



PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Eagle Rock



Report Characteristics

Report Name:
Eagle Rock

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	15	18	-16.7%	57	60	-5%
New Listing Volume	\$17,649,000	\$17,896,550	-1.4%	\$58,245,288	\$59,477,165	-2.1%
Active Listing Count	18	31	-41.9%	N/A	N/A	
Active Listing Volume	\$20,179,000	\$31,823,677	-36.6%	N/A	N/A	
Average Listing Price	\$1,121,056	\$1,026,570	+9.2%	\$1,024,595	\$979,820	+4.6%
Median Listing Price	\$1,024,000	\$965,000	+6.1%	\$976,508	\$895,453	+9.1%
Months of Inventory	1.3	3.4	-62.7%	2	3.5	-43.8%
Absorption Rate	77.78%	29.03%	+48.7%	50.85%	28.57%	+22.3%
Sales Activity Charts Metrics						
Pending Sales Count	16	16	+/-	N/A	N/A	
Pending Sales Volume	\$14,967,000	\$16,592,600	-9.8%	N/A	N/A	
Closed Sales Count	11	15	-26.7%	39	30	+30%
Closed Sales Volume	\$11,297,685	\$13,801,950	-18.1%	\$40,512,585	\$29,642,450	+36.7%
Average Sales Price	\$1,027,062	\$920,130	+11.6%	\$1,038,784	\$988,082	+5.1%
Median Sales Price	\$1,010,000	\$813,000	+24.2%	\$998,315	\$936,050	+6.7%
Distressed Charts Metrics						
Distressed Listing Count	1	2	-50%	N/A	N/A	

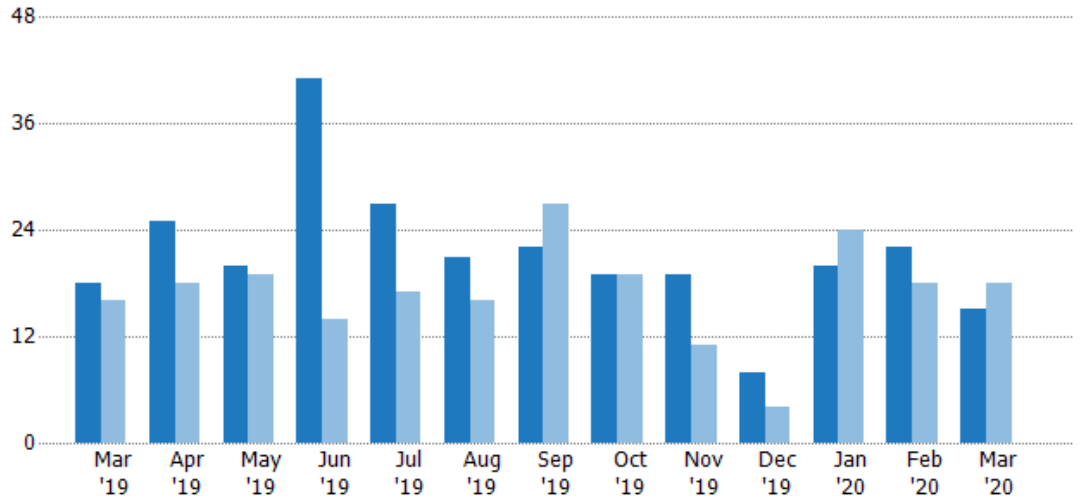
New Listings

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Mar '20	15	-16.7%
Mar '19	18	12.5%
Mar '18	16	25%



Current Year	18	25	20	41	27	21	22	19	19	8	20	22	15
Prior Year	16	18	19	14	17	16	27	19	11	4	24	18	18
Percent Change from Prior Year	13%	39%	5%	193%	59%	31%	-19%	0%	73%	100%	-17%	22%	-17%

