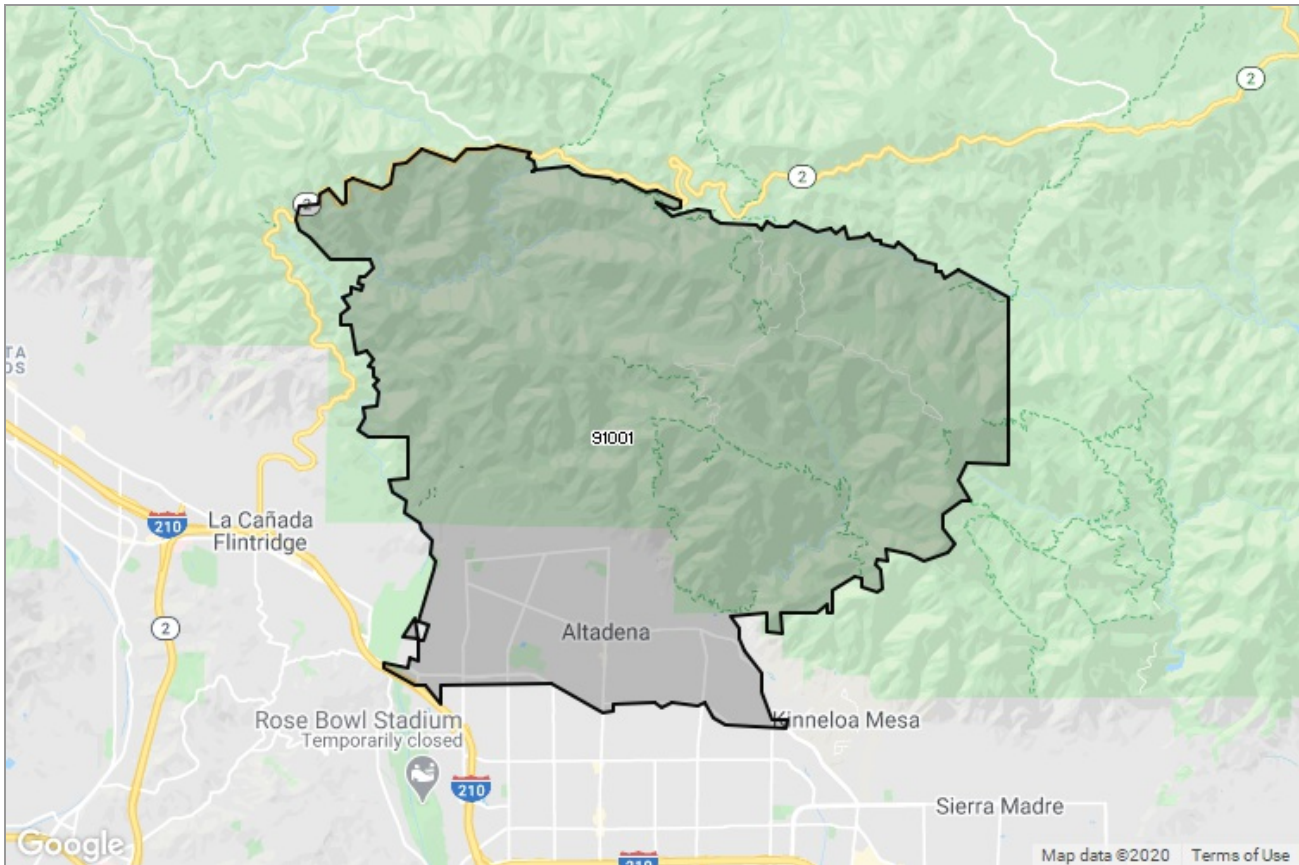




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Altadena



Report Characteristics

Report Name:
Altadena

Report Date Range:
3/2019 – 3/2020

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 04/14/2020

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	Mar 2020	Mar 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	17	32	-46.9%	77	98	-21.4%
New Listing Volume	\$15,687,000	\$34,583,800	-54.6%	\$82,138,794	\$102,277,898	-19.7%
Active Listing Count	31	61	-49.2%	N/A	N/A	
Active Listing Volume	\$37,622,298	\$66,237,437	-43.2%	N/A	N/A	
Average Listing Price	\$1,213,623	\$1,085,860	+11.8%	\$1,217,379	\$1,062,455	+14.6%
Median Listing Price	\$995,000	\$899,000	+10.7%	\$1,016,482	\$877,185	+15.9%
Months of Inventory	1.3	3.6	-62.4%	1.8	2.5	-29.1%
Absorption Rate	74.19%	27.87%	+46.3%	57.14%	40.51%	+16.6%
Sales Activity Charts Metrics						
Pending Sales Count	21	28	-25%	N/A	N/A	
Pending Sales Volume	\$19,886,000	\$26,884,400	-26%	N/A	N/A	
Closed Sales Count	24	24	±	70	64	+9.4%
Closed Sales Volume	\$22,313,500	\$26,006,500	-14.2%	\$66,377,830	\$62,482,710	+6.2%
Average Sales Price	\$929,729	\$1,083,604	-14.2%	\$948,255	\$976,292	-2.9%
Median Sales Price	\$830,500	\$933,000	-11%	\$837,236	\$886,797	-5.6%
Distressed Charts Metrics						
Distressed Listing Count	2	4	-50%	N/A	N/A	

