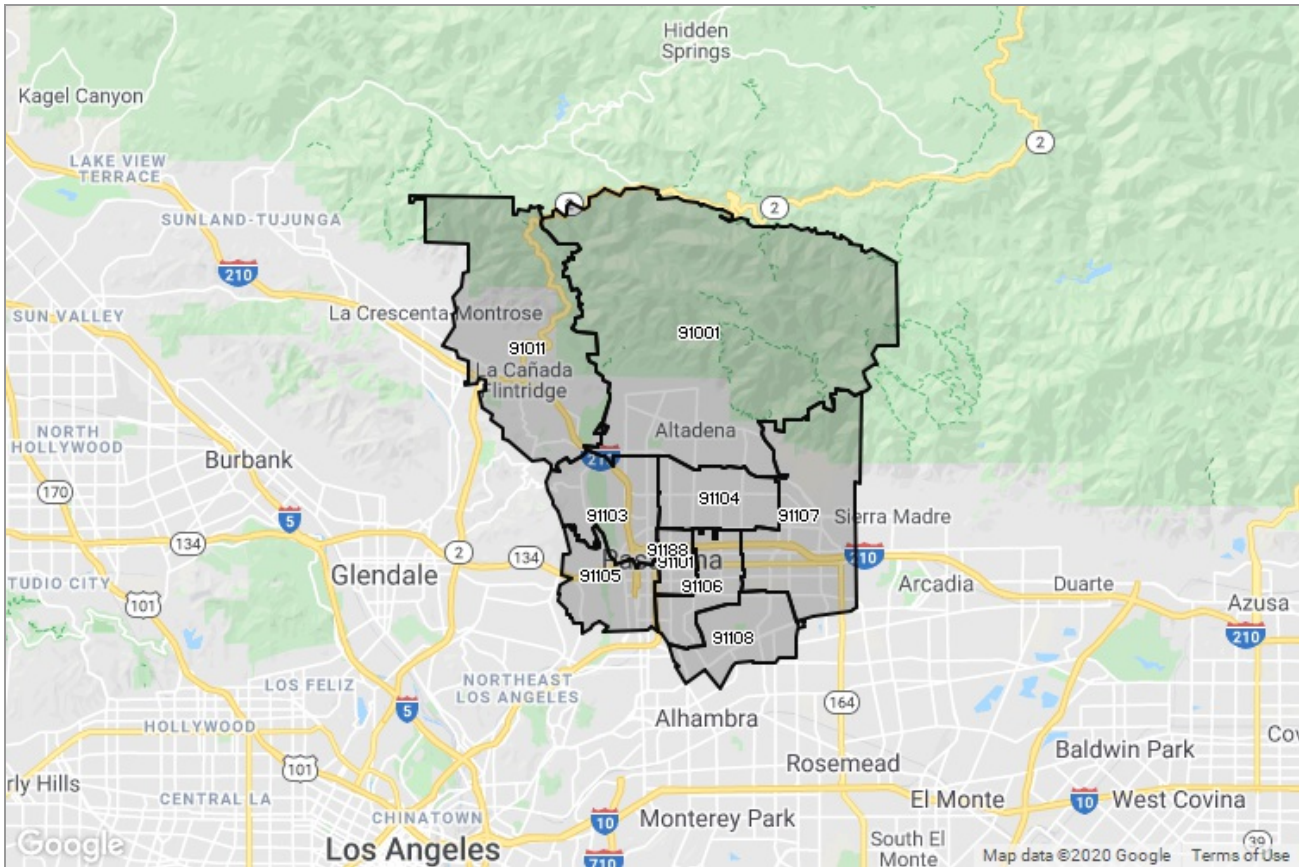




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Pasadena



Report Characteristics

Report Name:
Pasadena

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	+ / -
Listing Activity Charts Metrics						
New Listing Count	197	193	+2.1%	368	431	-14.6%
New Listing Volume	\$330,855,735	\$280,085,815	+18.1%	\$615,294,421	\$626,534,989	-1.8%
Active Listing Count	345	513	-32.7%	N/A	N/A	
Active Listing Volume	\$766,028,206	\$885,436,166	-13.5%	N/A	N/A	
Average Listing Price	\$2,220,372	\$1,725,996	+28.6%	\$2,215,994	\$1,706,740	+29.8%
Median Listing Price	\$1,599,999	\$1,075,000	+48.8%	\$1,599,999	\$1,057,021	+51.4%
Months of Inventory	2.6	5.5	-52.5%	3.3	4.7	-29%
Absorption Rate	38.55%	18.32%	+20.2%	29.97%	21.27%	+8.7%
Sales Activity Charts Metrics						
Pending Sales Count	144	124	+16.1%	N/A	N/A	
Pending Sales Volume	\$184,284,666	\$161,390,455	+14.2%	N/A	N/A	
Closed Sales Count	111	108	+2.8%	244	202	+20.8%
Closed Sales Volume	\$149,699,160	\$133,927,304	+11.8%	\$311,428,409	\$235,326,004	+32.3%
Average Sales Price	\$1,348,641	\$1,240,068	+8.8%	\$1,276,346	\$1,164,980	+9.6%
Median Sales Price	\$1,000,000	\$930,150	+7.5%	\$963,152	\$874,122	+10.2%
Distressed Charts Metrics						
Distressed Listing Count	10	12	-16.7%	N/A	N/A	