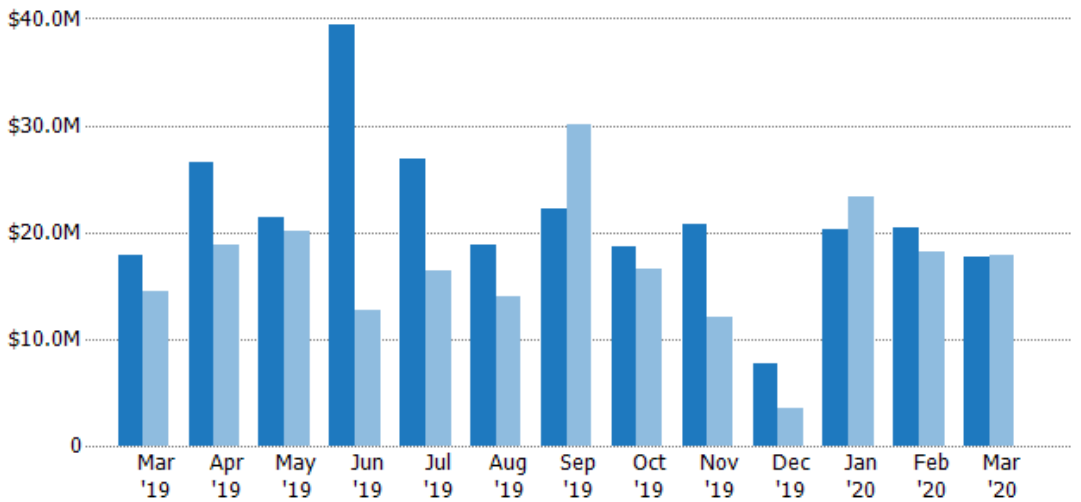
New Listing Volume

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Mar '20	\$17.6M	-1.4%
Mar '19	\$17.9M	23.2%
Mar '18	\$14.5M	21.9%



Current Year	\$17.9M	\$26.6M	\$21.4M	\$39.5M	\$26.8M	\$18.8M	\$22.3M	\$18.6M	\$20.7M	\$7.73M	\$20.2M	\$20.4M	\$17.6M
Prior Year	\$14.5M	\$18.9M	\$20.1M	\$12.7M	\$16.4M	\$14M	\$30M	\$16.5M	\$12.1M	\$3.56M	\$23.4M	\$18.2M	\$17.9M
Percent Change from Prior Year	23%	41%	7%	210%	63%	34%	-26%	13%	72%	117%	-14%	12%	-1%

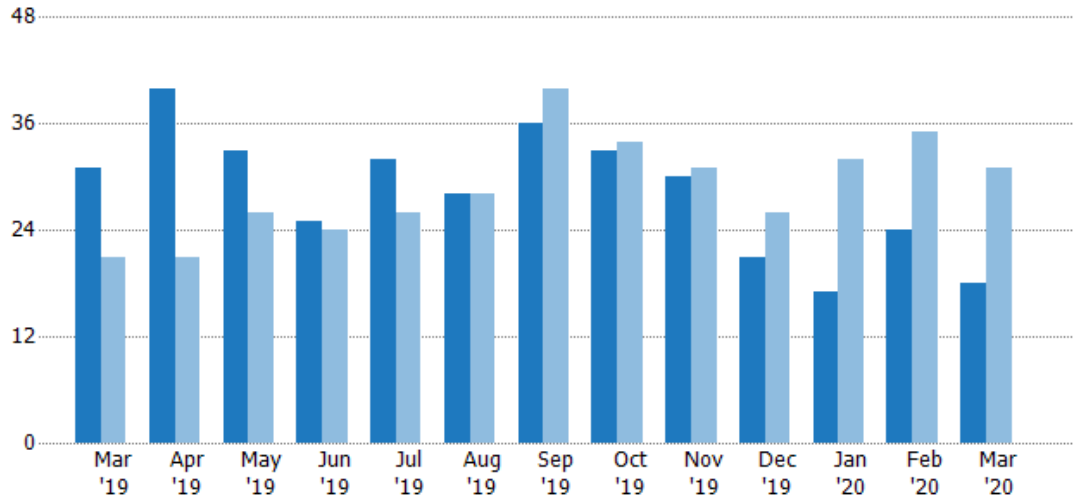
Active Listings

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Mar '20	18	-41.9%
Mar '19	31	47.6%
Mar '18	21	9.5%