New Listings

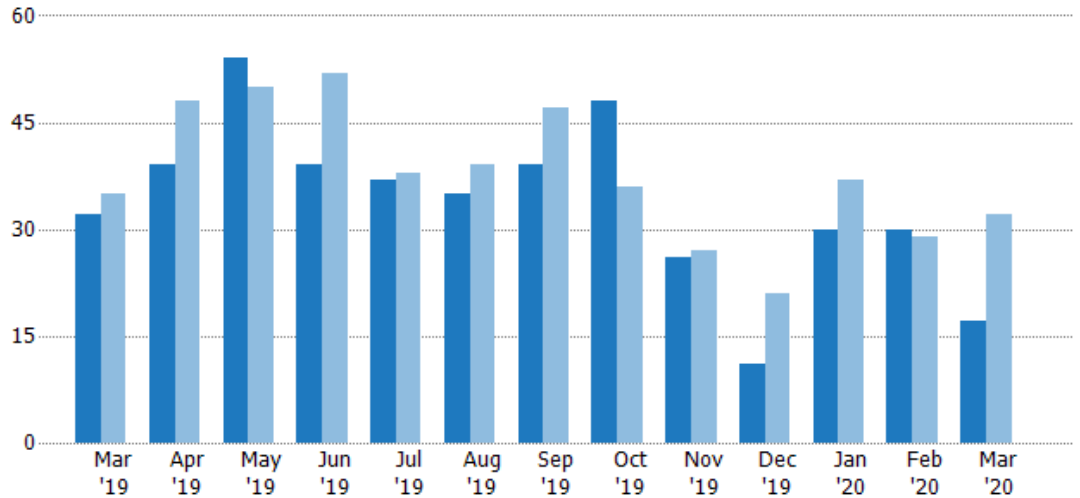
The number of new residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Mar '20	17	-46.9%
Mar '19	32	-8.6%
Mar '18	35	11.4%



Current Year	32	39	54	39	37	35	39	48	26	11	30	30	17
Prior Year	35	48	50	52	38	39	47	36	27	21	37	29	32
Percent Change from Prior Year	-9%	-19%	8%	-25%	-3%	-10%	-17%	33%	-4%	-48%	-19%	3%	-47%

New Listing Volume

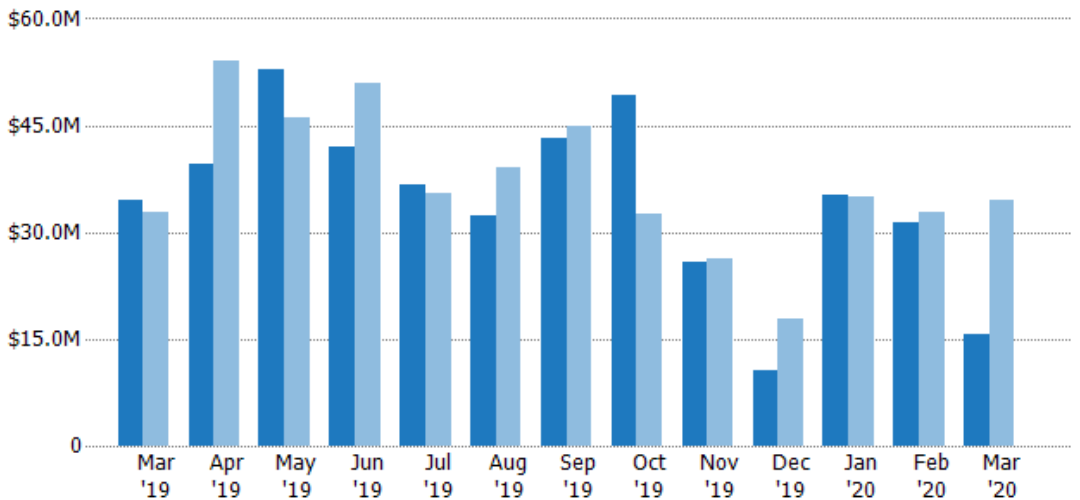
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Mar '20	\$15.7M	-54.6%
Mar '19	\$34.6M	5.7%
Mar '18	\$32.7M	10.7%



Current Year	\$34.6M	\$39.5M	\$52.9M	\$42M	\$36.8M	\$32.4M	\$43.2M	\$49.2M	\$25.9M	\$10.6M	\$35.1M	\$31.3M	\$15.7M
Prior Year	\$32.7M	\$54.2M	\$46.2M	\$50.9M	\$35.4M	\$39.1M	\$44.9M	\$32.5M	\$26.3M	\$17.7M	\$34.9M	\$32.8M	\$34.6M
Percent Change from Prior Year	6%	-27%	15%	-18%	4%	-17%	-4%	51%	-1%	-40%	1%	-4%	-55%

Active Listings

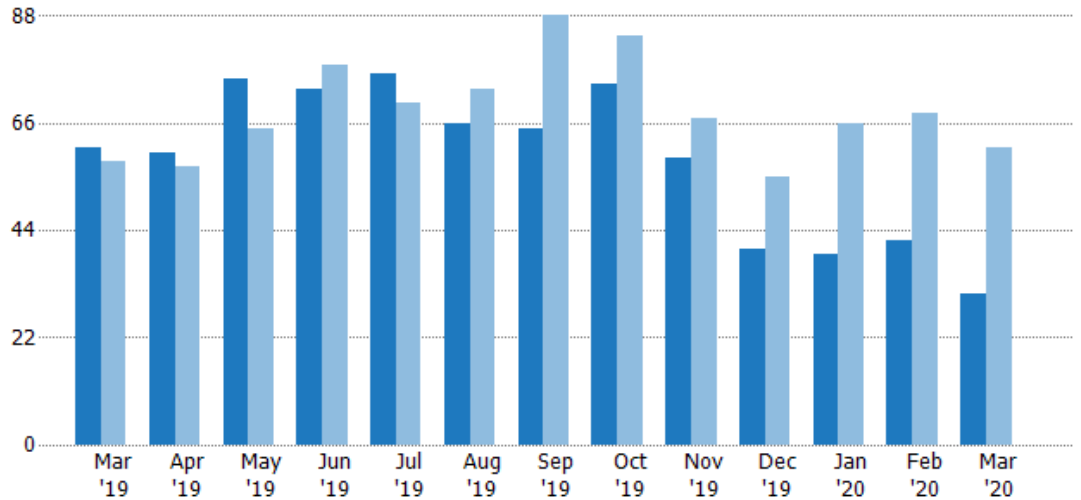
The number of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Mar '20	31	-49.2%
Mar '19	61	5.2%
Mar '18	58	1.7%