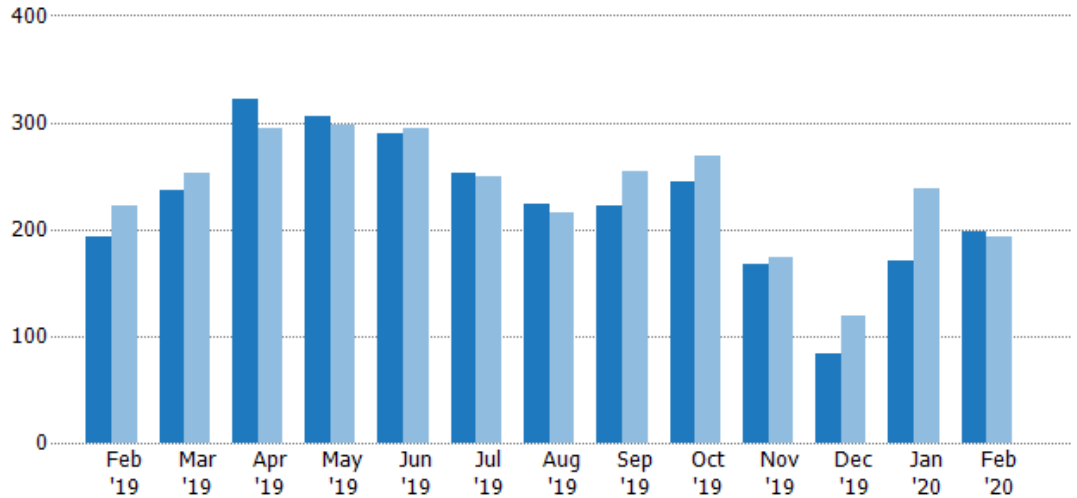
New Listings

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.
Feb '20	197	2.1%
Feb '19	193	-13.1%
Feb '18	222	-7.2%



Current Year	193	236	322	306	289	253	223	222	244	167	84	171	197
Prior Year	222	253	294	297	294	250	216	254	269	174	119	238	193
Percent Change from Prior Year	-13%	-7%	10%	3%	-2%	1%	3%	-13%	-9%	-4%	-29%	-28%	2%

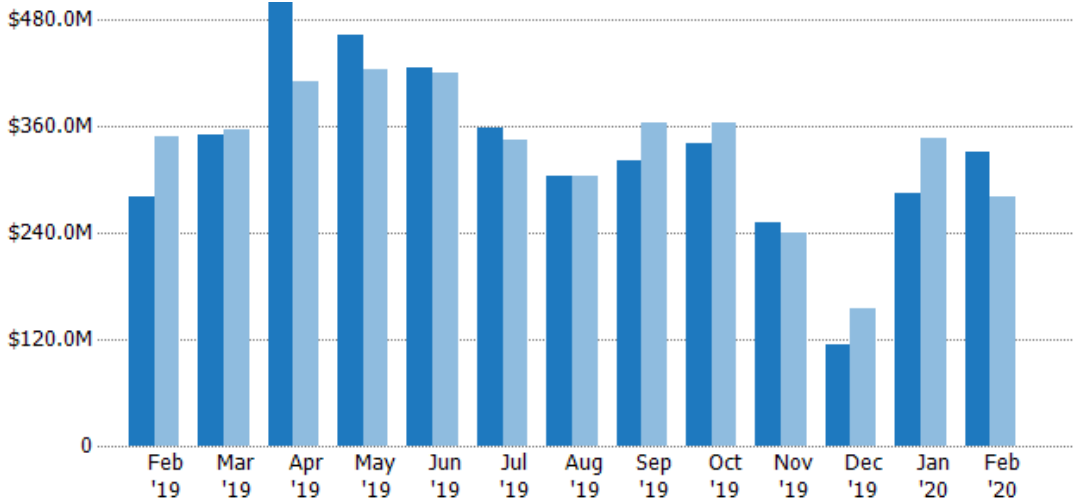
New Listing Volume

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.
Feb '20	\$331M	18.1%
Feb '19	\$280M	-19.7%
Feb '18	\$349M	-17.4%



Current Year	\$280M	\$351M	\$500M	\$464M	\$426M	\$359M	\$304M	\$321M	\$341M	\$251M	\$114M	\$284M	\$331M
Prior Year	\$349M	\$356M	\$411M	\$425M	\$421M	\$346M	\$305M	\$364M	\$364M	\$240M	\$155M	\$346M	\$280M
Percent Change from Prior Year	-20%	-1%	22%	9%	1%	4%	0%	-12%	-6%	5%	-27%	-18%	18%

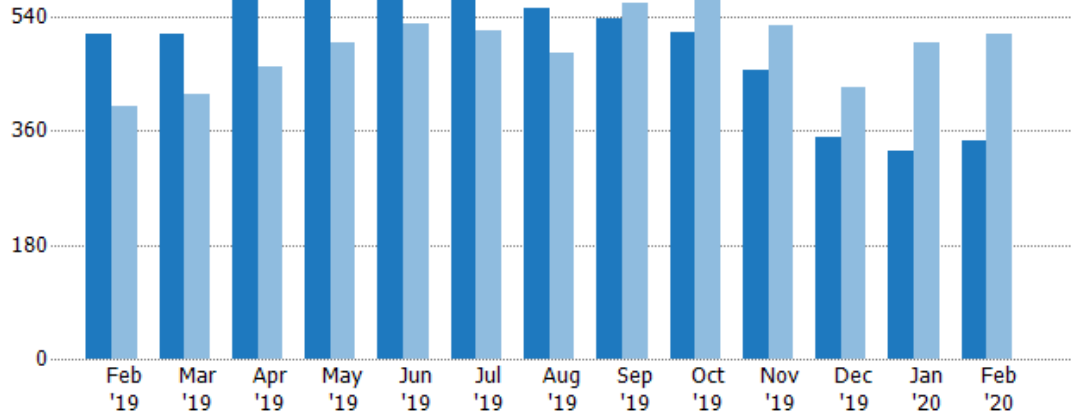
Active Listings

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.
Feb '20	345	-32.7%
Feb '19	513	28.3%
Feb '18	400	4.5%