Current Year	31	40	33	25	32	28	36	33	30	21	17	24	18
Prior Year	21	21	26	24	26	28	40	34	31	26	32	35	31
Percent Change from Prior Year	48%	90%	27%	4%	23%	0%	-10%	-3%	-3%	-19%	-47%	-31%	-42%

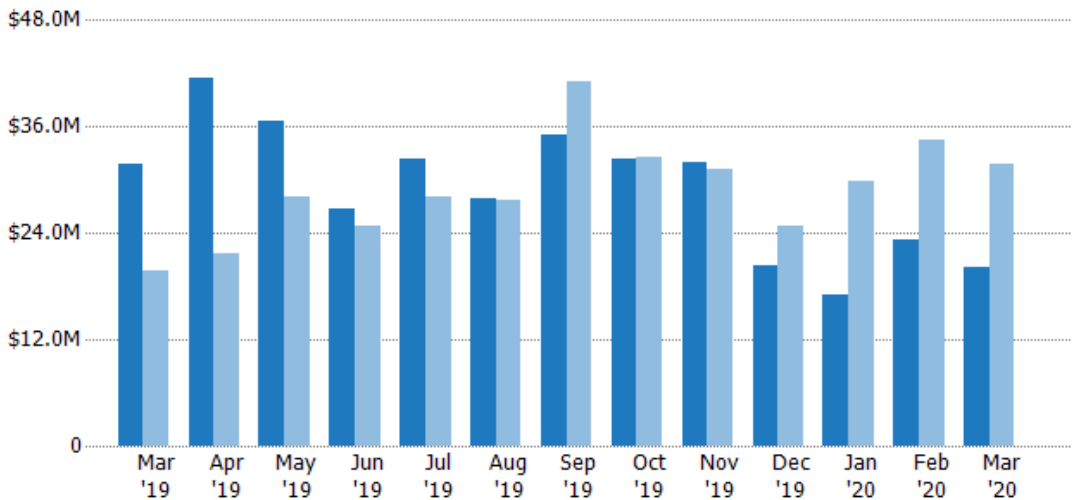
Active Listing Volume

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Mar '20	\$20.2M	-36.6%
Mar '19	\$31.8M	61.8%
Mar '18	\$19.7M	3.9%



Current Year	\$31.8M	\$41.4M	\$36.7M	\$26.7M	\$32.3M	\$28M	\$35.1M	\$32.3M	\$31.9M	\$20.4M	\$17M	\$23.3M	\$20.2M
Prior Year	\$19.7M	\$21.6M	\$28.1M	\$24.8M	\$28.1M	\$27.6M	\$41.1M	\$32.5M	\$31.2M	\$24.8M	\$29.7M	\$34.5M	\$31.8M
Percent Change from Prior Year	62%	91%	31%	8%	15%	1%	-15%	0%	2%	-18%	-43%	-32%	-37%