Current Year	61	60	75	73	76	66	65	74	59	40	39	42	31
Prior Year	58	57	65	78	70	73	88	84	67	55	66	68	61
Percent Change from Prior Year	5%	5%	15%	-6%	9%	-10%	-26%	-12%	-12%	-27%	-41%	-38%	-49%

Active Listing Volume

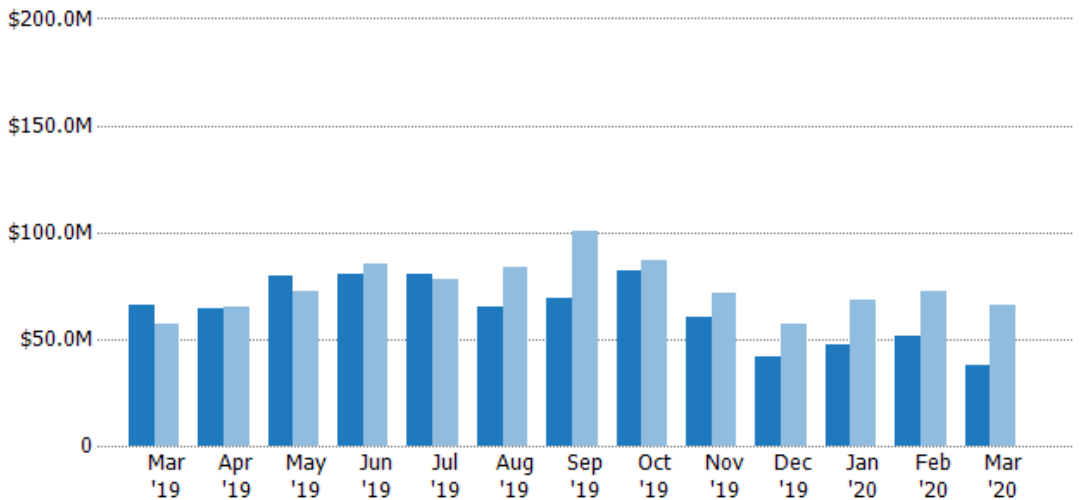
The sum of the listing price of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Mar '20	\$37.6M	-43.2%
Mar '19	\$66.2M	15.7%
Mar '18	\$57.2M	2.7%



Current Year	\$66.2M	\$64.6M	\$79.3M	\$80M	\$80.6M	\$64.7M	\$69.3M	\$81.6M	\$60M	\$41.4M	\$47.3M	\$51.4M	\$37.6M
Prior Year	\$57.2M	\$65.5M	\$72.4M	\$85.1M	\$78.1M	\$83.8M	\$100M	\$87.2M	\$71.5M	\$56.7M	\$68.4M	\$72.5M	\$66.2M
Percent Change from Prior Year	16%	-1%	9%	-6%	3%	-23%	-31%	-6%	-16%	-27%	-31%	-29%	-43%

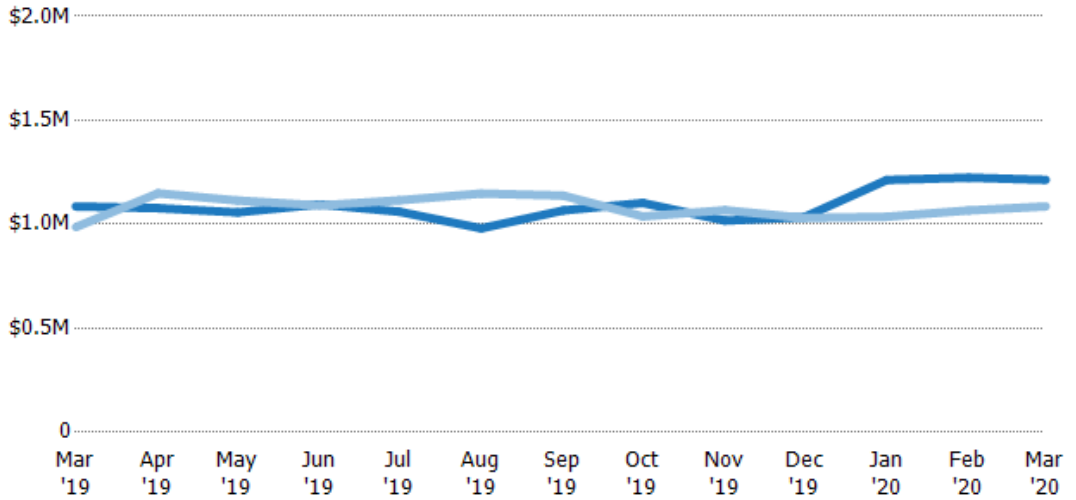
Average Listing Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Mar '19	\$1.09M	\$987K	10%
Apr '19	\$1.08M	\$1.15M	-6%
May '19	\$1.06M	\$1.11M	-5%
Jun '19	\$1.1M	\$1.09M	1%
Jul '19	\$1.06M	\$1.12M	-5%
Aug '19	\$980K	\$1.15M	-15%
Sep '19	\$1.07M	\$1.14M	-6%
Oct '19	\$1.1M	\$1.04M	6%
Nov '19	\$1.02M	\$1.07M	-5%
Dec '19	\$1.03M	\$1.03M	0%
Jan '20	\$1.21M	\$1.04M	17%
Feb '20	\$1.22M	\$1.07M	15%
Mar '20	\$1.21M	\$1.09M	12%