	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	513	513	572	596	606	595	553	538	515	456	349	329	345
Prior Year	400	417	461	498	528	518	482	561	568	525	429	498	513
Percent Change from Prior Year	28%	23%	24%	20%	15%	15%	15%	-4%	-9%	-13%	-19%	-34%	-33%

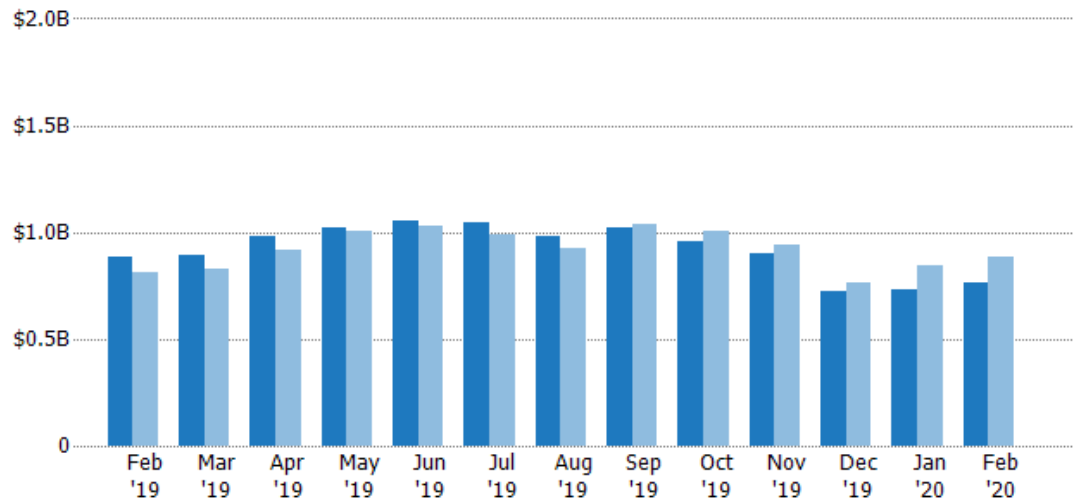
Active Listing Volume

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.
Feb '20	\$766M	-13.5%
Feb '19	\$885M	8.8%
Feb '18	\$814M	-4.1%



	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	\$885M	\$894M	\$982M	\$1.02B	\$1.06B	\$1.05B	\$980M	\$1.02B	\$954M	\$902M	\$726M	\$728M	\$766M
Prior Year	\$814M	\$828M	\$915M	\$1B	\$1.03B	\$989M	\$922M	\$1.04B	\$1.01B	\$939M	\$767M	\$840M	\$885M
Percent Change from Prior Year	9%	8%	7%	1%	3%	6%	6%	-1%	-5%	-4%	-5%	-13%	-13%

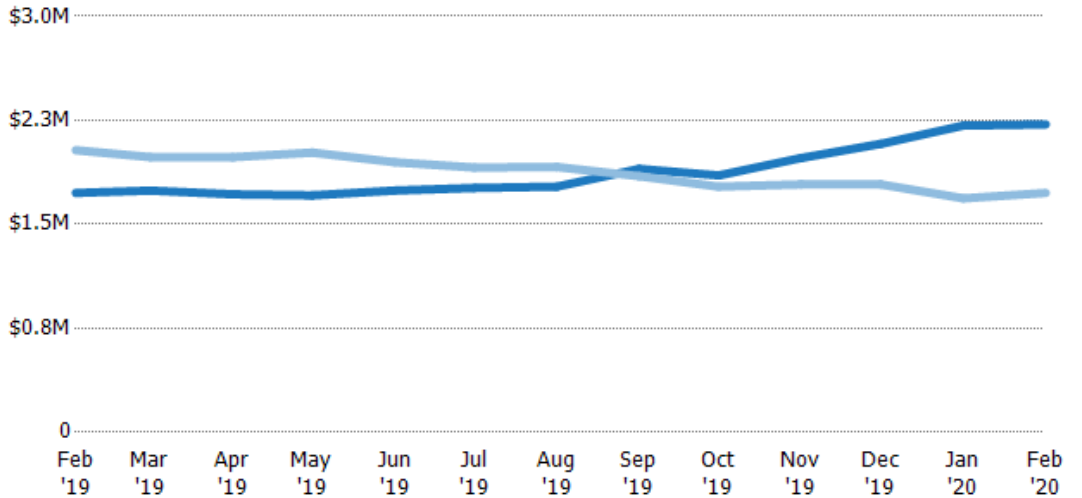
Average Listing Price

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.
Feb '20	\$2.22M	28.6%
Feb '19	\$1.73M	-15.1%
Feb '18	\$2.03M	-8.2%



Current Year	\$1.73M	\$1.74M	\$1.72M	\$1.71M	\$1.74M	\$1.76M	\$1.77M	\$1.9M	\$1.85M	\$1.98M	\$2.08M	\$2.21M	\$2.22M
Prior Year	\$2.03M	\$1.98M	\$1.98M	\$2.02M	\$1.95M	\$1.91M	\$1.91M	\$1.85M	\$1.77M	\$1.79M	\$1.79M	\$1.69M	\$1.73M
Percent Change from Prior Year	-15%	-12%	-13%	-15%	-10%	-8%	-7%	3%	5%	11%	16%	31%	29%