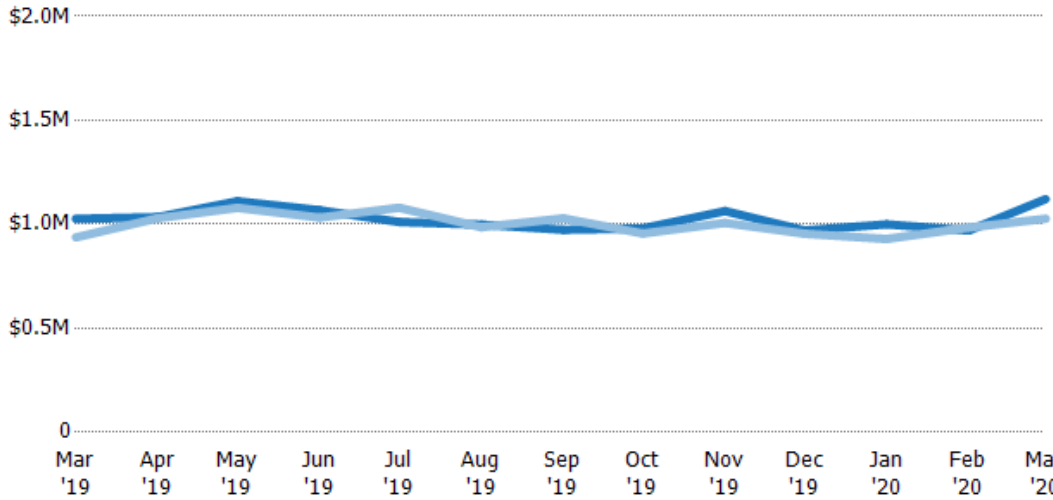
Average Listing Price

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Price	% Chg.
Mar '20	\$1.12M	9.2%
Mar '19	\$1.03M	9.6%
Mar '18	\$937K	-5.2%



Current Year	\$1.03M	\$1.03M	\$1.11M	\$1.07M	\$1.01M	\$999K	\$974K	\$980K	\$1.06M	\$970K	\$1,000K	\$970K	\$1.12M
Prior Year	\$937K	\$1.03M	\$1.08M	\$1.03M	\$1.08M	\$986K	\$1.03M	\$956K	\$1.01M	\$955K	\$929K	\$985K	\$1.03M
Percent Change from Prior Year	10%	1%	3%	3%	-6%	1%	-5%	3%	6%	2%	8%	-1%	9%

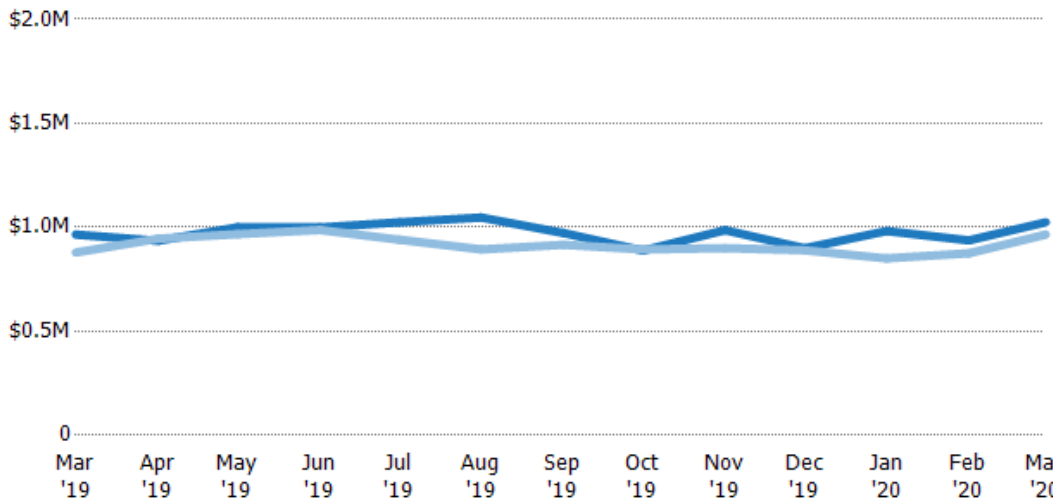
Median Listing Price

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Price	% Chg.
Mar '20	\$1.02M	6.1%
Mar '19	\$965K	9.8%
Mar '18	\$879K	-6.2%



