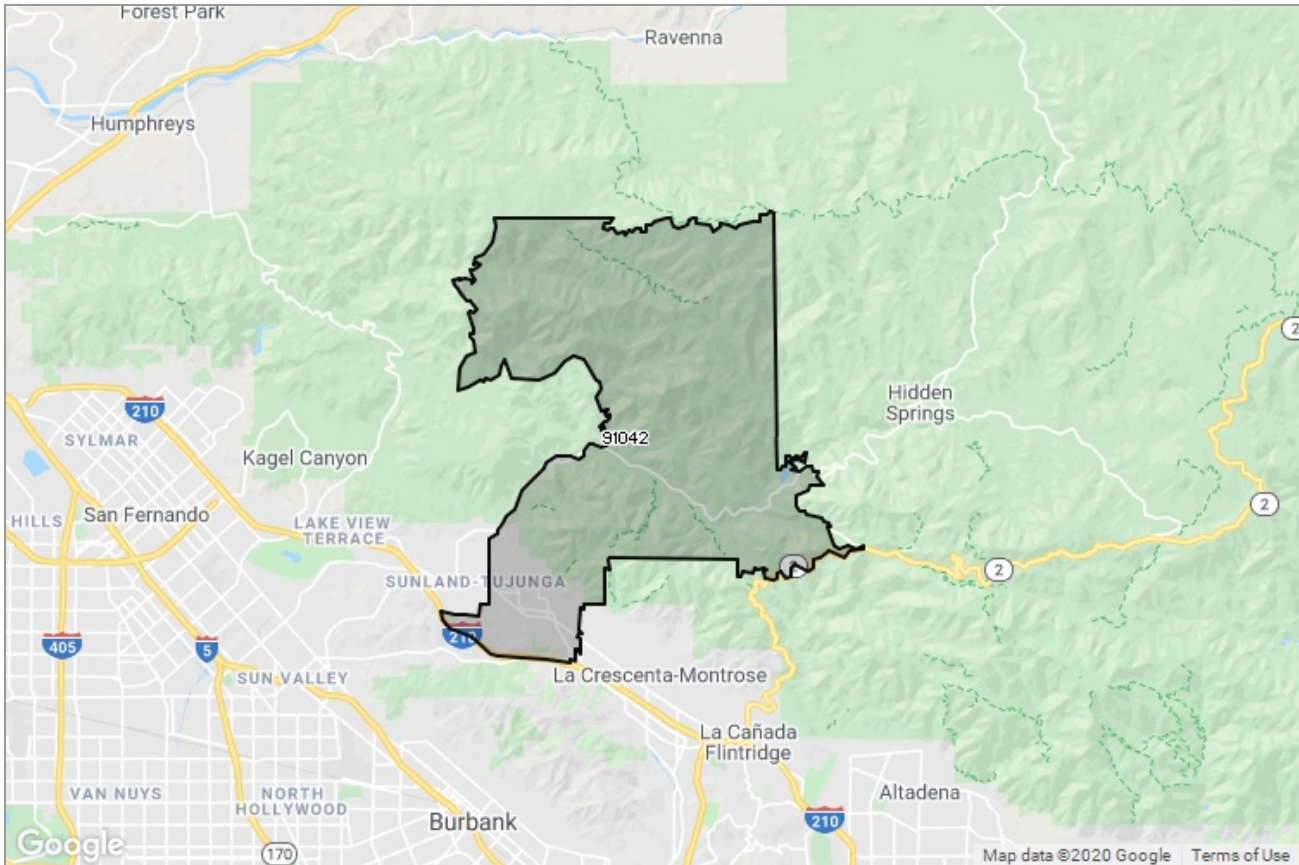




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Tujunga



## Report Characteristics

**Report Name:**  
Tujunga

**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	18	22	-18.2%	36	47	-23.4%
New Listing Volume	\$12,961,424	\$14,638,977	-11.5%	\$26,740,324	\$31,963,877	-16.3%
Active Listing Count	22	51	-56.9%	N/A	N/A	
Active Listing Volume	\$16,836,325	\$39,223,676	-57.1%	N/A	N/A	
Average Listing Price	\$765,288	\$769,092	-0.5%	\$778,821	\$751,765	+3.6%
Median Listing Price	\$629,500	\$698,000	-9.8%	\$689,837	\$667,657	+3.3%
Months of Inventory	0.9	3.6	-75.8%	1.9	3.4	-44.4%
Absorption Rate	113.64%	27.45%	+86.2%	53.06%	29.52%	+23.5%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	20	18	+11.1%	N/A	N/A	
Pending Sales Volume	\$14,539,999	\$10,557,000	+37.7%	N/A	N/A	
Closed Sales Count	16	12	+33.3%	41	26	+57.7%
Closed Sales Volume	\$10,342,200	\$6,814,900	+51.8%	\$26,241,175	\$15,688,200	+67.3%
Average Sales Price	\$646,388	\$567,908	+13.8%	\$640,029	\$603,392	+6.1%
Median Sales Price	\$656,250	\$572,500	+14.6%	\$628,049	\$618,619	+1.5%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	1	2	-50%	N/A	N/A	

