129%	100%	78%	-60%	-89%

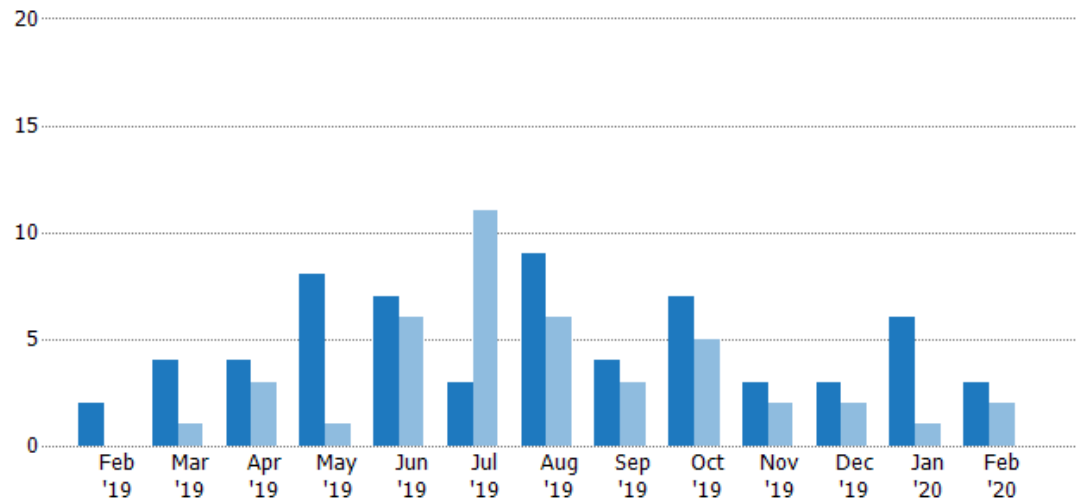
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Current Year	2	4	4	8	7	3	9	4	7	3	3	6	3
Prior Year	-	1	3	1	6	11	6	3	5	2	2	1	2
Percent Change from Prior Year	100%	300%	33%	700%	17%	-73%	50%	33%	40%	50%	50%	500%	50%



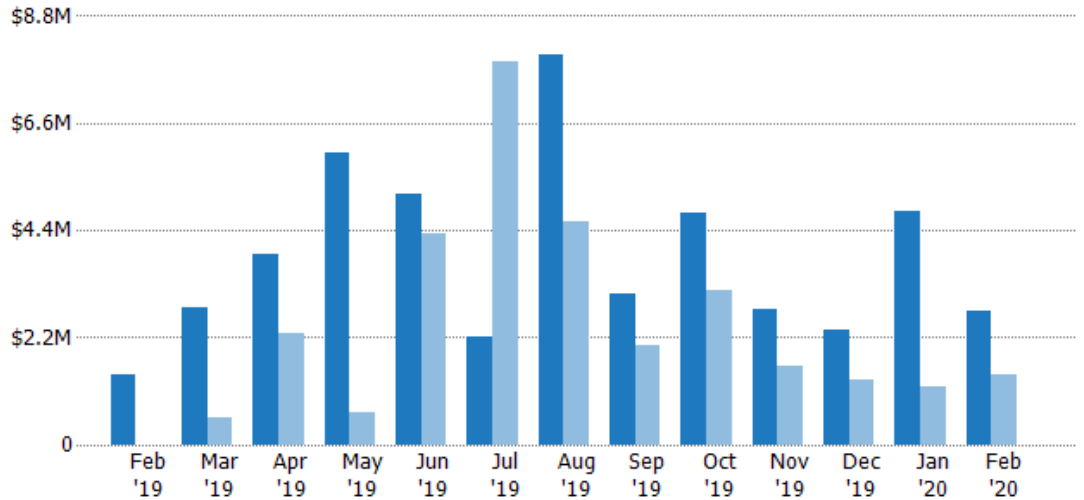
## Closed Sales Volume

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

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Current Year	\$1.46M	\$2.8M	\$3.91M	\$6.01M	\$5.13M	\$2.23M	\$8.01M	\$3.11M	\$4.75M	\$2.79M	\$2.36M	\$4.8M	\$2.76M
Prior Year	-	\$555K	\$2.31M	\$660K	\$4.35M	\$7.85M	\$4.6M	\$2.05M	\$3.17M	\$1.6M	\$1.35M	\$1.2M	\$1.46M
Percent Change from Prior Year	100%	405%	70%	810%	18%	-72%	74%	52%	50%	74%	75%	300%	89%