Current Year	\$965K	\$935K	\$1M	\$999K	\$1.02M	\$1.05M	\$973K	\$888K	\$986K	\$899K	\$982K	\$937K	\$1.02M
Prior Year	\$879K	\$945K	\$967K	\$987K	\$940K	\$894K	\$916K	\$894K	\$900K	\$889K	\$850K	\$875K	\$965K
Percent Change from Prior Year	10%	-1%	3%	1%	9%	17%	6%	-1%	10%	1%	15%	7%	6%

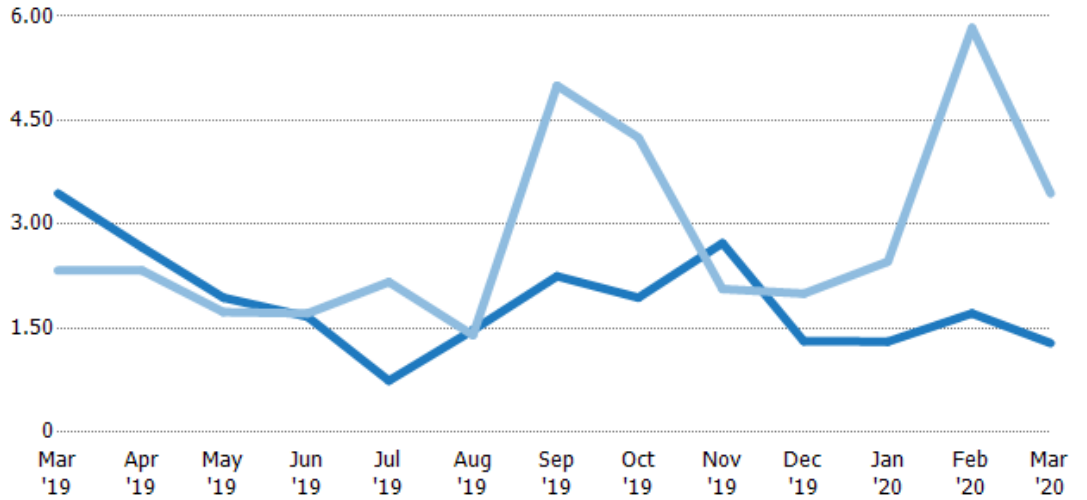
Months of Inventory

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Months	% Chg.
Mar '20	1.29	-62.7%
Mar '19	3.44	47.6%
Mar '18	2.33	146.4%



Current Year	3.44	2.67	1.94	1.67	0.74	1.47	2.25	1.94	2.73	1.31	1.31	1.71	1.29
Prior Year	2.33	2.33	1.73	1.71	2.17	1.4	5	4.25	2.07	2	2.46	5.83	3.44
Percent Change from Prior Year	48%	14%	12%	-3%	-66%	5%	-55%	-54%	32%	-34%	-47%	-71%	-63%

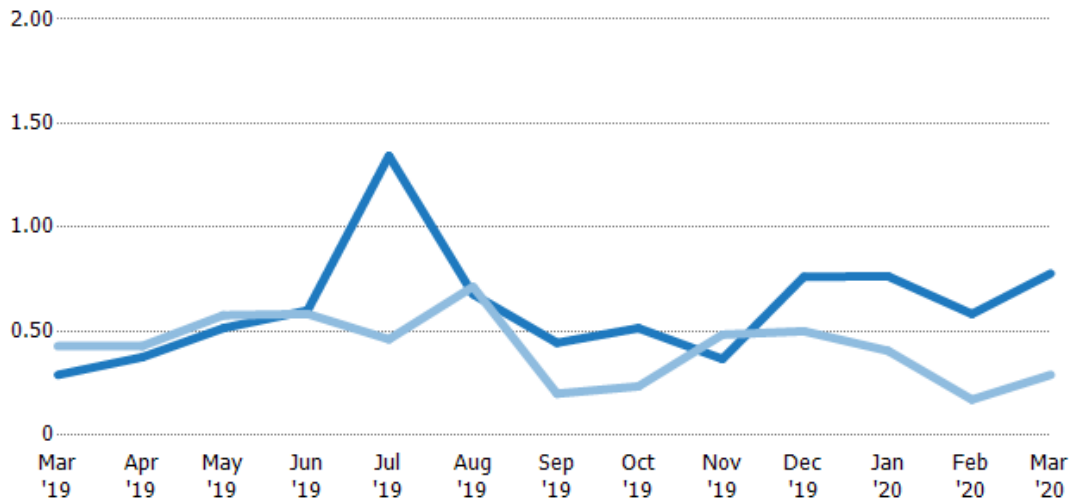
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Rate	Chg.
Mar '20	78%	-48.7%
Mar '19	29%	13.8%
Mar '18	43%	-59.4%



