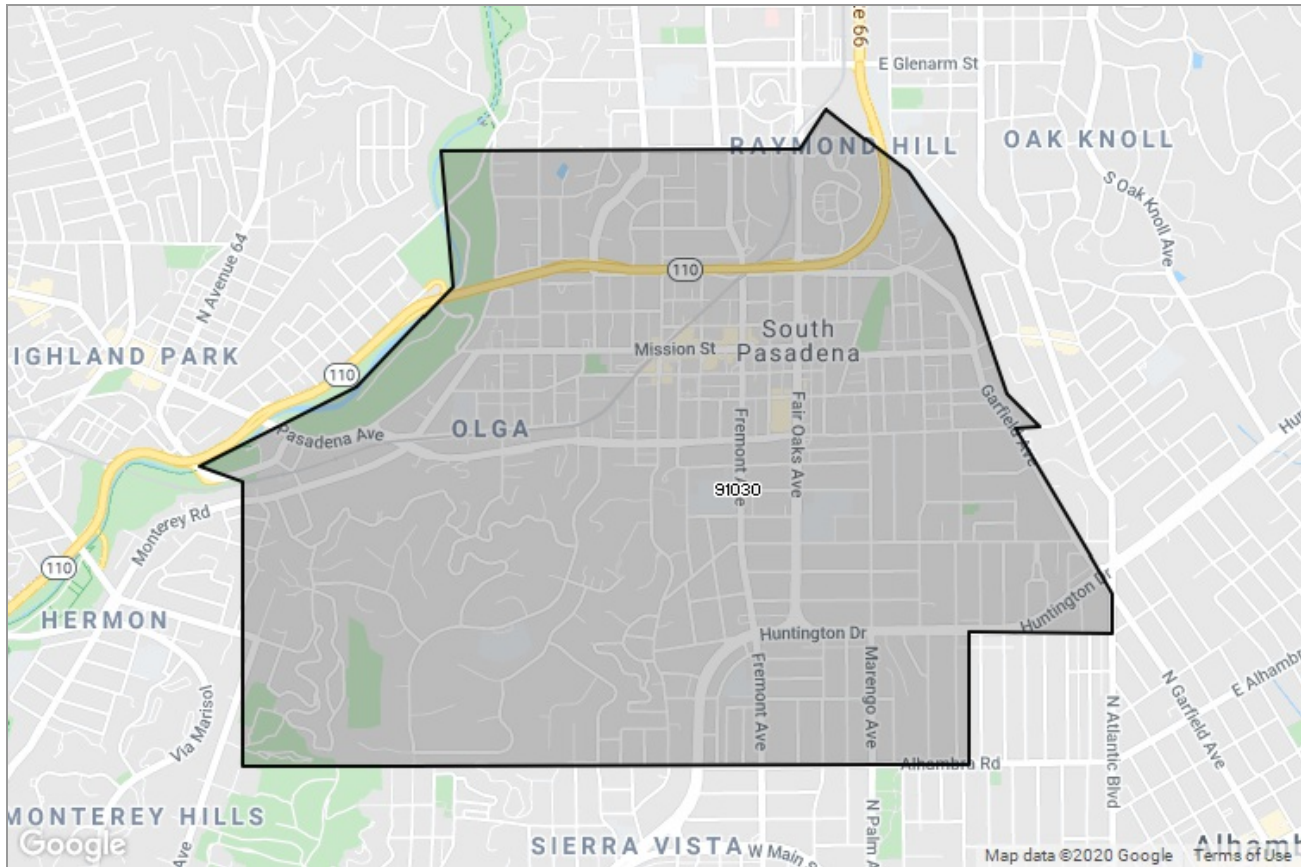




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

South Pasadena



Report Characteristics

Report Name:
South 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	20	11	+81.8%	32	25	+28%
New Listing Volume	\$27,101,000	\$13,751,776	+97.1%	\$46,480,000	\$31,867,076	+45.9%
Active Listing Count	22	22	+/-	N/A	N/A	
Active Listing Volume	\$35,512,000	\$30,411,776	+16.8%	N/A	N/A	
Average Listing Price	\$1,614,182	\$1,382,353	+16.8%	\$1,630,825	\$1,374,394	+18.7%
Median Listing Price	\$1,333,500	\$1,383,000	-3.6%	\$1,333,275	\$1,335,804	-0.2%
Months of Inventory	2	4.4	-54.5%	2.7	2.7	-0.7%
Absorption Rate	50%	22.73%	+27.3%	37.5%	37.25%	+0.2%
Sales Activity Charts Metrics						
Pending Sales Count	16	16	+/-	N/A	N/A	
Pending Sales Volume	\$21,580,900	\$20,679,688	+4.4%	N/A	N/A	
Closed Sales Count	6	10	-40%	17	15	+13.3%
Closed Sales Volume	\$8,195,500	\$12,349,000	-33.6%	\$22,197,500	\$19,500,000	+13.8%
Average Sales Price	\$1,365,917	\$1,234,900	+10.6%	\$1,305,735	\$1,300,000	+0.4%
Median Sales Price	\$1,296,250	\$1,278,000	+1.4%	\$1,277,324	\$1,298,667	-1.6%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