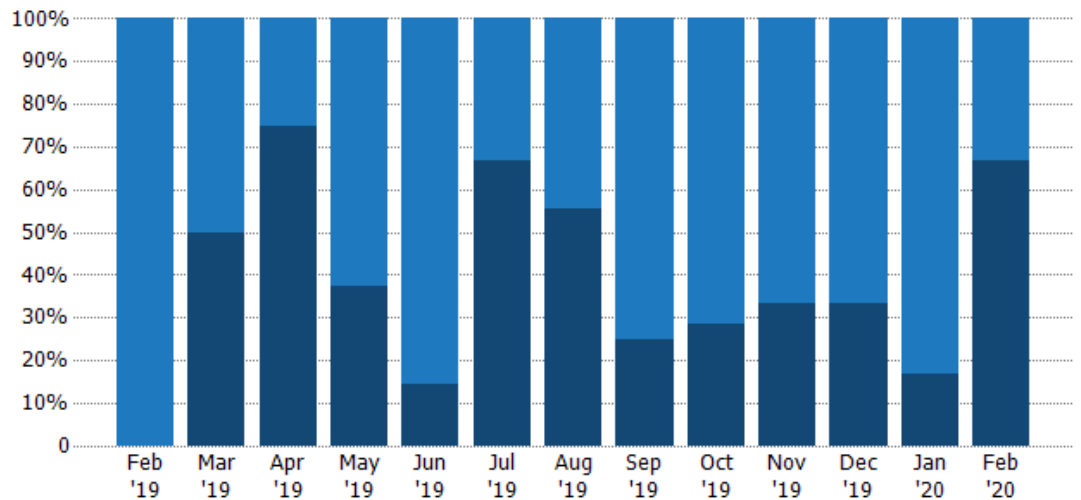
## Closed Sales by Property Type

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

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



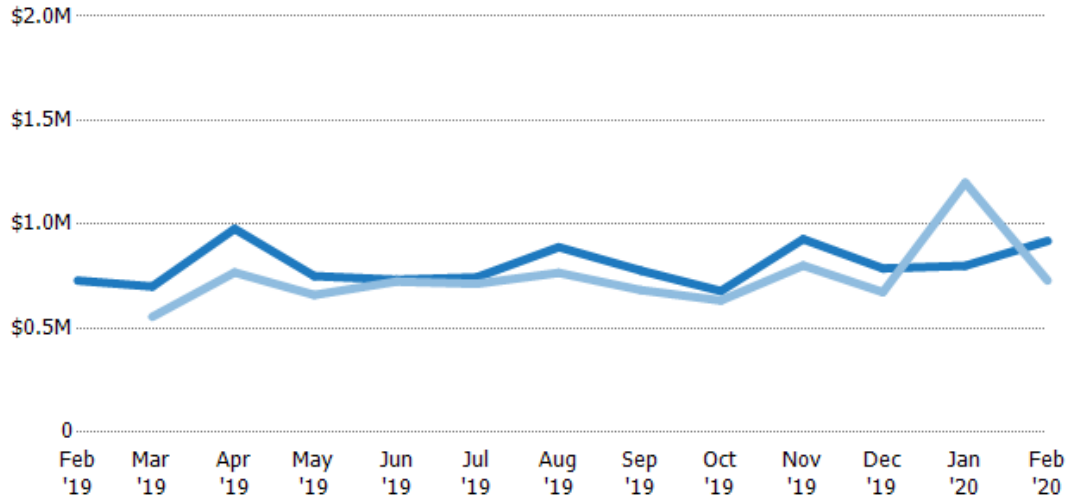
Condo/Townhouse	100%	50%	25%	63%	86%	33%	44%	75%	71%	67%	67%	83%	33%
Single Family Residence	-	50%	75%	38%	14%	67%	56%	25%	29%	33%	33%	17%	67%

## Average Sales Price

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

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021  
Property Type: Condo/Townhouse/Apt, Single Family Residence



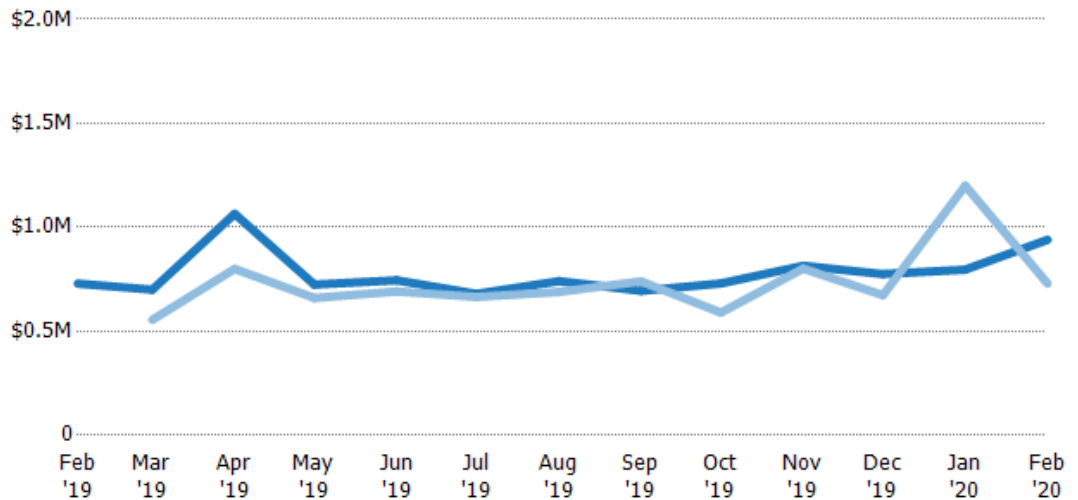
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$729K	\$701K	\$978K	\$751K	\$733K	\$745K	\$890K	\$777K	\$679K	\$928K	\$788K	\$801K	\$920K
Prior Year	-	\$555K	\$768K	\$660K	\$725K	\$714K	\$766K	\$683K	\$634K	\$802K	\$674K	\$1.2M	\$729K
Percent Change from Prior Year	100%	26%	27%	14%	1%	4%	16%	14%	7%	16%	17%	-33%	26%