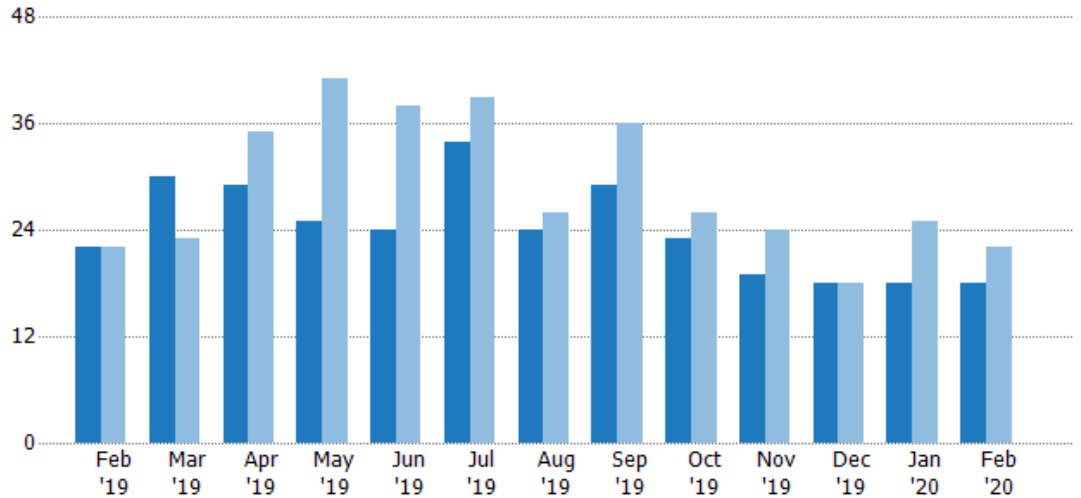
## New Listings

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Feb '20	18	-18.2%
Feb '19	22	0%
Feb '18	22	-9.1%



	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	22	30	29	25	24	34	24	29	23	19	18	18	18
Prior Year	22	23	35	41	38	39	26	36	26	24	18	25	22
Percent Change from Prior Year	0%	30%	-17%	-39%	-37%	-13%	-8%	-19%	-12%	-21%	0%	-28%	-18%

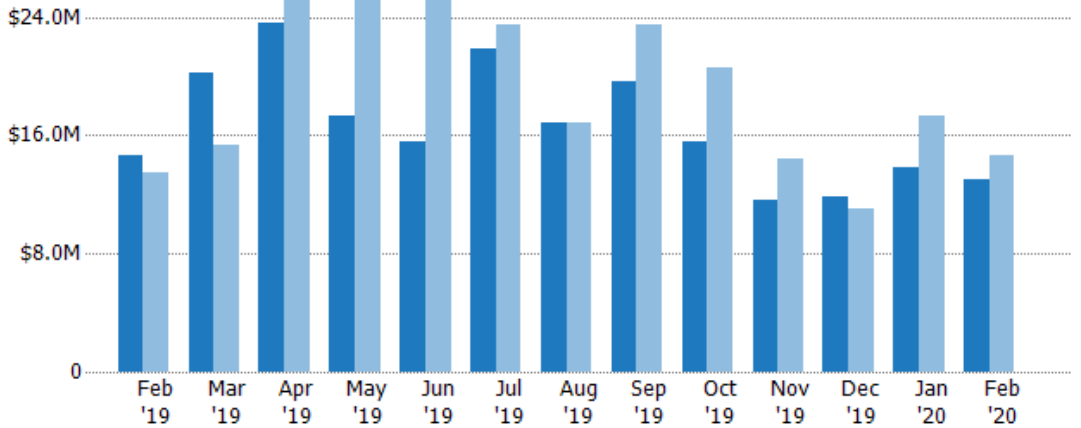
## New Listing Volume

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Feb '20	\$13M	-11.5%
Feb '19	\$14.6M	8.7%
Feb '18	\$13.5M	-13.1%



	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	\$14.6M	\$20.2M	\$23.6M	\$17.3M	\$15.6M	\$21.8M	\$16.8M	\$19.7M	\$15.5M	\$11.7M	\$11.9M	\$13.8M	\$13M
Prior Year	\$13.5M	\$15.4M	\$26M	\$26.3M	\$25.6M	\$23.5M	\$16.9M	\$23.4M	\$20.6M	\$14.5M	\$11M	\$17.3M	\$14.6M
Percent Change from Prior Year	9%	31%	-9%	-34%	-39%	-7%	0%	-16%	-25%	-19%	8%	-20%	-11%

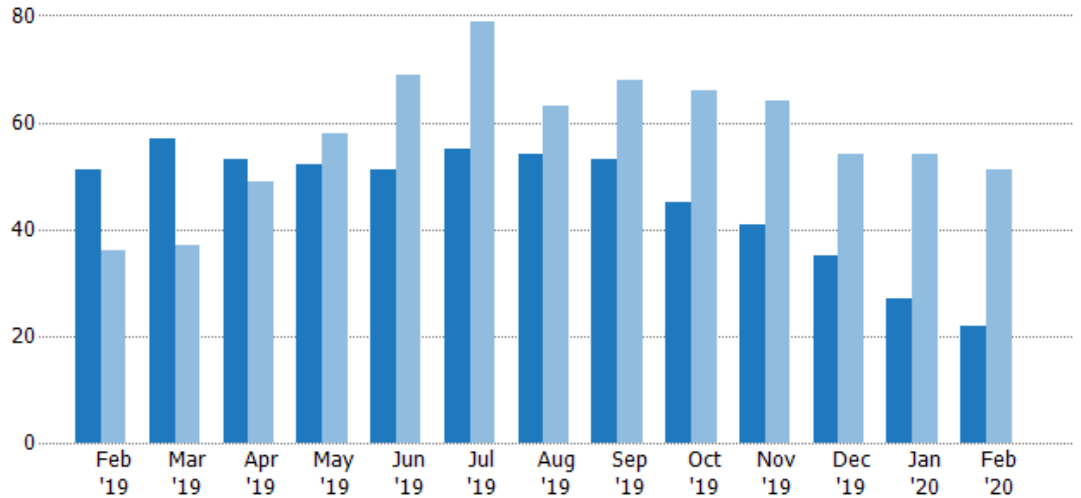
## Active Listings

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Feb '20	22	-56.9%
Feb '19	51	41.7%
Feb '18	36	-19.4%