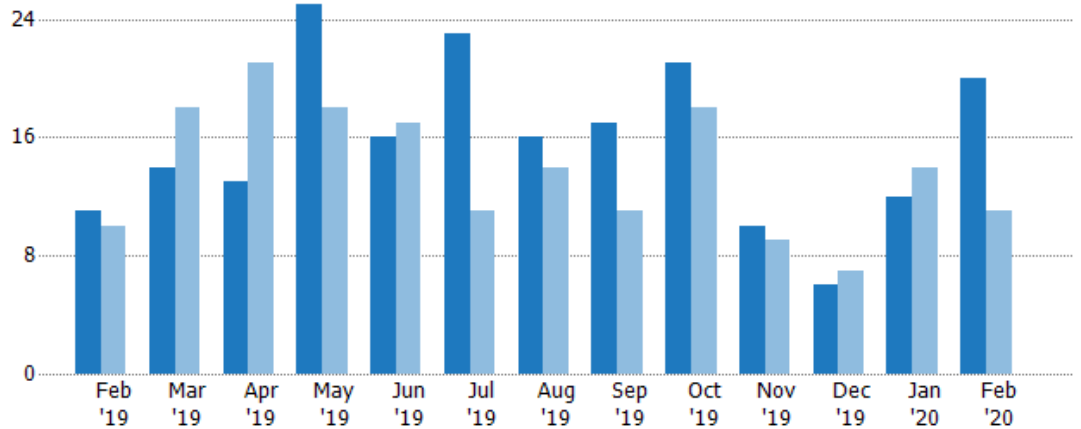
New Listings

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Feb '20	20	81.8%
Feb '19	11	10%
Feb '18	10	60%



Current Year	11	14	13	25	16	23	16	17	21	10	6	12	20
Prior Year	10	18	21	18	17	11	14	11	18	9	7	14	11
Percent Change from Prior Year	10%	-22%	-38%	39%	-6%	109%	14%	55%	17%	11%	-14%	-14%	82%

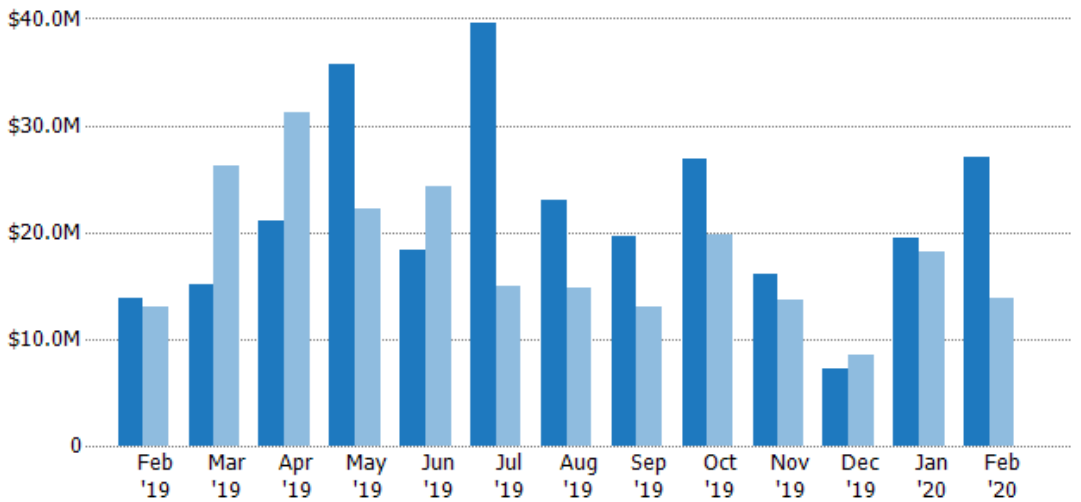
New Listing Volume

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Feb '20	\$27.1M	97.1%
Feb '19	\$13.8M	5.5%
Feb '18	\$13M	37.7%



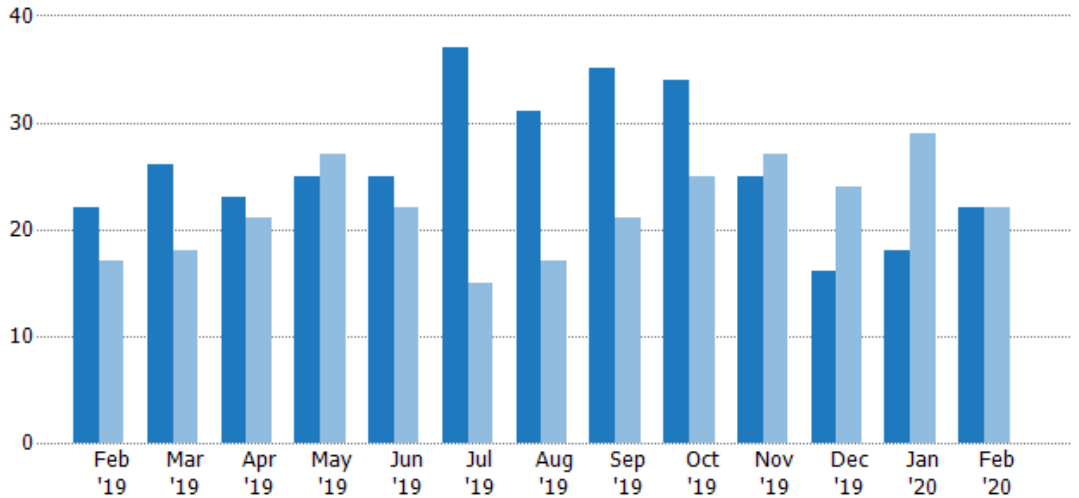
Current Year	\$13.8M	\$15.1M	\$21.1M	\$35.6M	\$18.3M	\$39.6M	\$23M	\$19.6M	\$26.9M	\$16.1M	\$7.28M	\$19.4M	\$27.1M
Prior Year	\$13M	\$26.2M	\$31.2M	\$22.2M	\$24.2M	\$14.9M	\$14.8M	\$13M	\$19.8M	\$13.7M	\$8.45M	\$18.1M	\$13.8M
Percent Change from Prior Year	5%	-42%	-32%	61%	-25%	165%	55%	52%	36%	18%	-14%	7%	97%