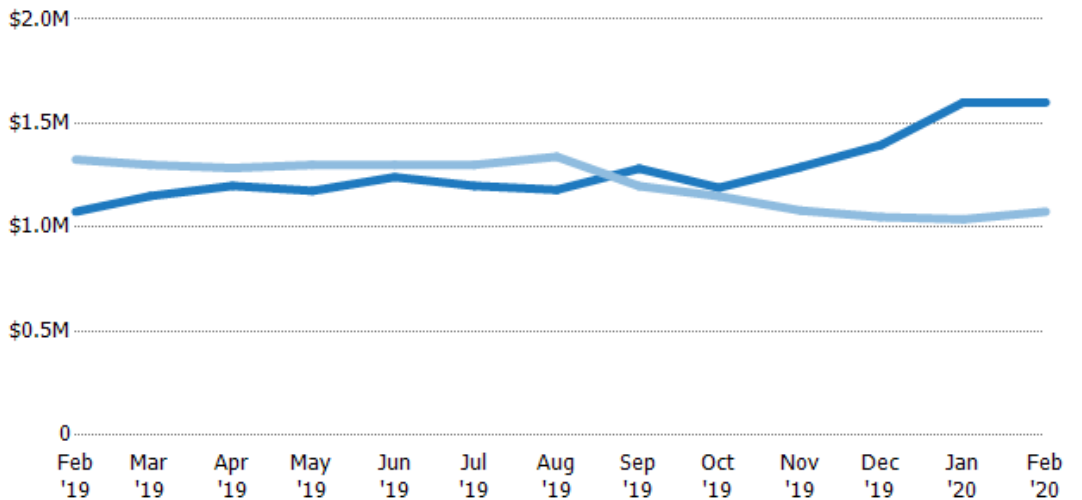
Median Listing Price

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.
Feb '20	\$1.6M	48.8%
Feb '19	\$1.08M	-18.9%
Feb '18	\$1.33M	-9.7%



Current Year	\$1.08M	\$1.15M	\$1.2M	\$1.18M	\$1.24M	\$1.2M	\$1.18M	\$1.28M	\$1.19M	\$1.29M	\$1.4M	\$1.6M	\$1.6M
Prior Year	\$1.33M	\$1.3M	\$1.29M	\$1.3M	\$1.3M	\$1.3M	\$1.34M	\$1.2M	\$1.15M	\$1.08M	\$1.05M	\$1.04M	\$1.08M
Percent Change from Prior Year	-19%	-12%	-7%	-10%	-5%	-8%	-12%	7%	4%	19%	33%	54%	49%

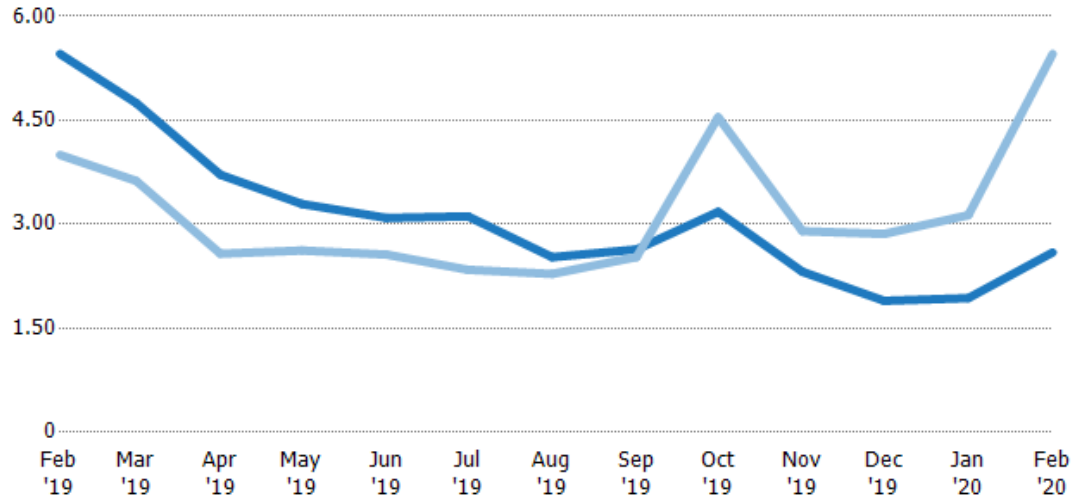
Months of Inventory

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.
Feb '20	2.59	-52.5%
Feb '19	5.46	36.4%
Feb '18	4	-10.7%



	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	5.46	4.75	3.71	3.29	3.09	3.12	2.53	2.64	3.18	2.31	1.9	1.94	2.59
Prior Year	4	3.63	2.58	2.62	2.56	2.34	2.28	2.53	4.54	2.9	2.86	3.13	5.46
Percent Change from Prior Year	36%	31%	44%	26%	21%	33%	11%	4%	-30%	-20%	-34%	-38%	-52%

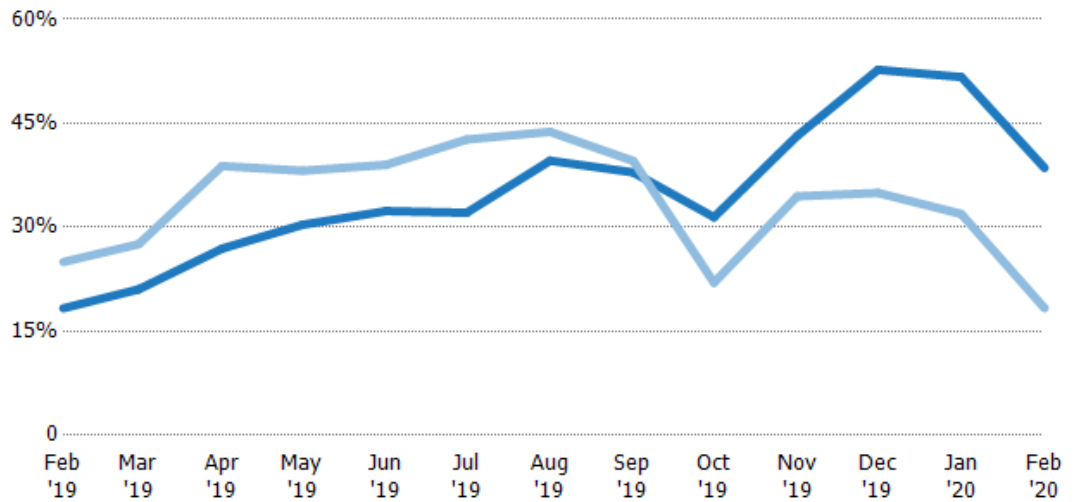
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Feb '20	39%	-20.2%
Feb '19	18%	6.7%
Feb '18	25%	12%