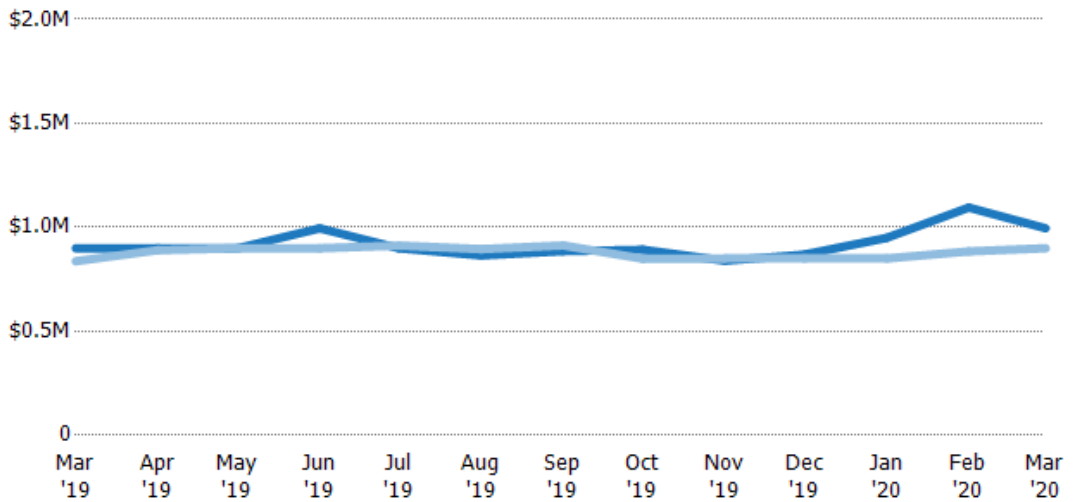
Median Listing Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Mar '19	\$899K	\$837K	7%
Apr '19	\$899K	\$890K	1%
May '19	\$899K	\$899K	0%
Jun '19	\$995K	\$899K	11%
Jul '19	\$899K	\$912K	-1%
Aug '19	\$865K	\$895K	-3%
Sep '19	\$885K	\$913K	-3%
Oct '19	\$892K	\$849K	5%
Nov '19	\$839K	\$850K	-1%
Dec '19	\$869K	\$850K	2%
Jan '20	\$949K	\$850K	12%
Feb '20	\$1.1M	\$884K	24%
Mar '20	\$995K	\$899K	11%

Months of Inventory

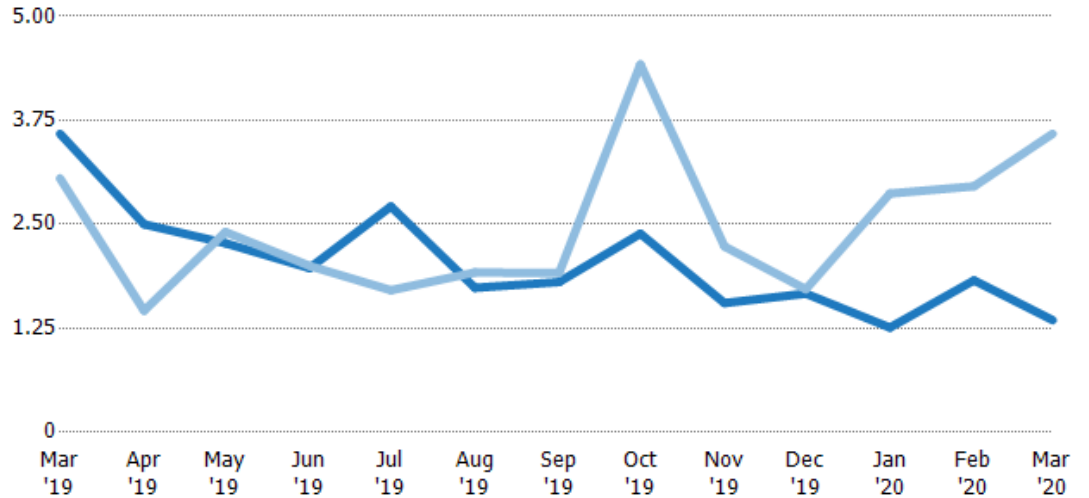
The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Months	% Chg.
Mar '20	1.35	-62.4%
Mar '19	3.59	17.5%
Mar '18	3.05	-22.7%



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	3.59	2.5	2.27	1.97	2.71	1.74	1.81	2.39	1.55	1.67	1.26	1.83	1.35
Prior Year	3.05	1.46	2.41	2	1.71	1.92	1.91	4.42	2.23	1.72	2.87	2.96	3.59
Percent Change from Prior Year	18%	71%	-6%	-1%	59%	-10%	-6%	-46%	-30%	-3%	-56%	-38%	-62%

Absorption Rate

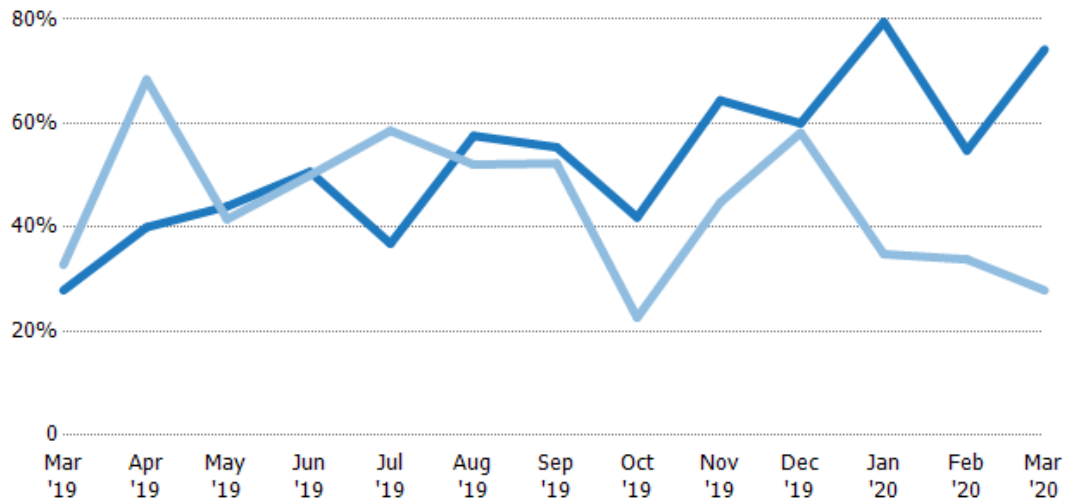
The percentage of inventory sold per month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Rate	Chg.
Mar '20	74%	-46.3%
Mar '19	28%	4.9%
Mar '18	33%	29.4%