Active Listings

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
Feb '20	22	0%
Feb '19	22	29.4%
Feb '18	17	23.5%

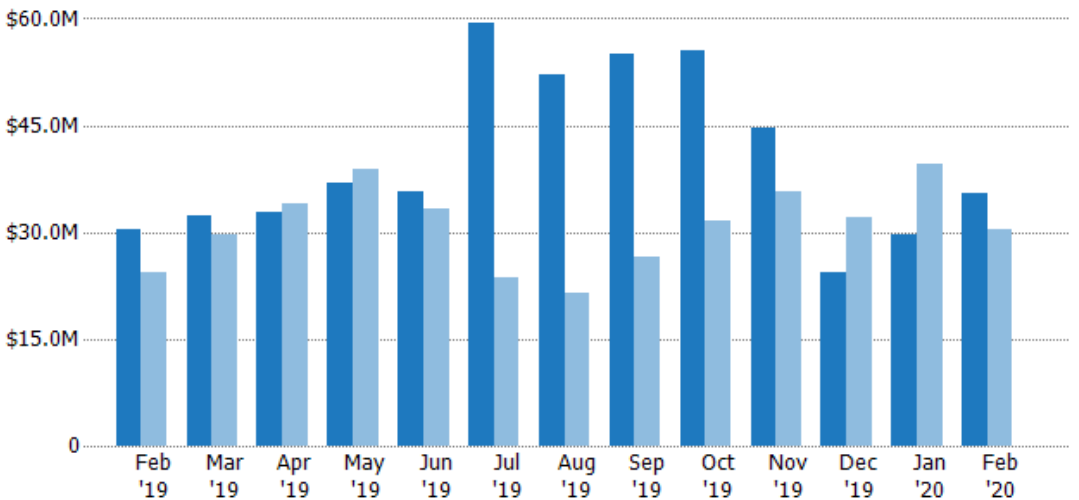
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	22	26	23	25	25	37	31	35	34	25	16	18	22
Prior Year	17	18	21	27	22	15	17	21	25	27	24	29	22
Percent Change from Prior Year	29%	44%	10%	-7%	14%	147%	82%	67%	36%	-7%	-33%	-38%	0%

Active Listing Volume

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Volume	% Chg.
Feb '20	\$35.5M	16.8%
Feb '19	\$30.4M	25.1%
Feb '18	\$24.3M	1.3%

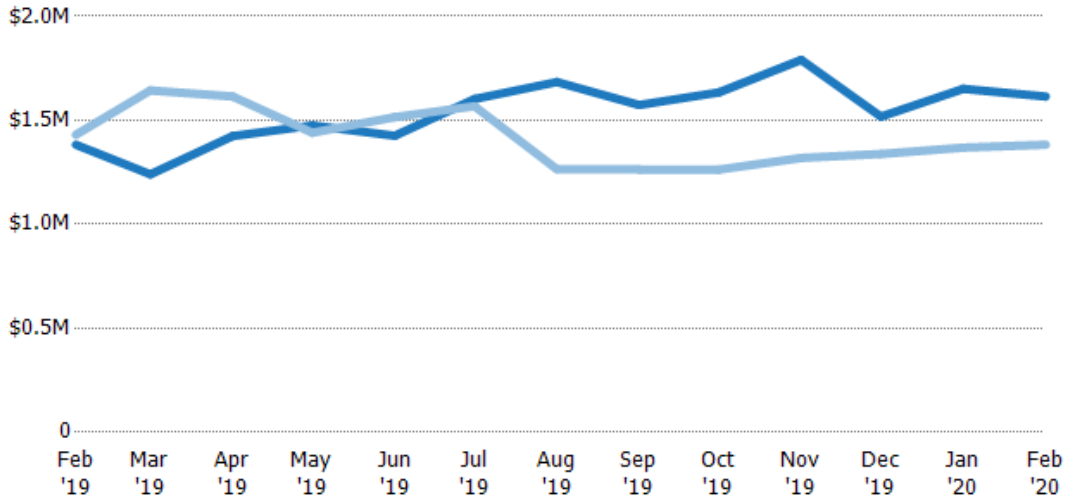
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$30.4M	\$32.2M	\$32.8M	\$36.9M	\$35.6M	\$59.3M	\$52.2M	\$55.1M	\$55.6M	\$44.8M	\$24.3M	\$29.7M	\$35.5M
Prior Year	\$24.3M	\$29.6M	\$33.9M	\$38.9M	\$33.3M	\$23.5M	\$21.5M	\$26.5M	\$31.6M	\$35.6M	\$32.1M	\$39.7M	\$30.4M
Percent Change from Prior Year	25%	9%	-3%	-5%	7%	152%	143%	108%	76%	26%	-24%	-25%	17%