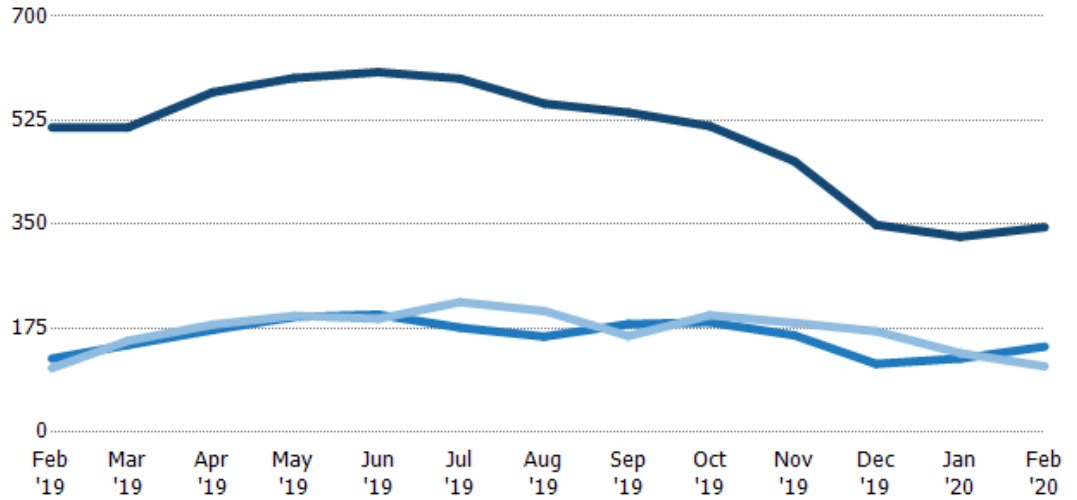
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	18%	21%	27%	30%	32%	32%	40%	38%	31%	43%	53%	52%	39%
Prior Year	25%	28%	39%	38%	39%	43%	44%	40%	22%	34%	35%	32%	18%
Change from Prior Year	7%	7%	12%	8%	7%	11%	4%	2%	-9%	-9%	-18%	-20%	-20%

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



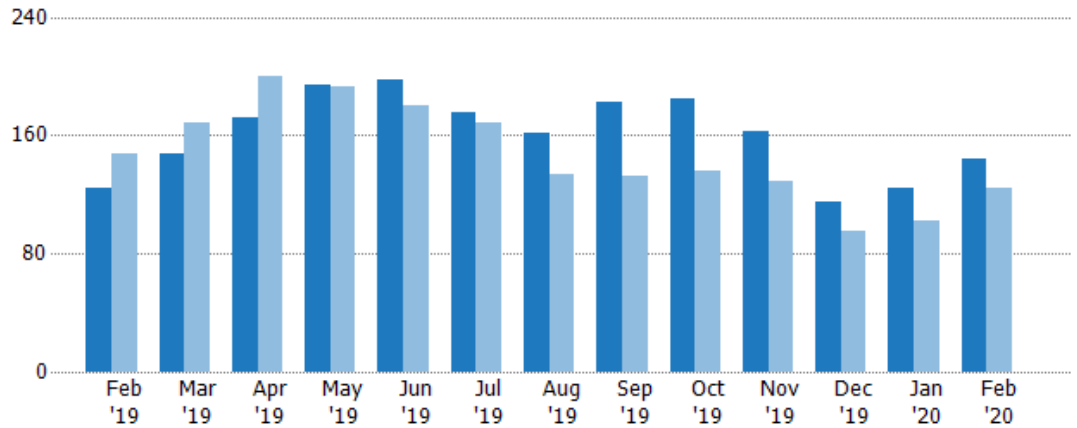
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Active	513	513	572	596	606	595	553	538	515	456	349	329	345
Pending	124	147	172	194	198	176	161	182	185	163	115	124	144
Sold	108	154	181	196	191	219	204	162	197	184	170	133	111

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.
Feb '20	144	16.1%
Feb '19	124	-15.6%
Feb '18	147	-1.4%

	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	124	147	172	194	198	176	161	182	185	163	115	124	144
Prior Year	147	168	200	193	180	168	134	133	136	129	95	102	124
Percent Change from Prior Year	-16%	-13%	-14%	1%	10%	5%	20%	37%	36%	26%	21%	22%	16%