	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	51	57	53	52	51	55	54	53	45	41	35	27	22
Prior Year	36	37	49	58	69	79	63	68	66	64	54	54	51
Percent Change from Prior Year	42%	54%	8%	-10%	-26%	-30%	-14%	-22%	-32%	-36%	-35%	-50%	-57%

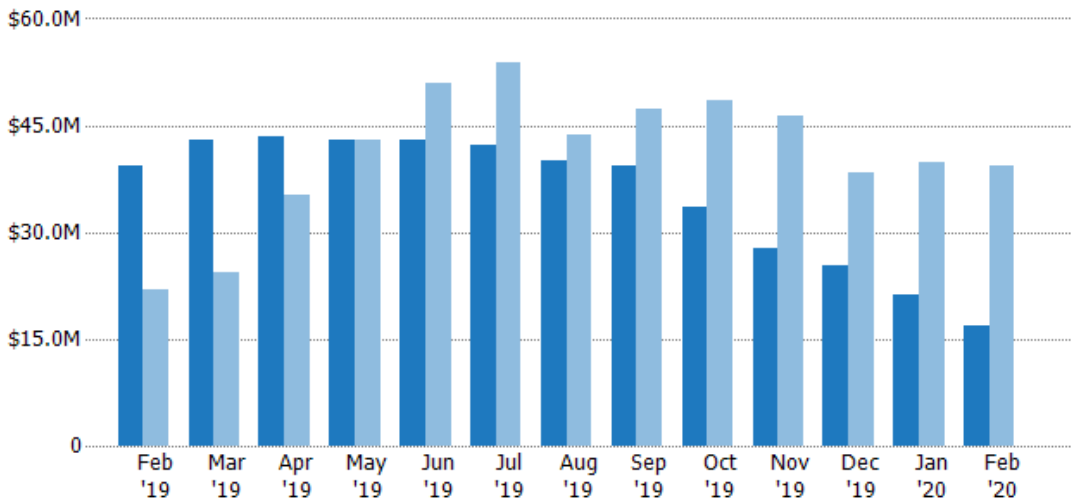
## Active Listing Volume

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Feb '20	\$16.8M	-57.1%
Feb '19	\$39.2M	79.5%
Feb '18	\$21.9M	-15.3%



	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	\$39.2M	\$43M	\$43.5M	\$43M	\$43M	\$42.1M	\$40.2M	\$39.4M	\$33.5M	\$27.8M	\$25.4M	\$21.3M	\$16.8M
Prior Year	\$21.9M	\$24.4M	\$35.2M	\$42.8M	\$50.9M	\$53.8M	\$43.7M	\$47.4M	\$48.6M	\$46.2M	\$38.5M	\$39.7M	\$39.2M
Percent Change from Prior Year	79%	76%	23%	0%	-16%	-22%	-8%	-17%	-31%	-40%	-34%	-46%	-57%

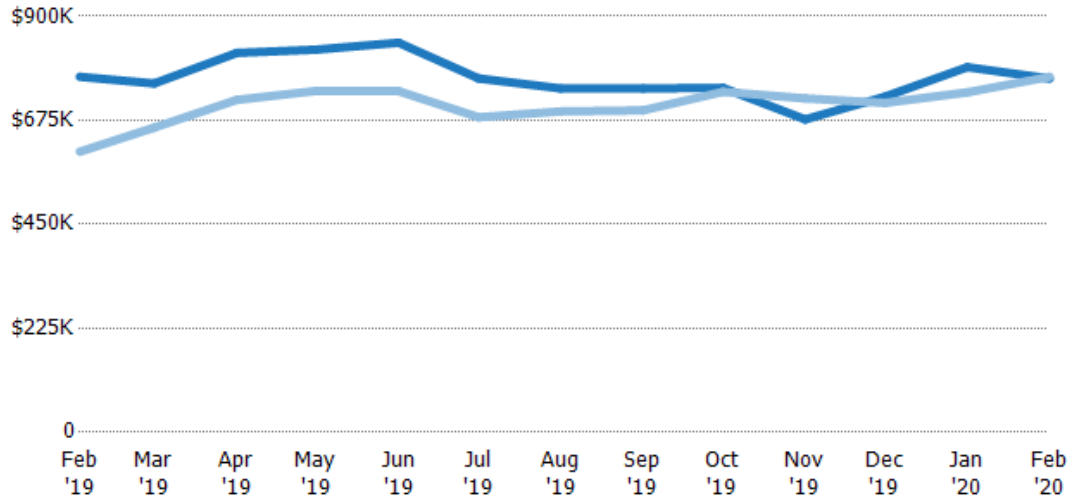
## Average Listing Price

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Feb '20	\$765K	-0.5%
Feb '19	\$769K	26.7%
Feb '18	\$607K	5.2%



Current Year	\$769K	\$755K	\$821K	\$828K	\$843K	\$766K	\$744K	\$744K	\$745K	\$677K	\$726K	\$790K	\$765K
Prior Year	\$607K	\$659K	\$719K	\$739K	\$738K	\$682K	\$694K	\$697K	\$737K	\$722K	\$713K	\$735K	\$769K
Percent Change from Prior Year	27%	14%	14%	12%	14%	12%	7%	7%	1%	-6%	2%	7%	0%