Average Listing Price

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



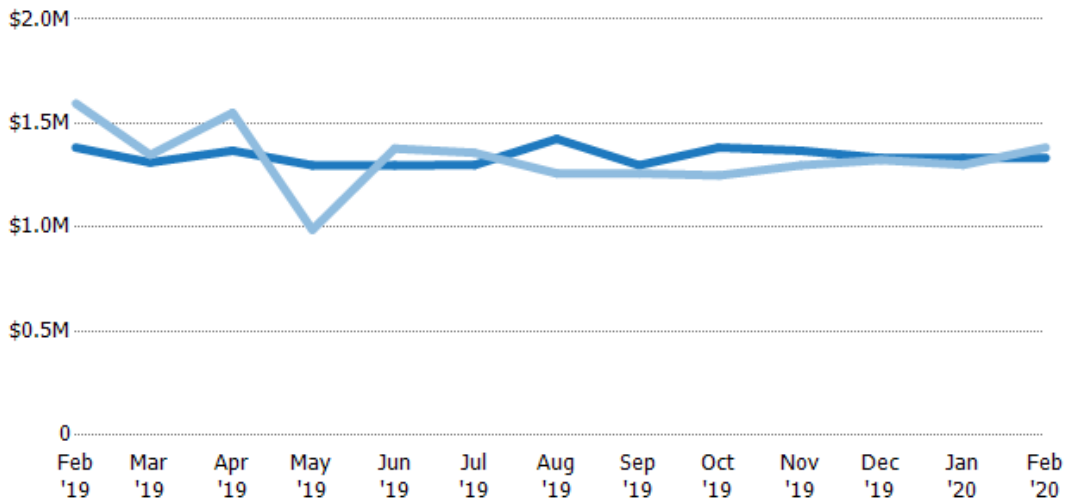
Month/Year	Price	% Chg.
Feb '20	\$1.61M	16.8%
Feb '19	\$1.38M	-3.4%
Feb '18	\$1.43M	-18%

Median Listing Price

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Price	% Chg.
Feb '20	\$1.33M	-3.6%
Feb '19	\$1.38M	-13.3%
Feb '18	\$1.6M	-31.1%

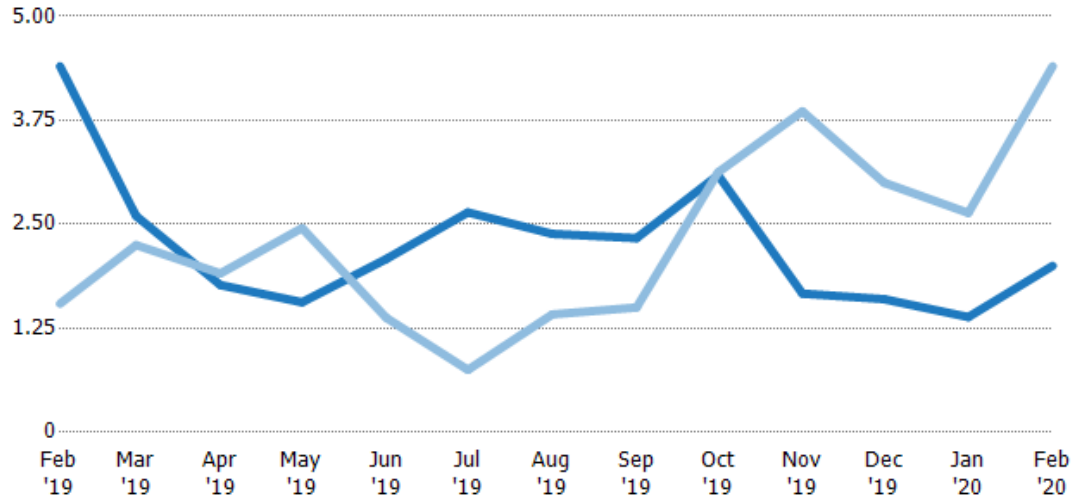
Months of Inventory

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
Feb '20	2	-54.5%
Feb '19	4.4	184.7%
Feb '18	1.55	94.1%



	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	4.4	2.6	1.77	1.56	2.08	2.64	2.38	2.33	3.09	1.67	1.6	1.38	2
Prior Year	1.55	2.25	1.91	2.45	1.38	0.75	1.42	1.5	3.13	3.86	3	2.64	4.4
Percent Change from Prior Year	185%	16%	-7%	-36%	52%	252%	68%	56%	-1%	-57%	-47%	-47%	-55%

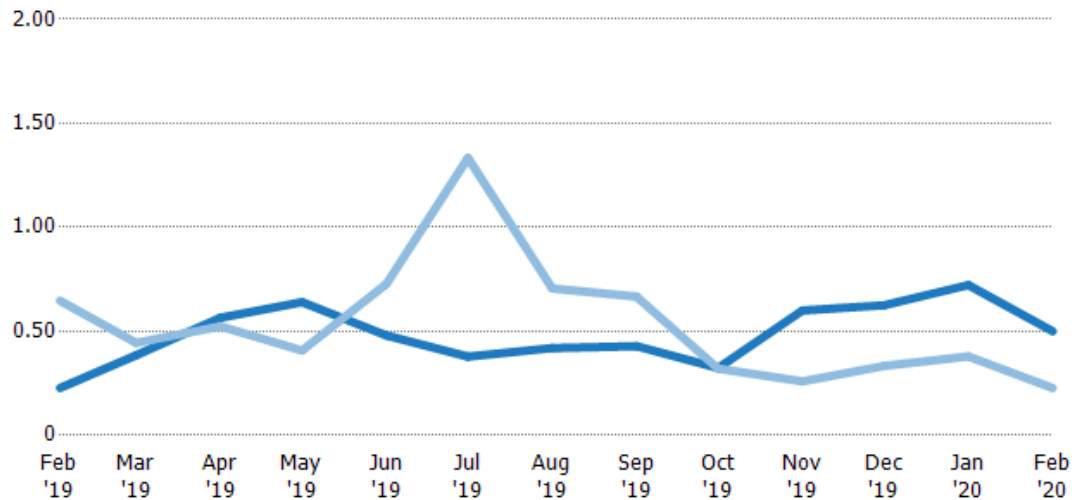
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
Feb '20	50%	-27.3%
Feb '19	23%	42%
Feb '18	65%	-48.5%