## Median Sales Price

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

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021  
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
Current Year	\$729K	\$700K	\$1.07M	\$725K	\$745K	\$680K	\$741K	\$695K	\$730K	\$815K	\$775K	\$797K	\$940K
Prior Year	-	\$555K	\$800K	\$660K	\$692K	\$665K	\$689K	\$740K	\$590K	\$802K	\$674K	\$1.2M	\$729K
Percent Change from Prior Year	100%	26%	33%	10%	8%	2%	8%	-6%	24%	2%	15%	-34%	29%

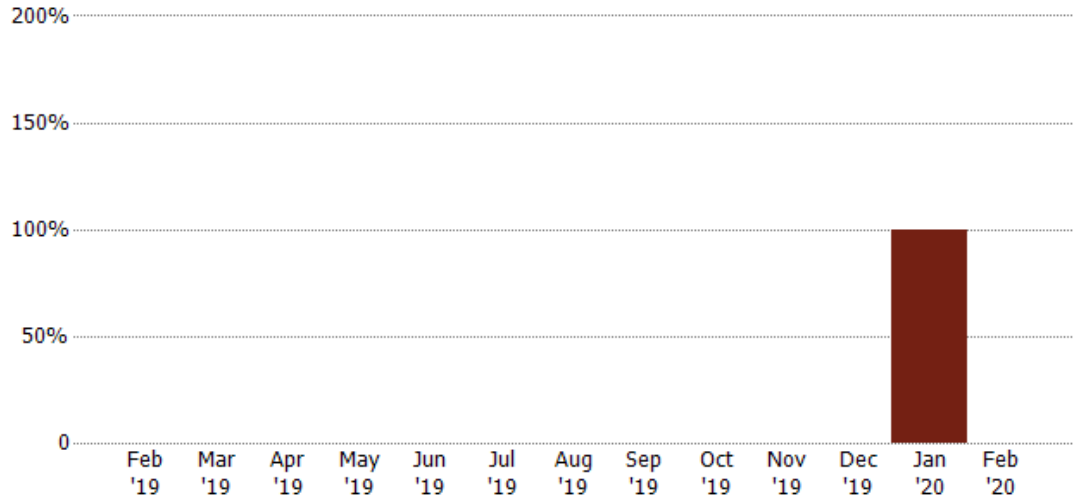
## Distressed Listings

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

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Current Year	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
	-	-	-	-	-	-	-	-	-	-	-	1	-

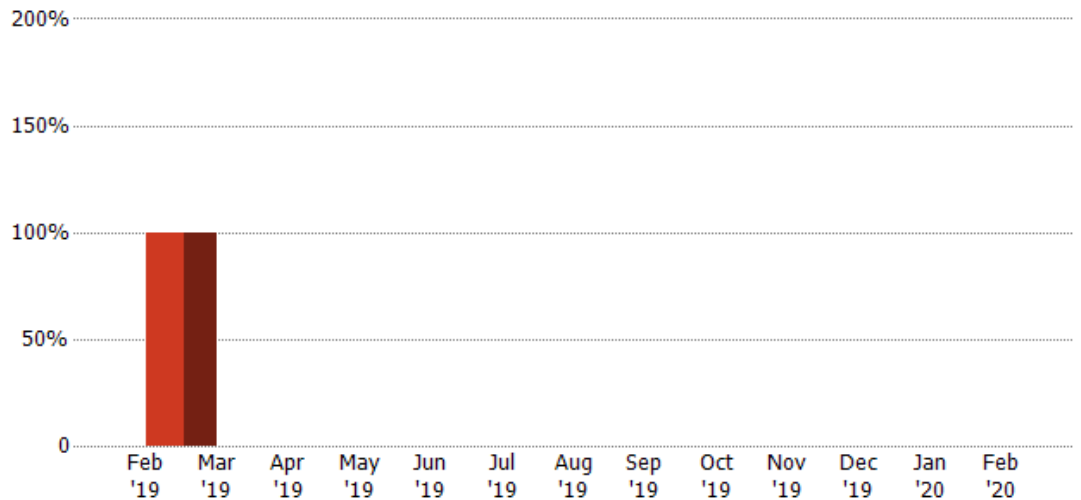
## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Current Year	Prior Year	Percent Change from Prior Year	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
			-	1	-	-	-	-	-	-	-	-	-	-	-
			1	-	-	-	-	-	-	-	-	-	-	-	-
			-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:** Montrose

**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:** Montrose, CA 91020    Montrose, CA 91021

### 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