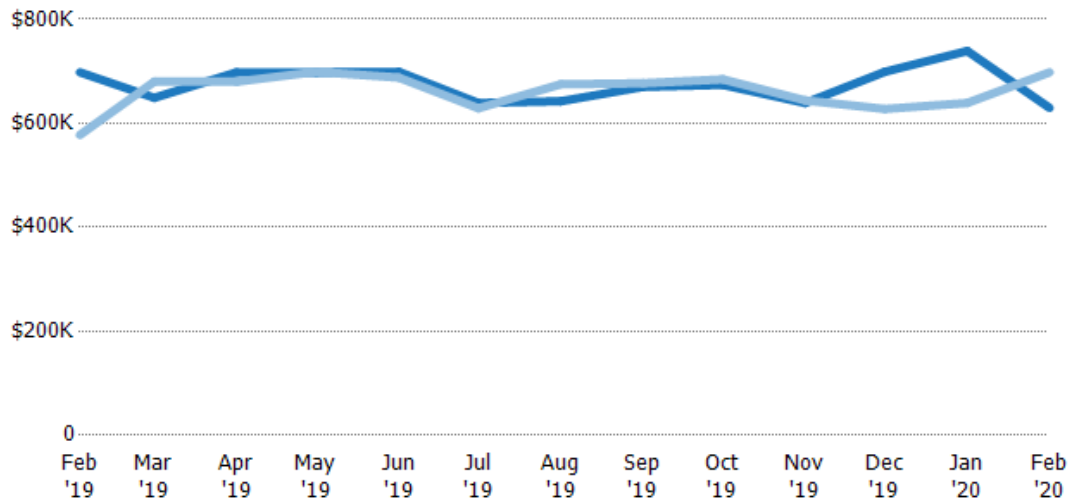
## Median Listing Price

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Feb '20	\$630K	-9.8%
Feb '19	\$698K	20.9%
Feb '18	\$577K	8.9%



Current Year	\$698K	\$649K	\$698K	\$698K	\$699K	\$639K	\$642K	\$670K	\$674K	\$639K	\$699K	\$739K	\$630K
Prior Year	\$577K	\$680K	\$680K	\$699K	\$688K	\$629K	\$675K	\$677K	\$684K	\$644K	\$627K	\$639K	\$698K
Percent Change from Prior Year	21%	-5%	3%	0%	2%	2%	-5%	-1%	-2%	-1%	11%	16%	-10%

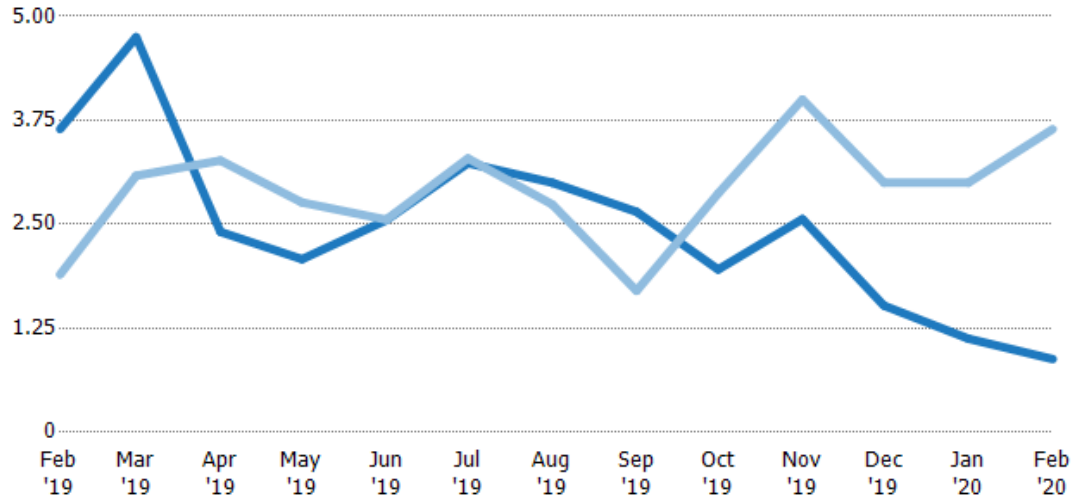
## Months of Inventory

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Months	% Chg.
Feb '20	0.88	-75.8%
Feb '19	3.64	92.3%
Feb '18	1.89	9.3%



	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	3.64	4.75	2.41	2.08	2.55	3.24	3.00	2.65	1.96	2.56	1.52	1.13	0.88
Prior Year	1.89	3.08	3.27	2.76	2.56	3.29	2.74	1.70	2.87	4.00	3.00	3.00	3.64
Percent Change from Prior Year	92%	54%	-26%	-25%	0%	-2%	10%	56%	-32%	-36%	-49%	-63%	-76%

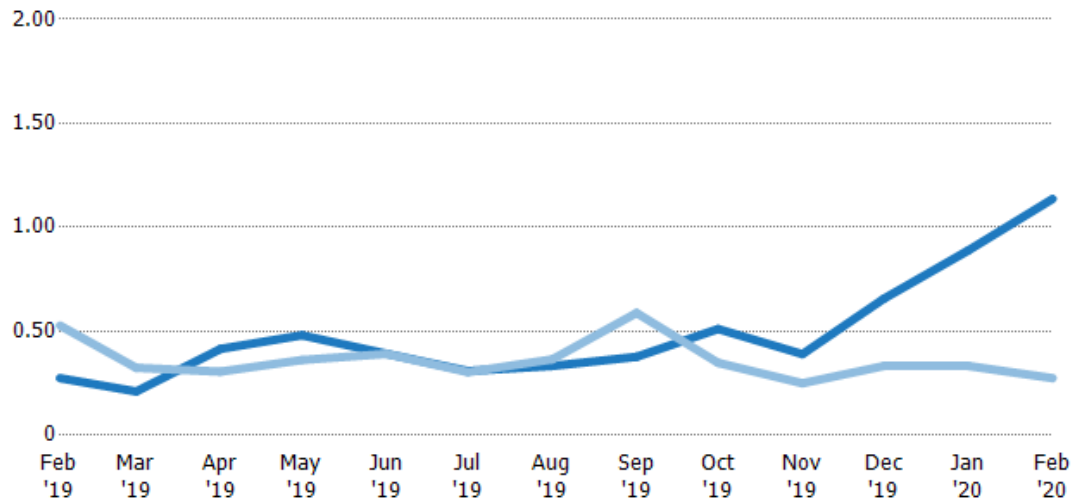
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Rate	Chg.
Feb '20	114%	-86.2%
Feb '19	27%	25.3%
Feb '18	53%	-8.5%