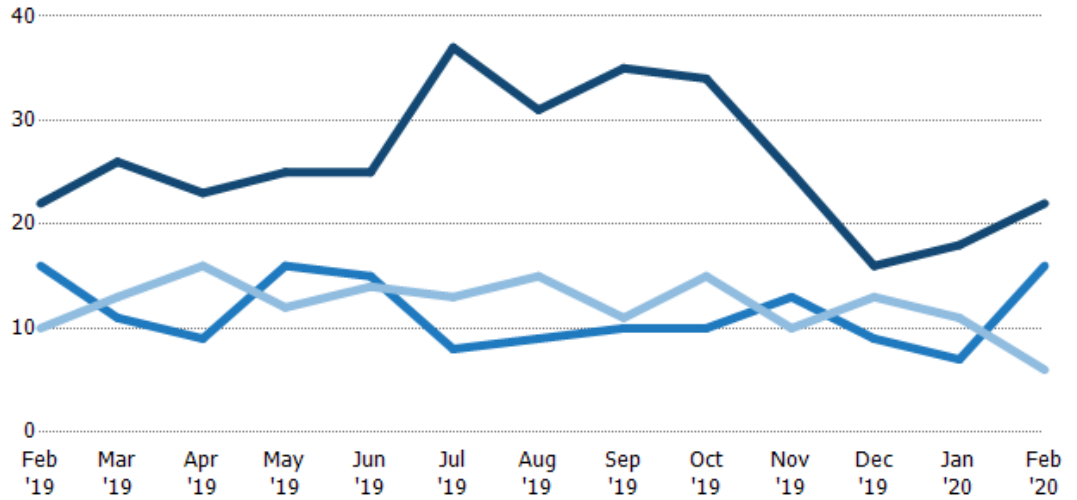
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	23%	38%	57%	64%	48%	38%	42%	43%	32%	60%	63%	72%	50%
Prior Year	65%	44%	52%	41%	73%	133%	71%	67%	32%	26%	33%	38%	23%
Change from Prior Year	42%	6%	-4%	-23%	25%	96%	29%	24%	0%	-34%	-29%	-34%	-27%

Active/Pending/Sold Units

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



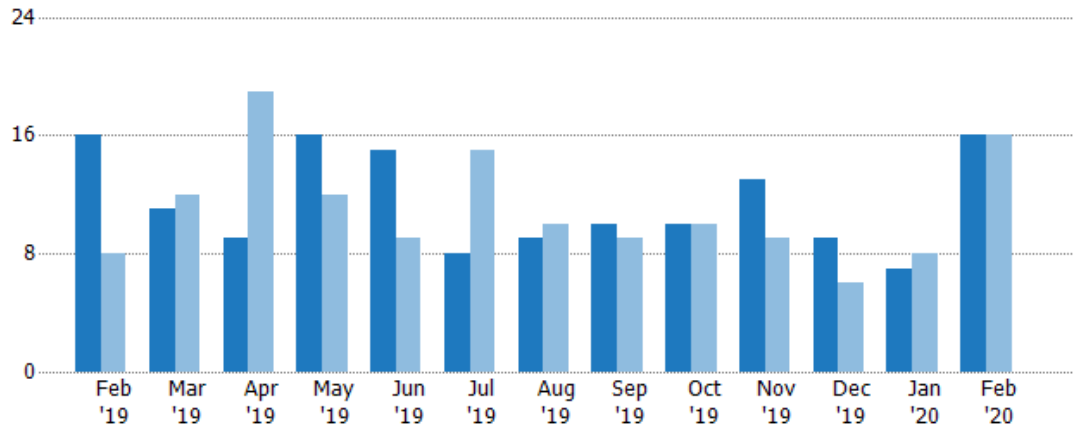
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Active	22	26	23	25	25	37	31	35	34	25	16	18	22
Pending	16	11	9	16	15	8	9	10	10	13	9	7	16
Sold	10	13	16	12	14	13	15	11	15	10	13	11	6

Pending Sales

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
Feb '20	16	0%
Feb '19	16	100%
Feb '18	8	150%

	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	16	11	9	16	15	8	9	10	10	13	9	7	16
Prior Year	8	12	19	12	9	15	10	9	10	9	6	8	16
Percent Change from Prior Year	100%	-8%	-53%	33%	67%	-47%	-10%	11%	0%	44%	50%	-13%	0%