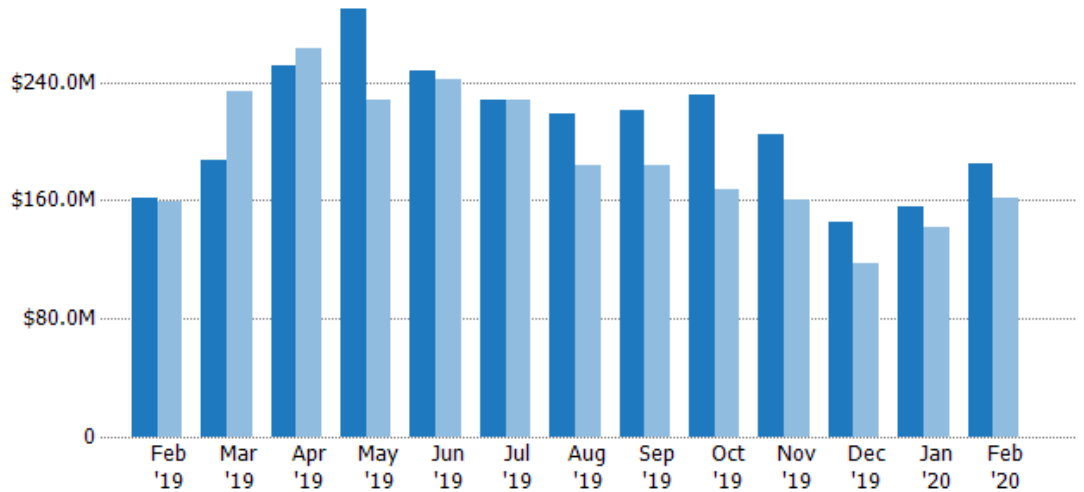
Pending Sales Volume

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.
Feb '20	\$184M	14.2%
Feb '19	\$161M	1.2%
Feb '18	\$159M	-4.2%



Current Year	\$161M	\$187M	\$251M	\$289M	\$247M	\$228M	\$218M	\$221M	\$231M	\$204M	\$146M	\$155M	\$184M
Prior Year	\$159M	\$234M	\$263M	\$228M	\$242M	\$228M	\$184M	\$183M	\$167M	\$161M	\$118M	\$142M	\$161M
Percent Change from Prior Year	1%	-20%	-5%	27%	2%	0%	19%	21%	39%	27%	23%	10%	14%

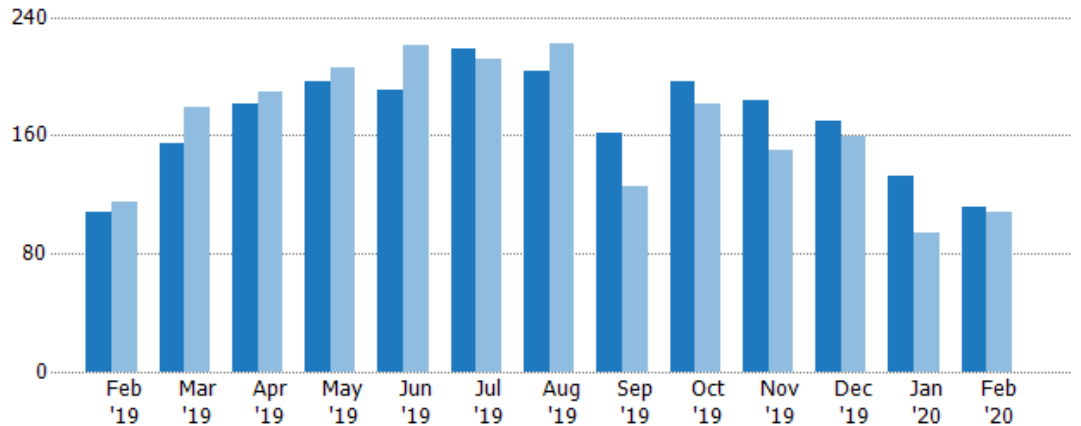
Closed Sales

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.
Feb '20	111	2.8%
Feb '19	108	-6.1%
Feb '18	115	23.5%



Current Year	108	154	181	196	191	219	204	162	197	184	170	133	111
Prior Year	115	179	190	206	221	211	222	125	181	150	159	94	108
Percent Change from Prior Year	-6%	-14%	-5%	-5%	-14%	4%	-8%	30%	9%	23%	7%	41%	3%

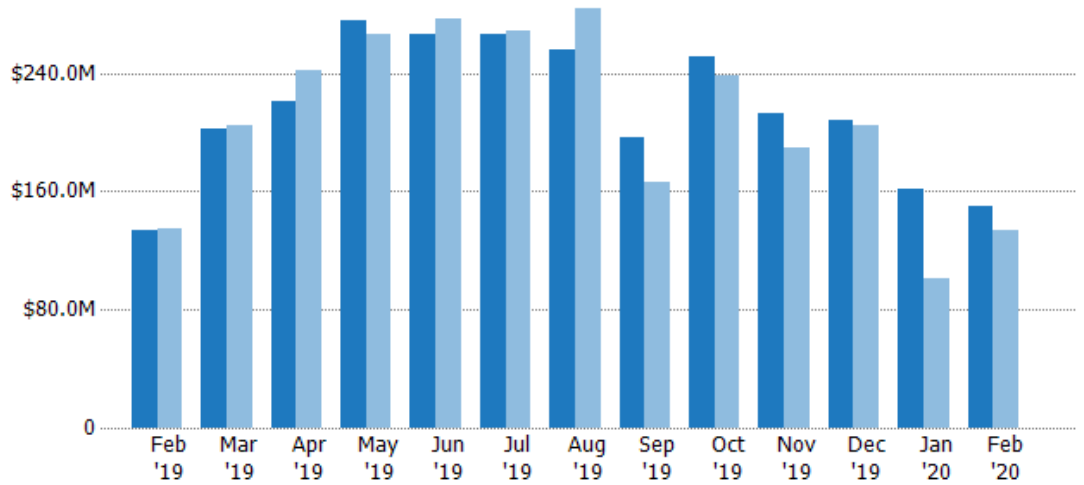
Closed Sales Volume

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.
Feb '20	\$150M	11.8%
Feb '19	\$134M	-0.4%
Feb '18	\$134M	21.7%