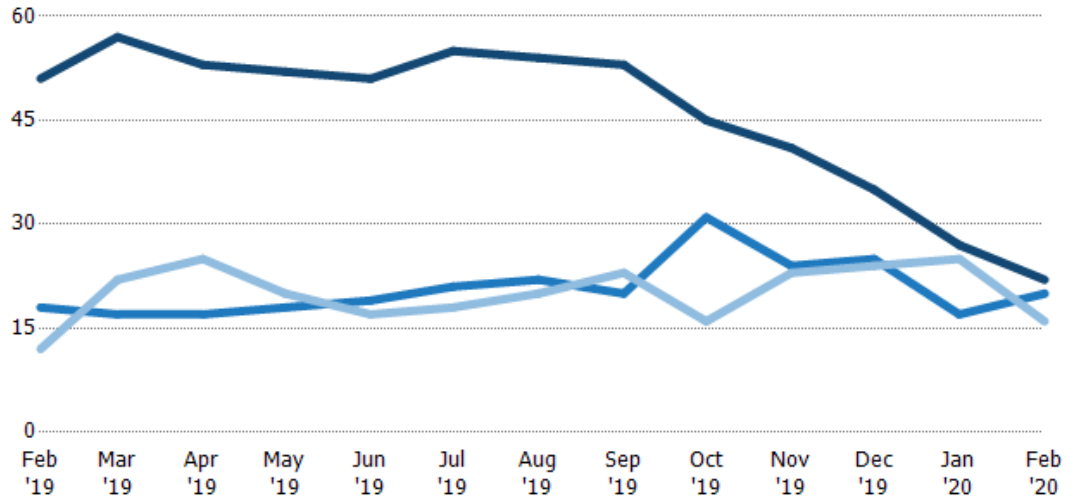
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	27%	21%	42%	48%	39%	31%	33%	38%	51%	39%	66%	89%	114%
Prior Year	53%	32%	31%	36%	39%	30%	37%	59%	35%	25%	33%	33%	27%
Change from Prior Year	25%	11%	-11%	-12%	0%	-1%	3%	21%	-16%	-14%	-32%	-56%	-86%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



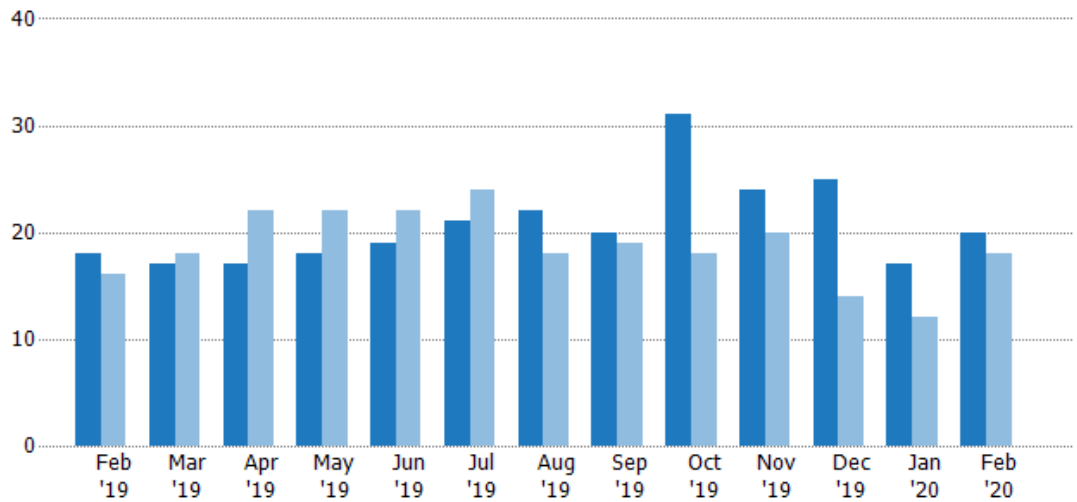
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Active	51	57	53	52	51	55	54	53	45	41	35	27	22
Pending	18	17	17	18	19	21	22	20	31	24	25	17	20
Sold	12	22	25	20	17	18	20	23	16	23	24	25	16

## Pending Sales

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Month/Year	Count	% Chg.
Feb '20	20	11.1%
Feb '19	18	12.5%
Feb '18	16	31.3%

	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	18	17	17	18	19	21	22	20	31	24	25	17	20
Prior Year	16	18	22	22	22	24	18	19	18	20	14	12	18
Percent Change from Prior Year	13%	-6%	-23%	-18%	-14%	-13%	22%	5%	72%	20%	79%	42%	11%