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	28%	40%	44%	51%	37%	58%	55%	42%	64%	60%	79%	55%	74%
Prior Year	33%	68%	42%	50%	59%	52%	52%	23%	45%	58%	35%	34%	28%
Change from Prior Year	5%	28%	-2%	-1%	22%	-6%	-3%	-19%	-20%	-2%	-45%	-21%	-46%

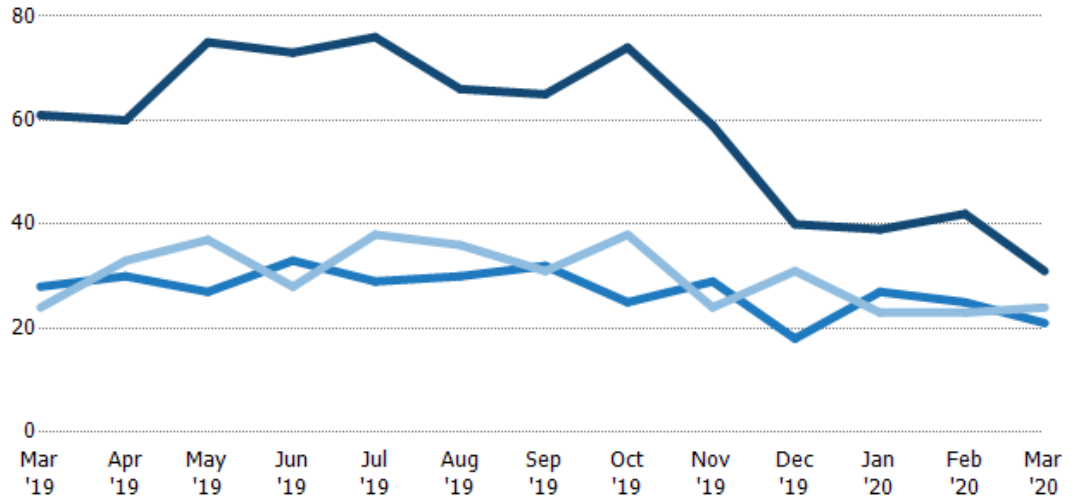
Active/Pending/Sold Units

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Active	61	60	75	73	76	66	65	74	59	40	39	42	31
Pending	28	30	27	33	29	30	32	25	29	18	27	25	21
Sold	24	33	37	28	38	36	31	38	24	31	23	23	24

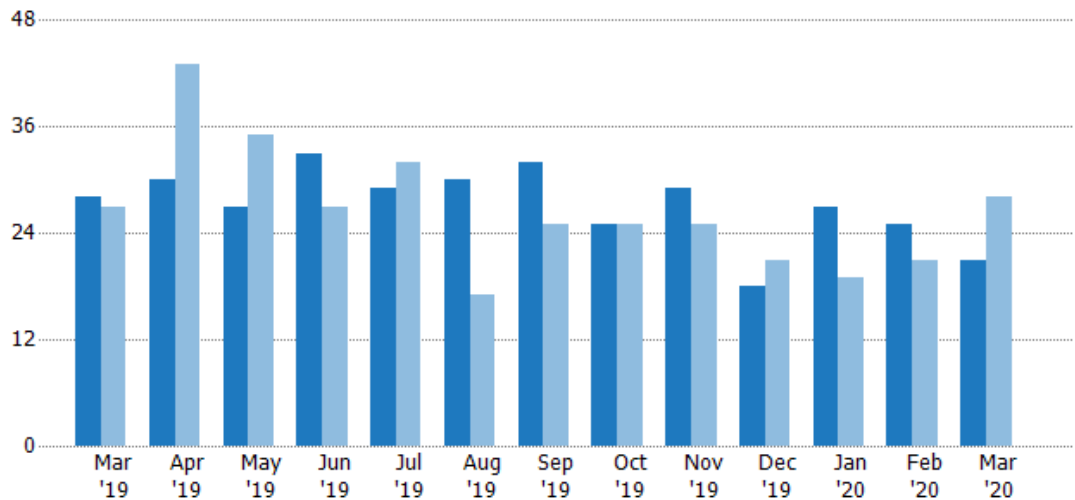
Pending Sales

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Current Year	Prior Year	% Chg.
Mar '20	21	28	-25%
Mar '19	28	27	3.7%
Mar '18	27	27	-22.2%