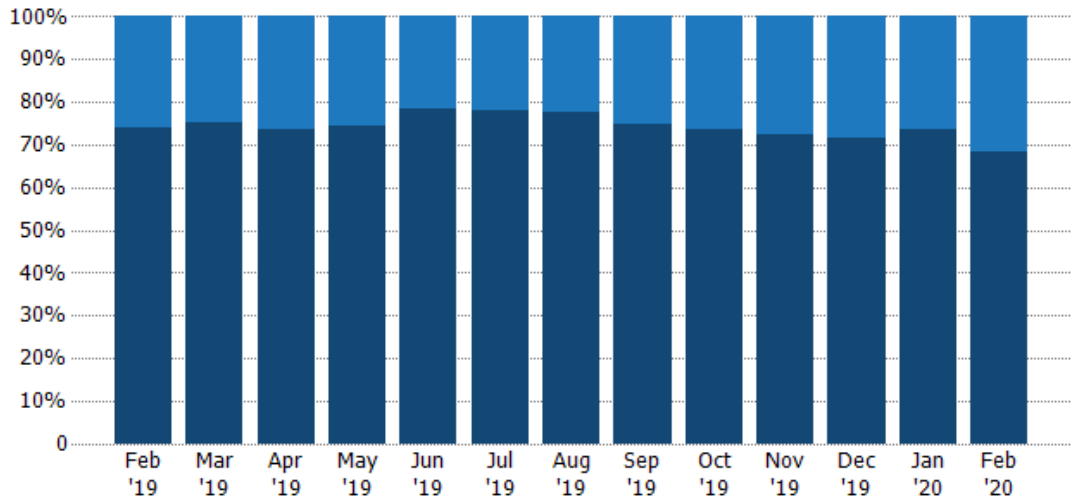
Current Year	\$134M	\$203M	\$220M	\$276M	\$266M	\$267M	\$256M	\$197M	\$251M	\$213M	\$208M	\$162M	\$150M
Prior Year	\$134M	\$204M	\$242M	\$266M	\$277M	\$269M	\$284M	\$166M	\$238M	\$190M	\$205M	\$101M	\$134M
Percent Change from Prior Year	0%	-1%	-9%	4%	-4%	-1%	-10%	18%	5%	12%	2%	59%	12%

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



Condo/Townhouse	26%	25%	27%	26%	21%	22%	23%	25%	26%	28%	28%	26%	32%
Single Family Residence	74%	75%	73%	74%	79%	78%	77%	75%	74%	72%	72%	74%	68%

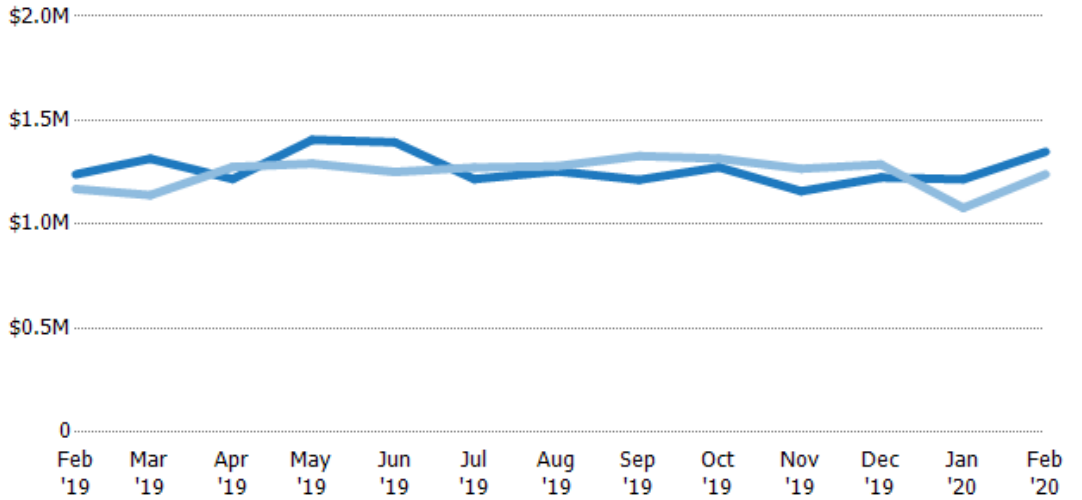
Average Sales Price

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.
Feb '20	\$1.35M	8.8%
Feb '19	\$1.24M	6%
Feb '18	\$1.17M	-1.5%



Current Year	\$1.24M	\$1.32M	\$1.22M	\$1.41M	\$1.39M	\$1.22M	\$1.25M	\$1.21M	\$1.27M	\$1.16M	\$1.22M	\$1.22M	\$1.35M
Prior Year	\$1.17M	\$1.14M	\$1.28M	\$1.29M	\$1.25M	\$1.27M	\$1.28M	\$1.33M	\$1.32M	\$1.27M	\$1.29M	\$1.08M	\$1.24M
Percent Change from Prior Year	6%	15%	-5%	9%	11%	-4%	-2%	-9%	-3%	-9%	-5%	13%	9%