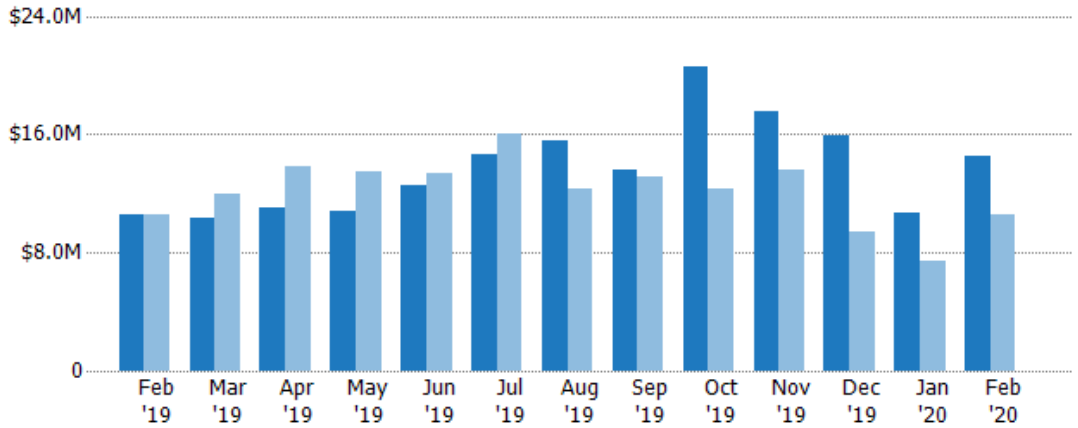
## Pending Sales Volume

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/Year	Volume	% Chg.
Feb '20	\$14.5M	37.7%
Feb '19	\$10.6M	-0.5%
Feb '18	\$10.6M	8.2%



Current Year	\$10.6M	\$10.4M	\$11M	\$10.8M	\$12.5M	\$14.6M	\$15.5M	\$13.6M	\$20.5M	\$17.5M	\$16M	\$10.6M	\$14.5M
Prior Year	\$10.6M	\$12M	\$13.8M	\$13.5M	\$13.4M	\$16M	\$12.3M	\$13.1M	\$12.3M	\$13.6M	\$9.39M	\$7.44M	\$10.6M
Percent Change from Prior Year	-1%	-14%	-20%	-20%	-7%	-9%	27%	4%	67%	29%	70%	43%	38%

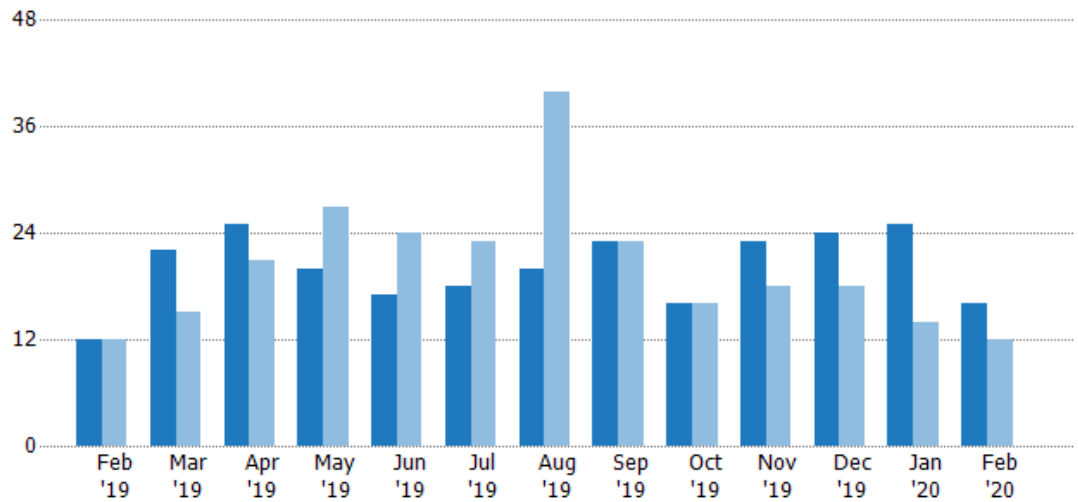
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/Year	Count	% Chg.
Feb '20	16	33.3%
Feb '19	12	0%
Feb '18	12	33.3%



Current Year	12	22	25	20	17	18	20	23	16	23	24	25	16
Prior Year	12	15	21	27	24	23	40	23	16	18	18	14	12
Percent Change from Prior Year	0%	47%	19%	-26%	-29%	-22%	-50%	0%	0%	28%	33%	79%	33%



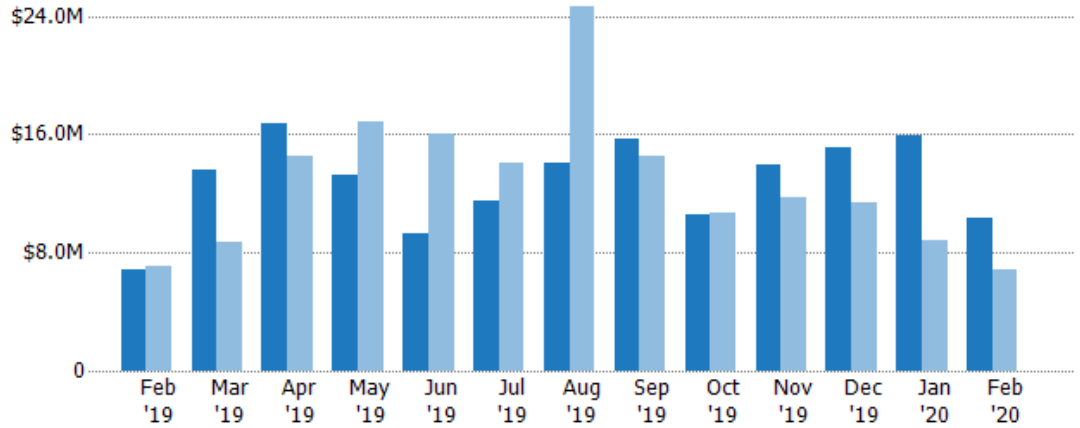
## Closed Sales Volume

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Feb '20	\$10.3M	51.8%
Feb '19	\$6.81M	-3.3%
Feb '18	\$7.05M	17.2%