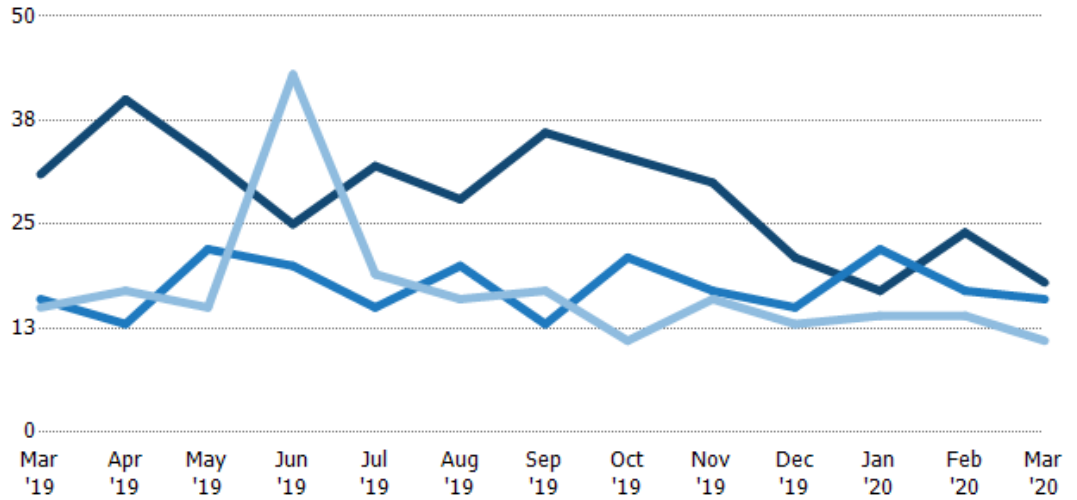
Current Year	29%	38%	52%	60%	134%	68%	44%	52%	37%	76%	76%	58%	78%
Prior Year	43%	43%	58%	58%	46%	71%	20%	24%	48%	50%	41%	17%	29%
Change from Prior Year	14%	5%	6%	-2%	-88%	4%	-24%	-28%	12%	-26%	-36%	-41%	-49%

Active/Pending/Sold Units

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



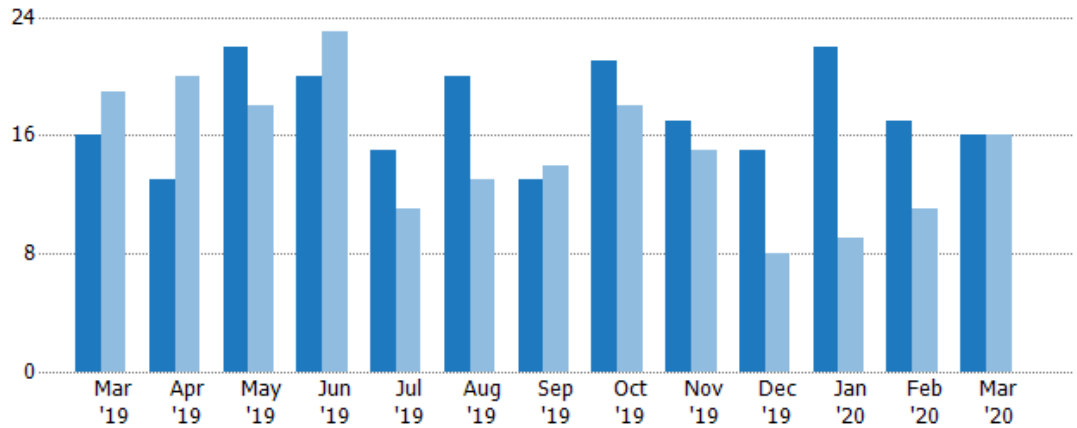
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Active	31	40	33	25	32	28	36	33	30	21	17	24	18
Pending	16	13	22	20	15	20	13	21	17	15	22	17	16
Sold	15	17	15	43	19	16	17	11	16	13	14	14	11