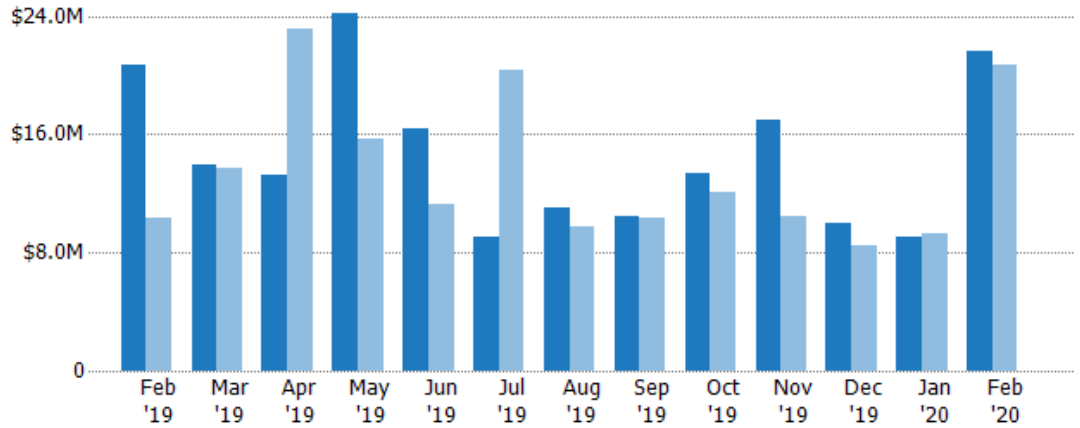
Pending Sales Volume

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Feb '20	\$21.6M	4.4%
Feb '19	\$20.7M	99.3%
Feb '18	\$10.4M	130.9%



Current Year	\$20.7M	\$14M	\$13.3M	\$24.2M	\$16.3M	\$9M	\$11M	\$10.4M	\$13.4M	\$16.9M	\$9.97M	\$9.07M	\$21.6M
Prior Year	\$10.4M	\$13.8M	\$23.2M	\$15.7M	\$11.2M	\$20.3M	\$9.73M	\$10.4M	\$12M	\$10.5M	\$8.47M	\$9.34M	\$20.7M
Percent Change from Prior Year	99%	1%	-43%	55%	46%	-56%	13%	0%	11%	61%	18%	-3%	4%

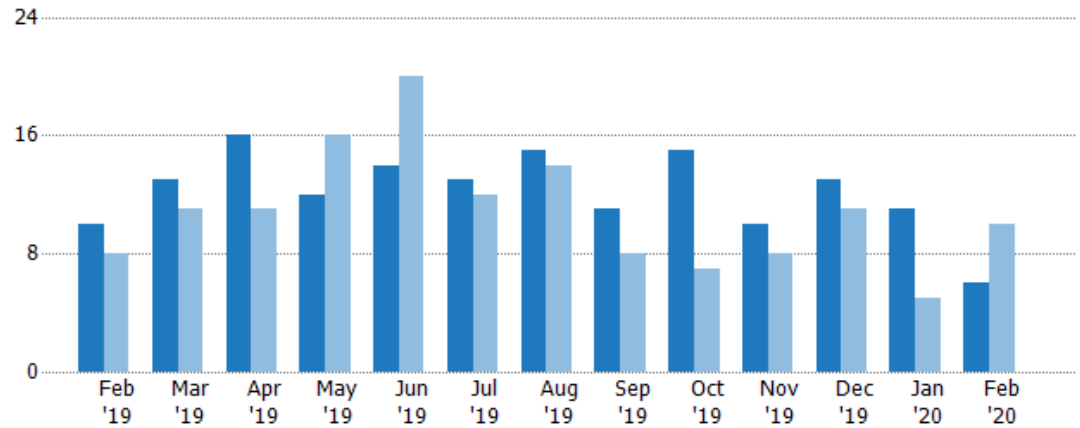
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Feb '20	6	-40%
Feb '19	10	25%
Feb '18	8	0%



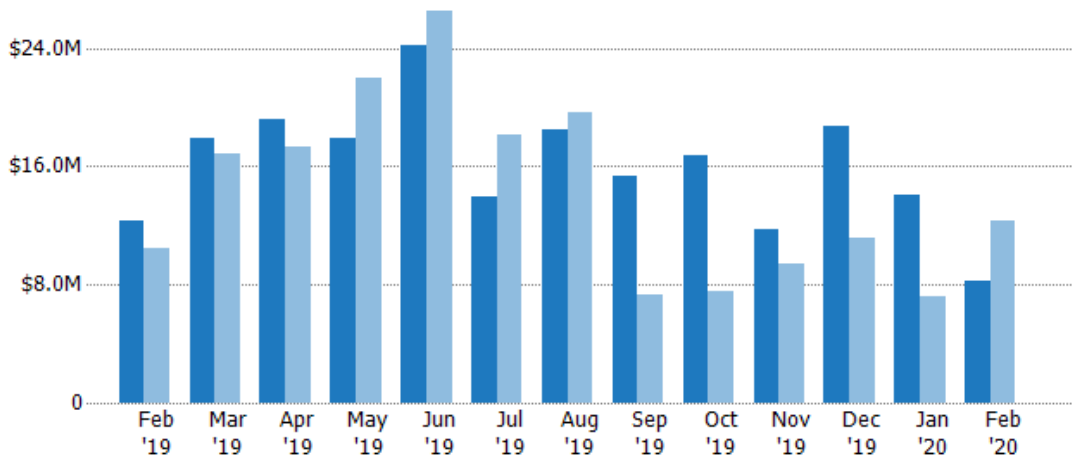
Current Year	10	13	16	12	14	13	15	11	15	10	13	11	6
Prior Year	8	11	11	16	20	12	14	8	7	8	11	5	10
Percent Change from Prior Year	25%	18%	45%	-25%	-30%	8%	7%	38%	114%	25%	18%	120%	-40%