Pending Sales Volume

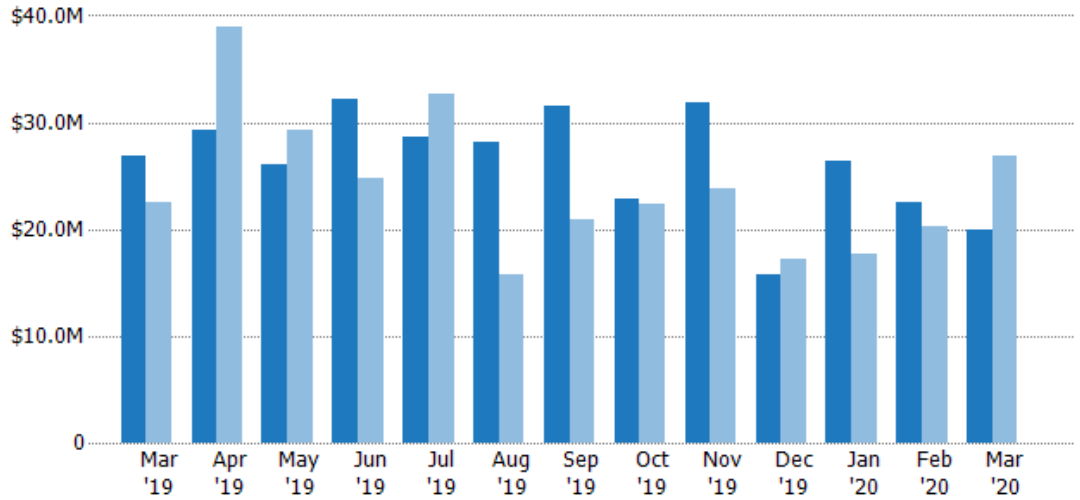
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Mar '20	\$19.9M	-26%
Mar '19	\$26.9M	19.8%
Mar '18	\$22.4M	-20.5%



Current Year	\$26.9M	\$29.2M	\$26.1M	\$32.2M	\$28.6M	\$28.2M	\$31.5M	\$22.9M	\$31.8M	\$15.7M	\$26.5M	\$22.5M	\$19.9M
Prior Year	\$22.4M	\$39M	\$29.3M	\$24.7M	\$32.6M	\$15.7M	\$21M	\$22.4M	\$23.9M	\$17.2M	\$17.7M	\$20.2M	\$26.9M
Percent Change from Prior Year	20%	-25%	-11%	30%	-12%	79%	50%	3%	33%	-9%	50%	11%	-26%

Closed Sales

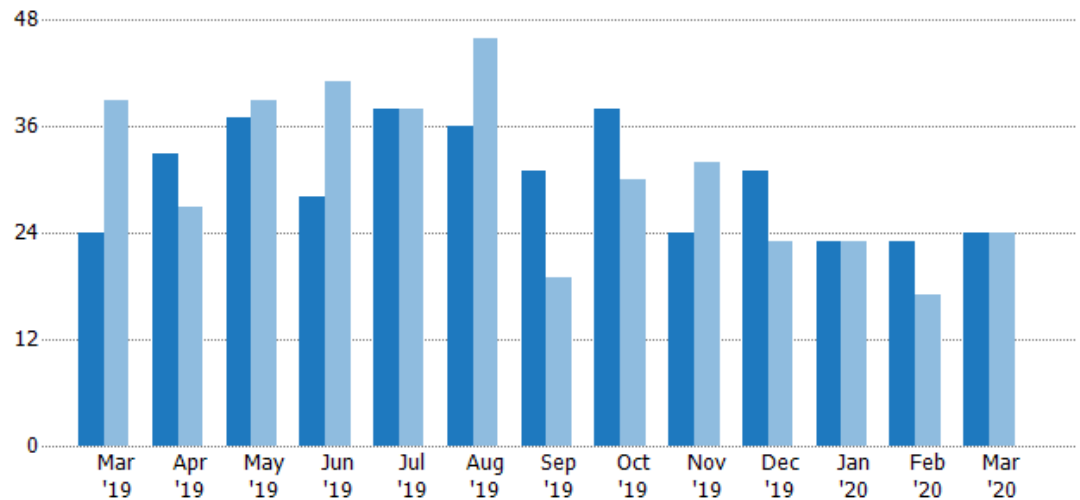
The total number of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Mar '20	24	0%
Mar '19	24	-38.5%
Mar '18	39	-20.5%



Current Year	24	33	37	28	38	36	31	38	24	31	23	23	24
Prior Year	39	27	39	41	38	46	19	30	32	23	23	17	24
Percent Change from Prior Year	-38%	22%	-5%	-32%	0%	-22%	63%	27%	-25%	35%	0%	35%	0%

Closed Sales Volume

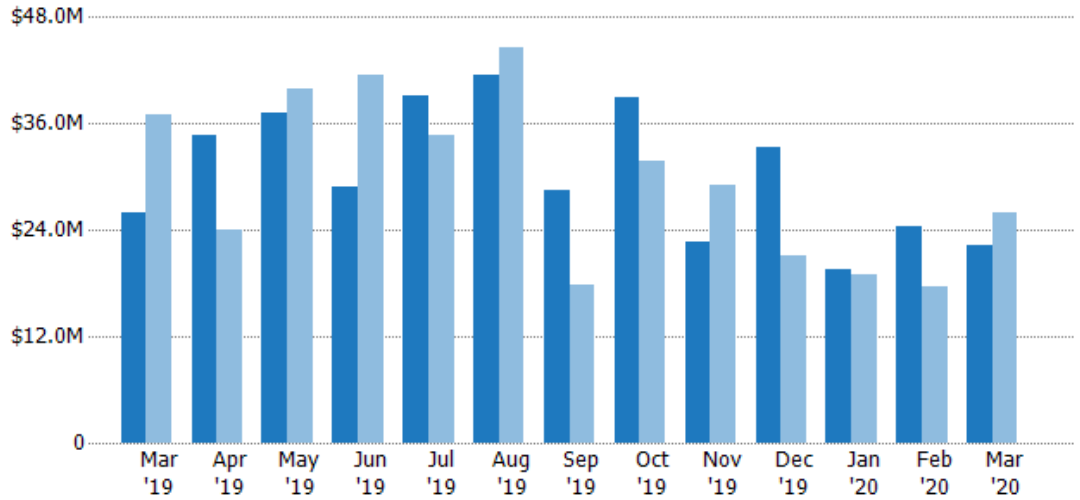
The sum of the sales price of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Mar '20	\$22.3M	-14.2%
Mar '19	\$26M	-29.8%
Mar '18	\$37M	-21.5%