Pending Sales

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Count	% Chg.
Mar '20	16	0%
Mar '19	16	-15.8%
Mar '18	19	-5.3%

	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	16	13	22	20	15	20	13	21	17	15	22	17	16
Prior Year	19	20	18	23	11	13	14	18	15	8	9	11	16
Percent Change from Prior Year	-16%	-35%	22%	-13%	36%	54%	-7%	17%	13%	88%	144%	55%	0%

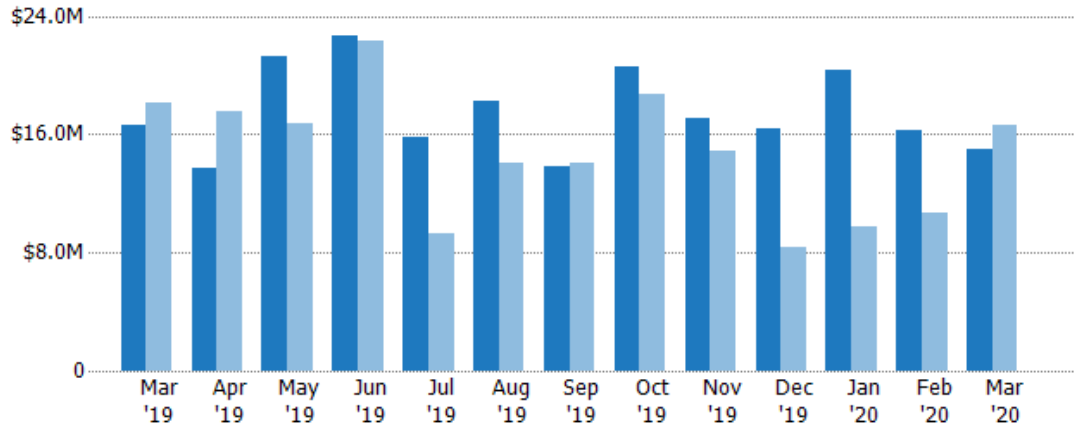
Pending Sales Volume

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Mar '20	\$15M	-9.8%
Mar '19	\$16.6M	-8.4%
Mar '18	\$18.1M	-21.2%



Current Year	\$16.6M	\$13.7M	\$21.2M	\$22.7M	\$15.8M	\$18.2M	\$13.8M	\$20.6M	\$17.1M	\$16.4M	\$20.3M	\$16.3M	\$15M
Prior Year	\$18.1M	\$17.5M	\$16.8M	\$22.3M	\$9.33M	\$14M	\$14.1M	\$18.8M	\$14.9M	\$8.38M	\$9.73M	\$10.6M	\$16.6M
Percent Change from Prior Year	-8%	-22%	27%	2%	70%	30%	-2%	10%	15%	96%	109%	53%	-10%