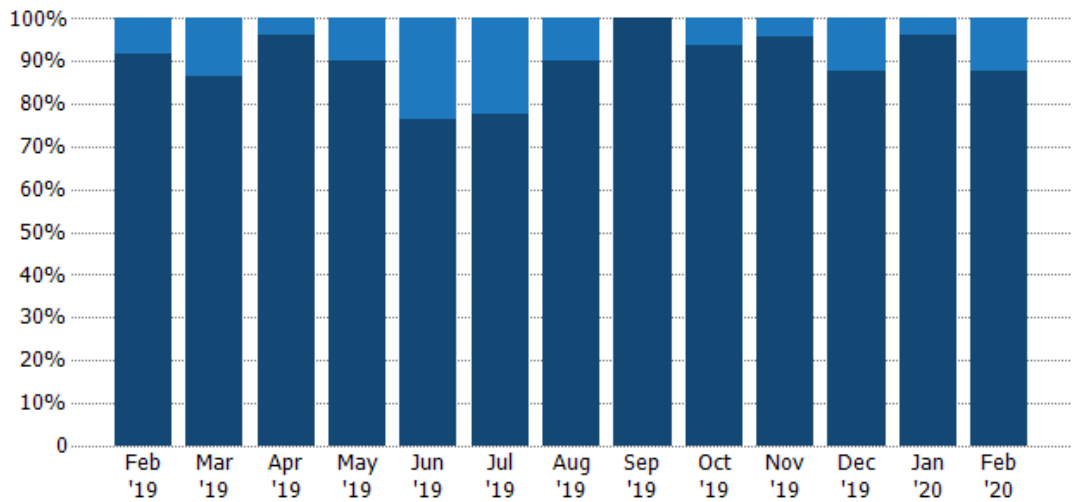
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$6.81M	\$13.6M	\$16.7M	\$13.3M	\$9.27M	\$11.6M	\$14M	\$15.7M	\$10.6M	\$14M	\$15.1M	\$15.9M	\$10.3M
Prior Year	\$7.05M	\$8.75M	\$14.5M	\$16.9M	\$16.1M	\$14.1M	\$24.6M	\$14.6M	\$10.7M	\$11.7M	\$11.4M	\$8.87M	\$6.81M
Percent Change from Prior Year	-3%	56%	16%	-21%	-42%	-18%	-43%	8%	0%	19%	33%	79%	52%

## Closed Sales by Property Type

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

### Filters Used

ZIP: Tujunga, CA 91042  
 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
Condo/Townhouse	8%	14%	4%	10%	24%	22%	10%	-	6%	4%	13%	4%	13%
Single Family Residence	92%	86%	96%	90%	76%	78%	90%	100%	94%	96%	88%	96%	88%

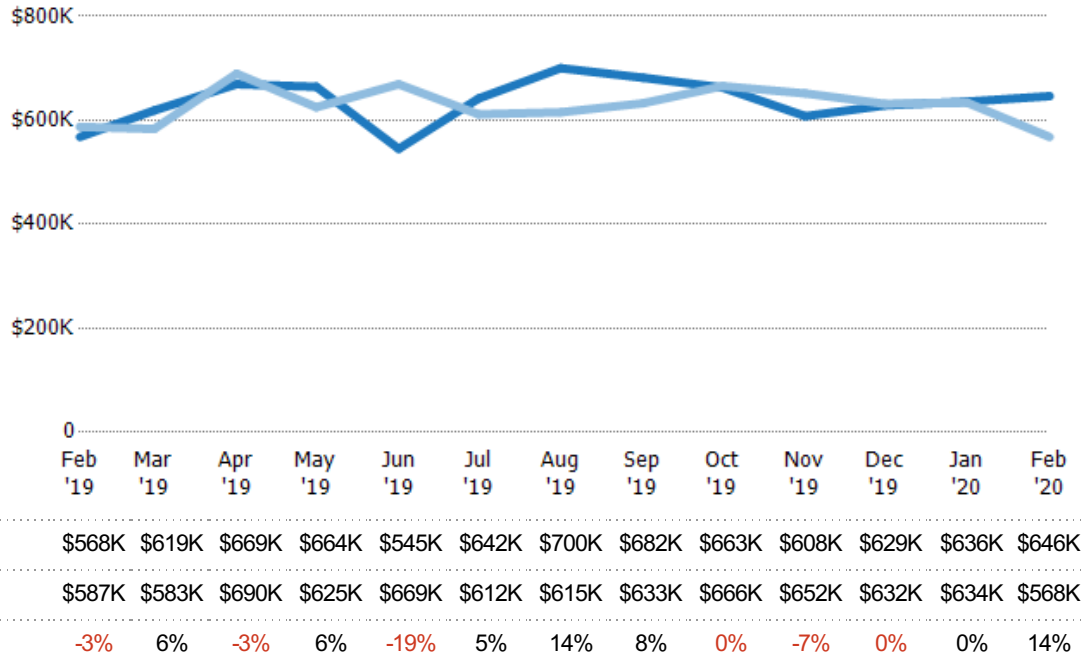
## Average Sales Price

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Feb '20	\$646K	13.8%
Feb '19	\$568K	-3.3%
Feb '18	\$587K	-12.1%