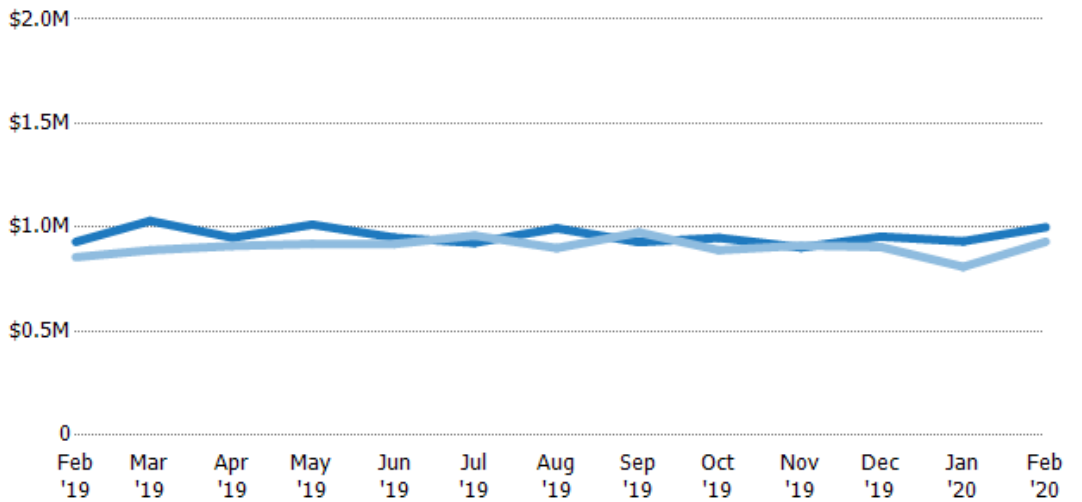
Median Sales Price

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.
Feb '20	\$1M	7.5%
Feb '19	\$930K	8.7%
Feb '18	\$856K	-5.7%



Current Year	\$930K	\$1.03M	\$950K	\$1.01M	\$950K	\$925K	\$995K	\$929K	\$949K	\$903K	\$955K	\$932K	\$1M
Prior Year	\$856K	\$890K	\$910K	\$920K	\$920K	\$960K	\$900K	\$975K	\$890K	\$912K	\$905K	\$810K	\$930K
Percent Change from Prior Year	9%	16%	4%	10%	3%	-4%	11%	-5%	7%	-1%	6%	15%	8%

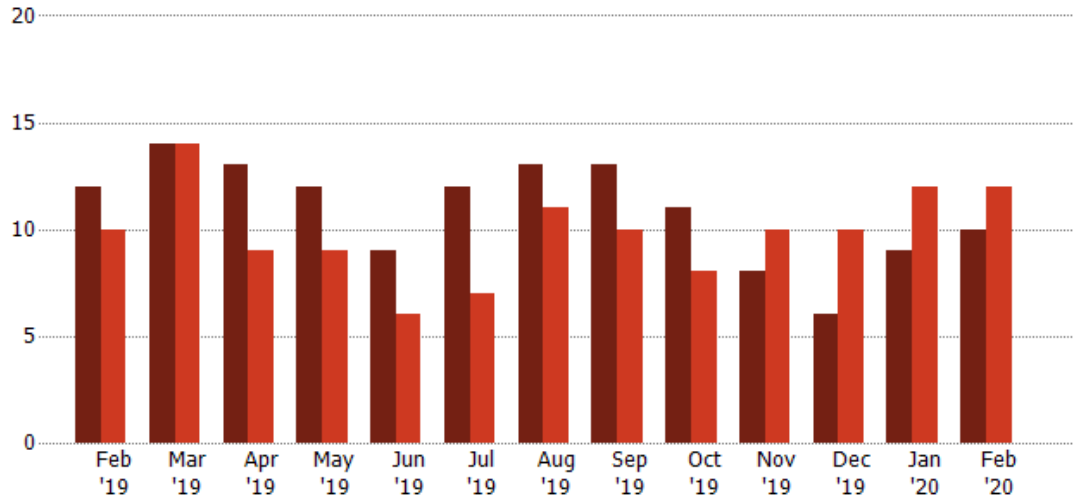
Distressed Listings

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.
Feb '20	10	-16.7%
Feb '19	12	20%
Feb '18	10	30%



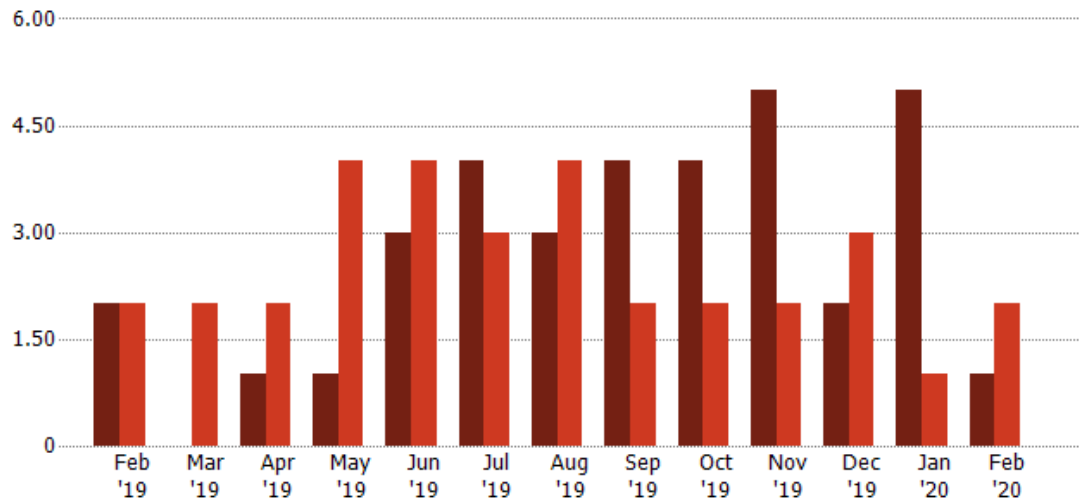
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	12	14	13	12	9	12	13	13	11	8	6	9	10
Prior Year	10	14	9	9	6	7	11	10	8	10	10	12	12
Percent Change from Prior Year	20%	0%	44%	33%	50%	71%	18%	30%	38%	-20%	-40%	-25%	-17%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: 28 Selected
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	2	-	1	1	3	4	3	4	4	5	2	5	1
Prior Year	2	2	2	4	4	3	4	2	2	2	3	1	2
Percent Change from Prior Year	0%	-100%	-50%	-75%	-25%	33%	-25%	100%	100%	150%	-33%	400%	-50%

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: 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

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 2/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area