Current Year	\$26M	\$34.6M	\$37.3M	\$28.8M	\$39.2M	\$41.6M	\$28.5M	\$39M	\$22.6M	\$33.2M	\$19.6M	\$24.4M	\$22.3M
Prior Year	\$37M	\$23.9M	\$39.9M	\$41.4M	\$34.6M	\$44.5M	\$17.9M	\$31.8M	\$29.1M	\$21.1M	\$18.9M	\$17.5M	\$26M
Percent Change from Prior Year	-30%	45%	-7%	-30%	13%	-7%	59%	23%	-22%	57%	4%	39%	-14%

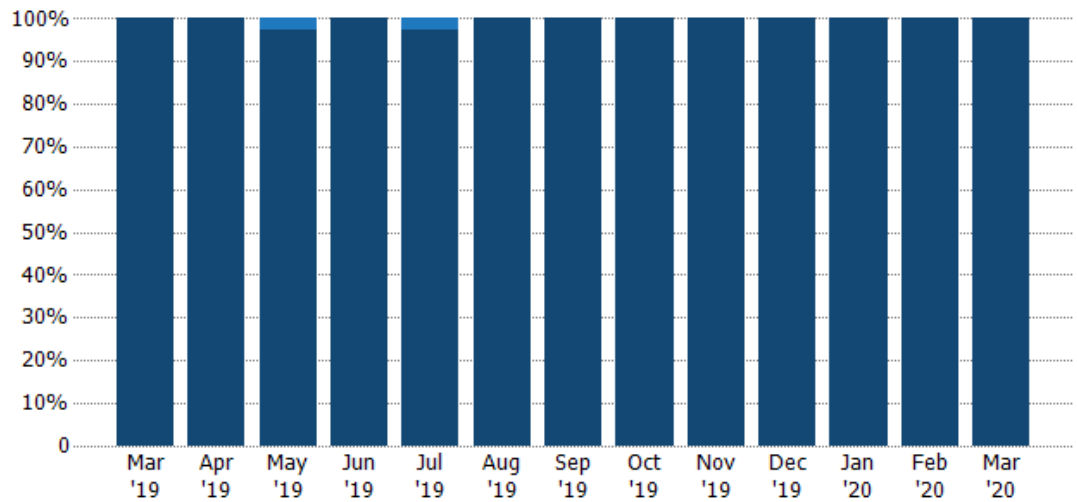
Closed Sales by Property Type

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Condo/Townhouse	-	-	3%	-	3%	-	-	-	-	-	-	-	-
Single Family Residence	100%	100%	97%	100%	97%	100%	100%	100%	100%	100%	100%	100%	100%

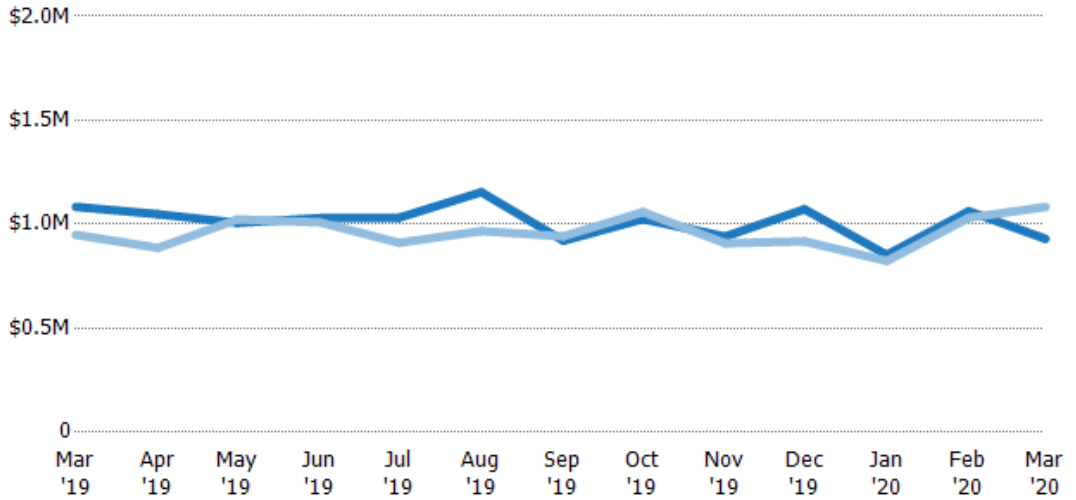
Average Sales Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Price	% Chg.
Mar '20	\$930K	-14.2%
Mar '19	\$1.08M	14.1%
Mar '18	\$949K	-1.2%

	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$1.08M	\$1.05M	\$1.01M	\$1.03M	\$1.03M	\$1.15M	\$921K	\$1.03M	\$941K	\$1.07M	\$853K	\$1.06M	\$930K
Prior Year	\$949K	\$887K	\$1.02M	\$1.01M	\$911K	\$967K	\$942K	\$1.06M	\$909K	\$918K	\$824K	\$1.03M	\$1.08M
Percent Change from Prior Year	14%	18%	-2%	2%	13%	19%	-2%	-3%	3%	17%	4%	3%	-14%