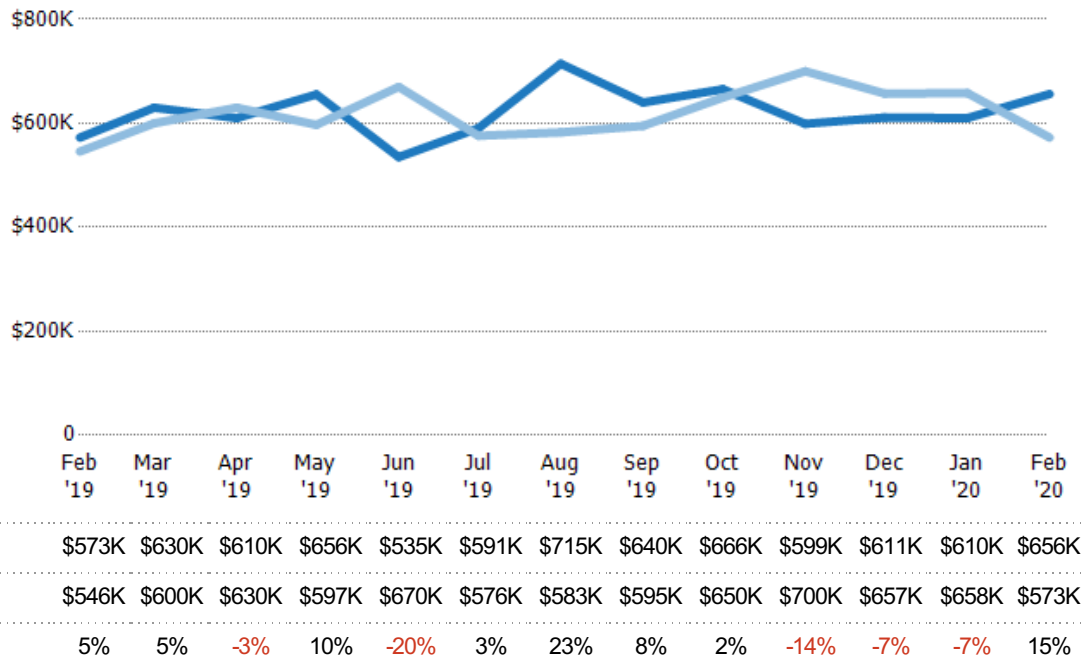
## Median Sales Price

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Feb '20	\$656K	14.6%
Feb '19	\$573K	4.9%
Feb '18	\$546K	-10.9%

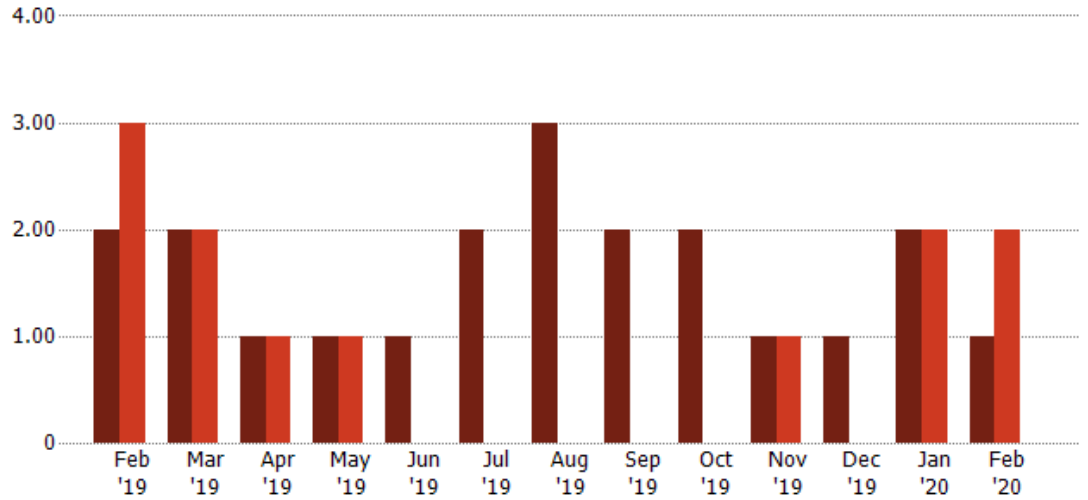


## Distressed Listings

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



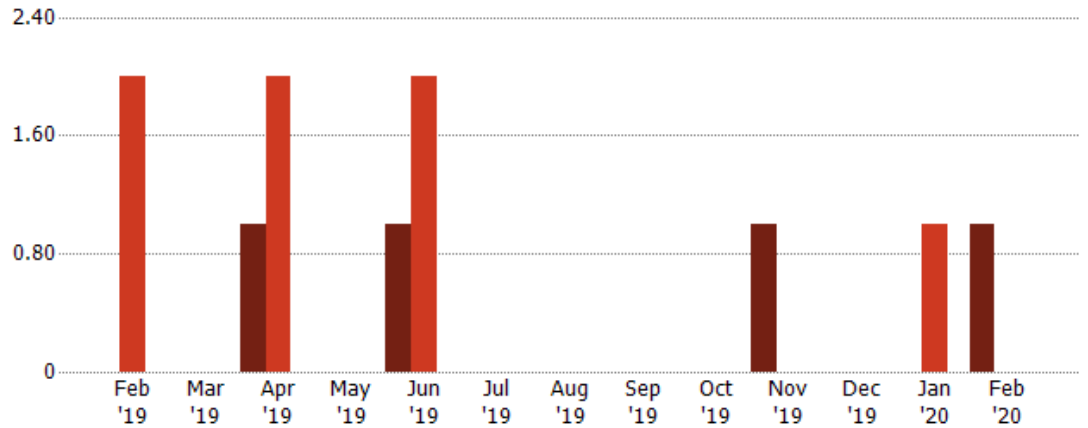
Current Year	2	2	1	1	1	2	3	2	2	1	1	2	1
Prior Year	3	2	1	1	-	-	-	-	-	1	-	2	2
Percent Change from Prior Year	-33%	0%	0%	0%	100%	100%	100%	100%	100%	0%	100%	0%	-50%

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Current Year	-	-	1	-	1	-	-	-	-	-	1	-	-	1
Prior Year	2	-	2	-	2	-	-	-	-	-	-	-	1	-
Percent Change from Prior Year	-100%	-	-50%	-	-50%	-	-	-	-	-	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:** Tujunga

**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:** Tujunga, CA 91042

### 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