Closed Sales Volume

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



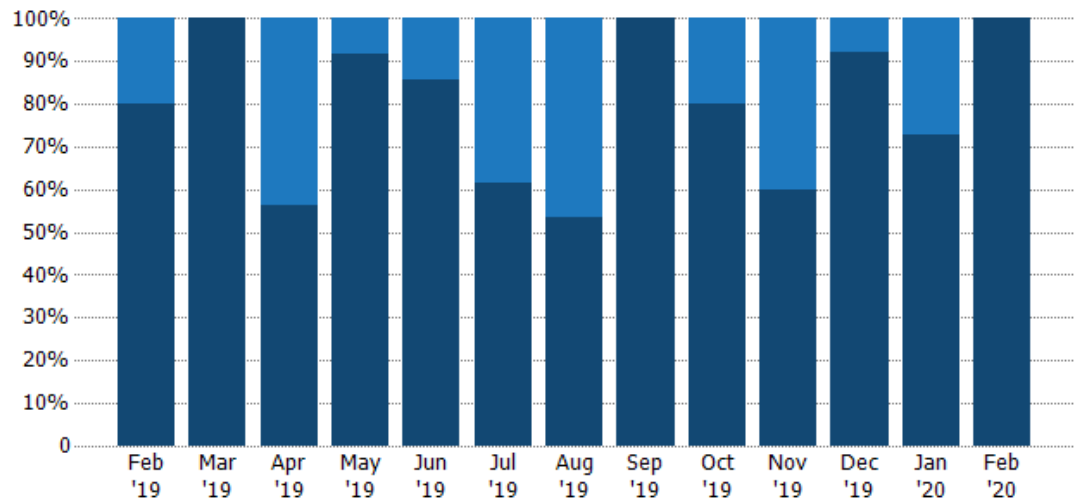
Month/Year	Volume	% Chg.
Feb '20	\$8.2M	-33.6%
Feb '19	\$12.3M	18.3%
Feb '18	\$10.4M	-38.6%

Closed Sales by Property Type

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Property Type	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
Condo/Townhouse	20%	-	44%	8%	14%	38%	47%	-	20%	40%	8%	27%	-
Single Family Residence	80%	100%	56%	92%	86%	62%	53%	100%	80%	60%	92%	73%	100%

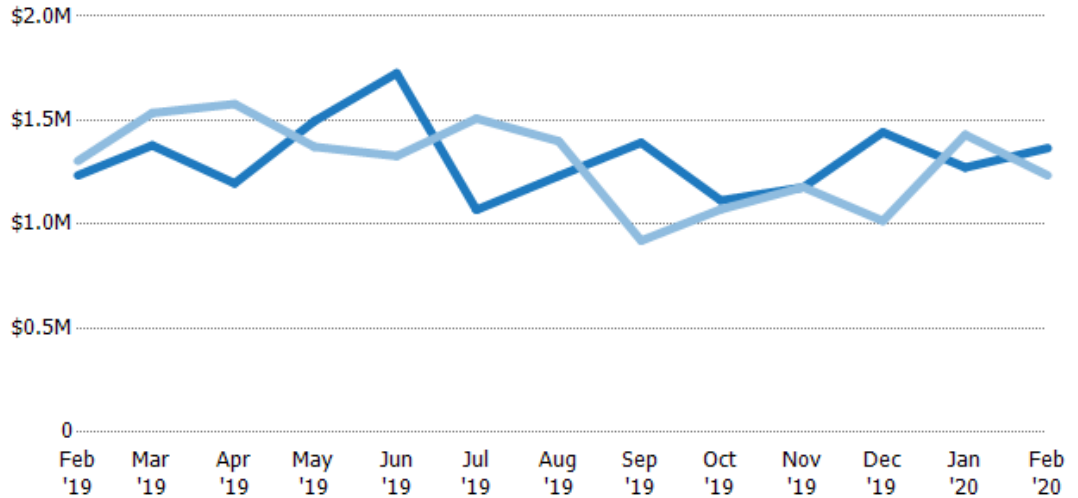
Average Sales Price

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Feb '20	\$1.37M	10.6%
Feb '19	\$1.23M	-5.3%
Feb '18	\$1.3M	-38.6%



Current Year	\$1.23M	\$1.38M	\$1.2M	\$1.5M	\$1.73M	\$1.07M	\$1.23M	\$1.39M	\$1.11M	\$1.18M	\$1.44M	\$1.27M	\$1.37M
Prior Year	\$1.3M	\$1.53M	\$1.58M	\$1.37M	\$1.33M	\$1.51M	\$1.4M	\$921K	\$1.07M	\$1.18M	\$1.02M	\$1.43M	\$1.23M
Percent Change from Prior Year	-5%	-10%	-24%	9%	30%	-29%	-12%	51%	4%	0%	42%	-11%	11%