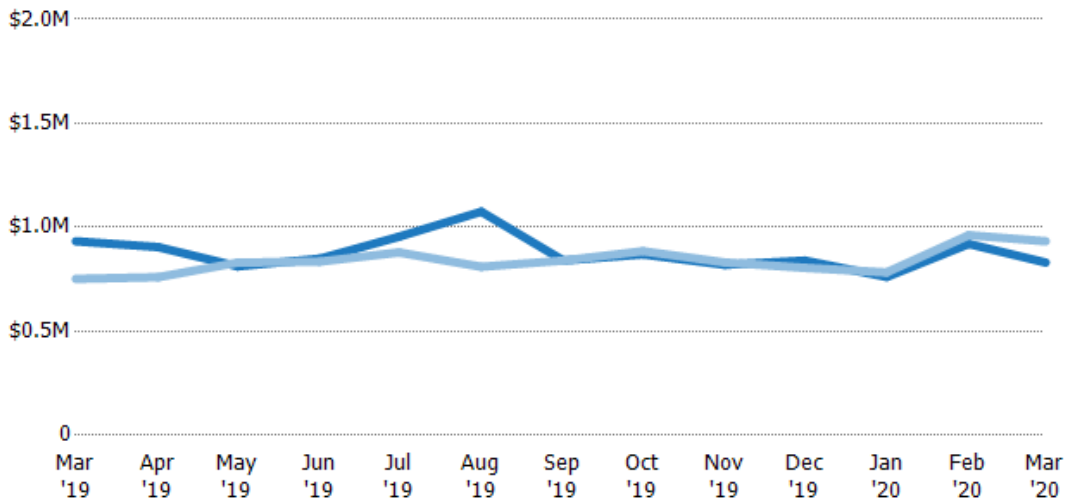
Median Sales Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Price	% Chg.
Mar '20	\$831K	-11%
Mar '19	\$933K	24.1%
Mar '18	\$752K	2.1%

	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$933K	\$905K	\$812K	\$849K	\$955K	\$1.08M	\$840K	\$870K	\$820K	\$840K	\$762K	\$920K	\$831K
Prior Year	\$752K	\$760K	\$830K	\$835K	\$879K	\$810K	\$840K	\$885K	\$831K	\$805K	\$783K	\$962K	\$933K
Percent Change from Prior Year	24%	19%	-2%	2%	9%	33%	0%	-2%	-1%	4%	-3%	-4%	-11%

Distressed Listings

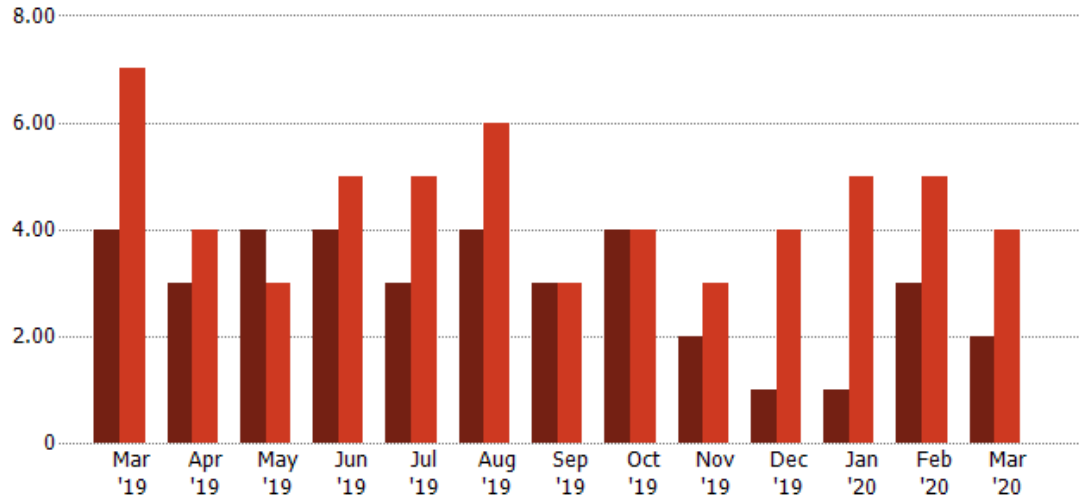
The number of distressed residential properties that were for sale at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Mar '20	2	-50%
Mar '19	4	-42.9%
Mar '18	7	-57.1%



Current Year	4	3	4	4	3	4	3	4	2	1	1	3	2
Prior Year	7	4	3	5	5	6	3	4	3	4	5	5	4
Percent Change from Prior Year	-43%	-25%	33%	-20%	-40%	-33%	0%	0%	-33%	-75%	-80%	-40%	-50%

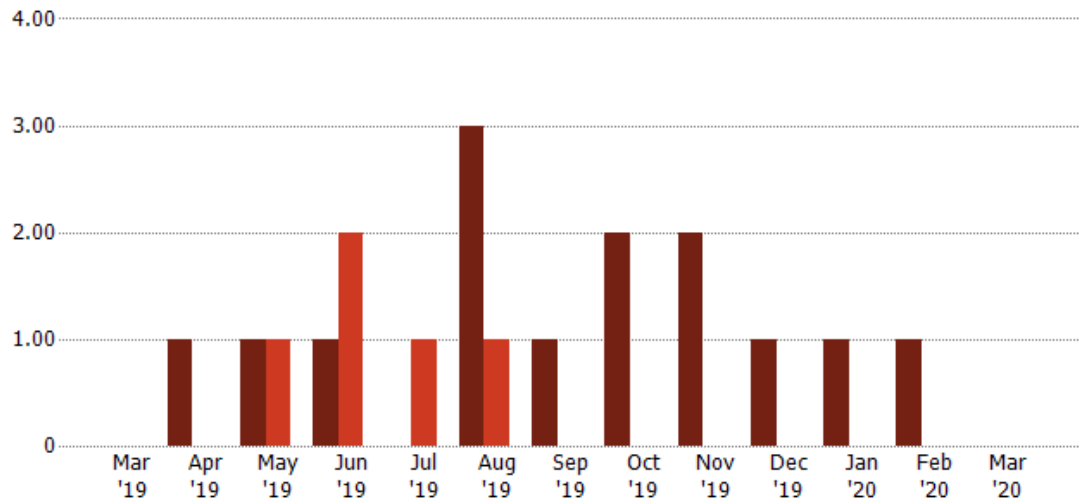
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



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

Run Date: 04/14/2020

Scheduled: No

Report Date Range: From 3/2019 To: 3/2020

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 Altadena, CA 91003

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 3/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area