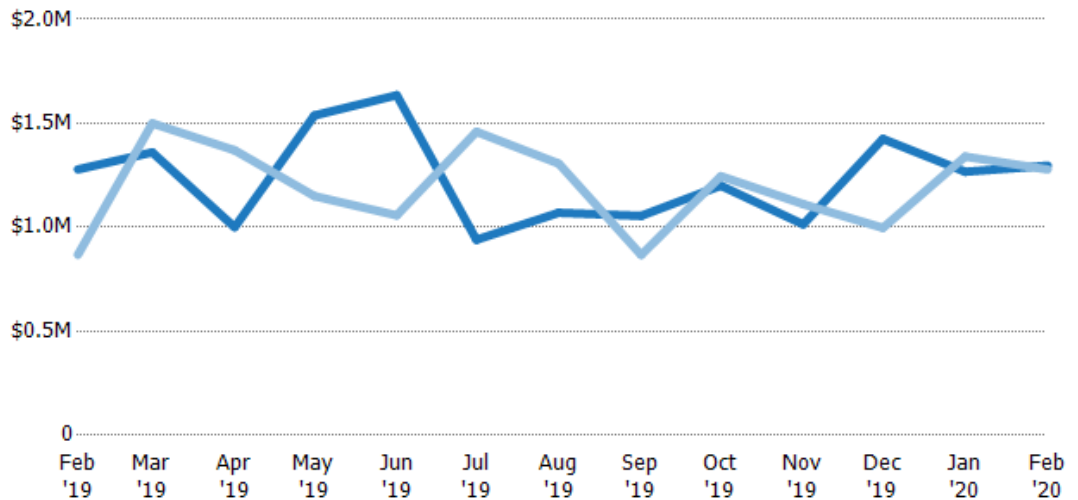
Median Sales Price

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Feb '20	\$1.3M	1.4%
Feb '19	\$1.28M	47.2%
Feb '18	\$868K	-24.3%



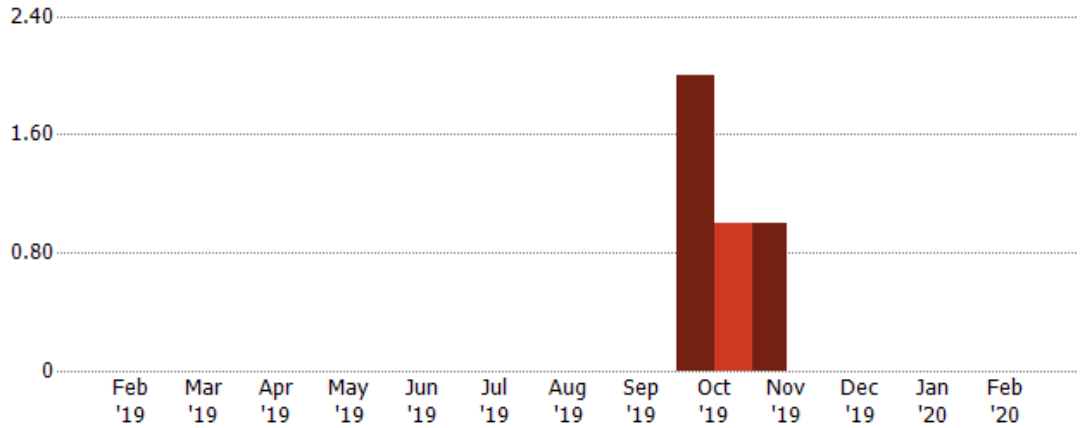
Current Year	\$1.28M	\$1.36M	\$1M	\$1.54M	\$1.64M	\$940K	\$1.07M	\$1.06M	\$1.2M	\$1.01M	\$1.43M	\$1.27M	\$1.3M
Prior Year	\$868K	\$1.5M	\$1.37M	\$1.15M	\$1.06M	\$1.46M	\$1.31M	\$867K	\$1.25M	\$1.11M	\$997K	\$1.34M	\$1.28M
Percent Change from Prior Year	47%	-9%	-27%	34%	55%	-36%	-18%	22%	-4%	-9%	43%	-5%	1%

Distressed Listings

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



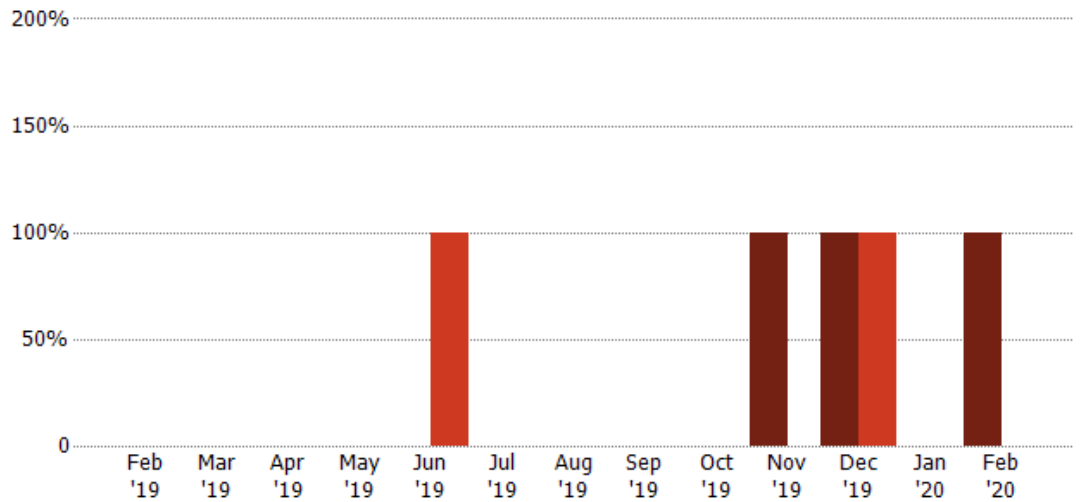
Current Year	-	-	-	-	-	-	-	-	-	2	1	-	-	-
Prior Year	-	-	-	-	-	-	-	-	-	1	-	-	-	-
Percent Change from Prior Year	-	-	-	-	-	-	-	-	-	100%	100%	-	-	-

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Current Year	-	-	-	-	-	-	-	-	-	-	1	1	-	1
Prior Year	-	-	-	-	1	-	-	-	-	-	-	1	-	-
Percent Change from Prior Year	-	-	-	-	-100%	-	-	-	-	-	100%	0%	-	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: South 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: South Pasadena, CA 91030 South Pasadena, CA 91031

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