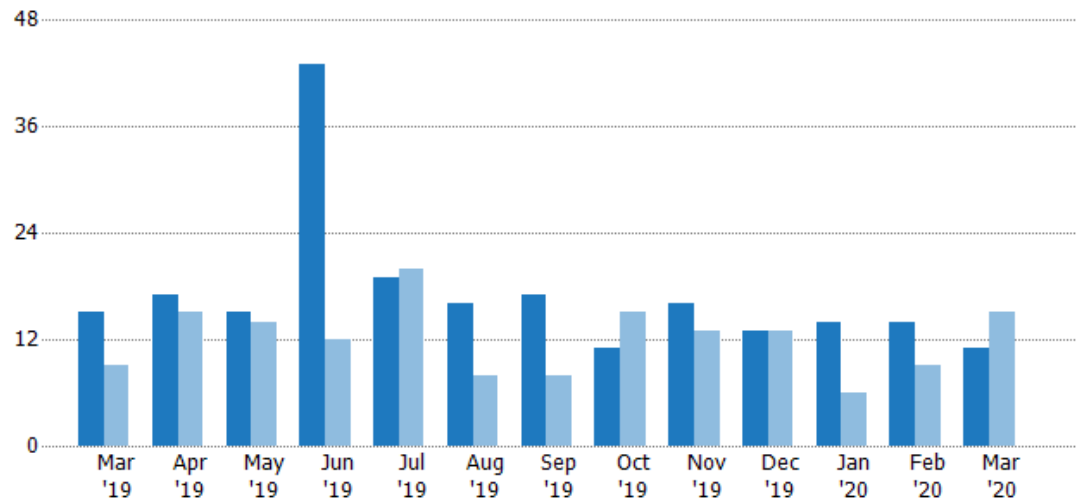
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Mar '20	11	-26.7%
Mar '19	15	66.7%
Mar '18	9	88.9%



Current Year	15	17	15	43	19	16	17	11	16	13	14	14	11
Prior Year	9	15	14	12	20	8	8	15	13	13	6	9	15
Percent Change from Prior Year	67%	13%	7%	258%	-5%	100%	113%	-27%	23%	0%	133%	56%	-27%

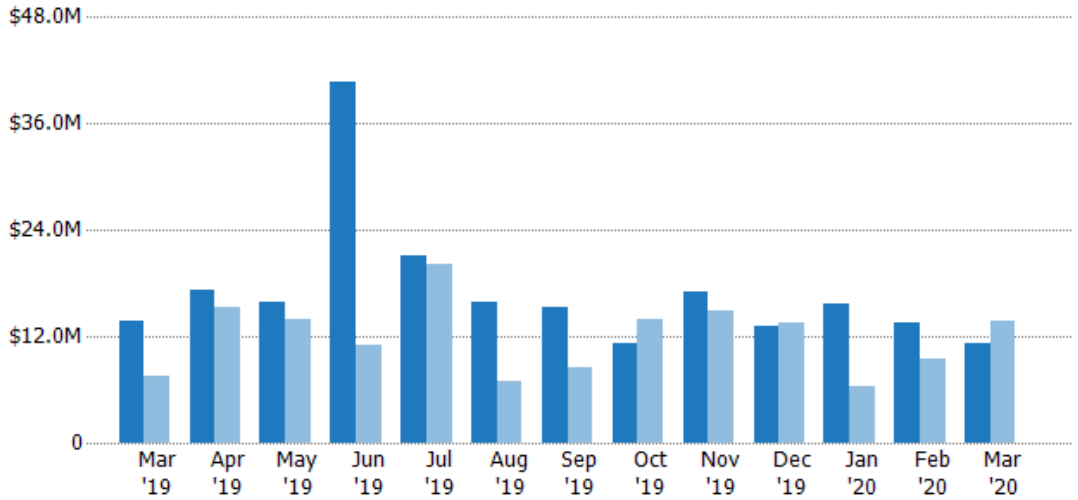
Closed Sales Volume

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Mar '20	\$11.3M	-18.1%
Mar '19	\$13.8M	83%
Mar '18	\$7.54M	107.2%



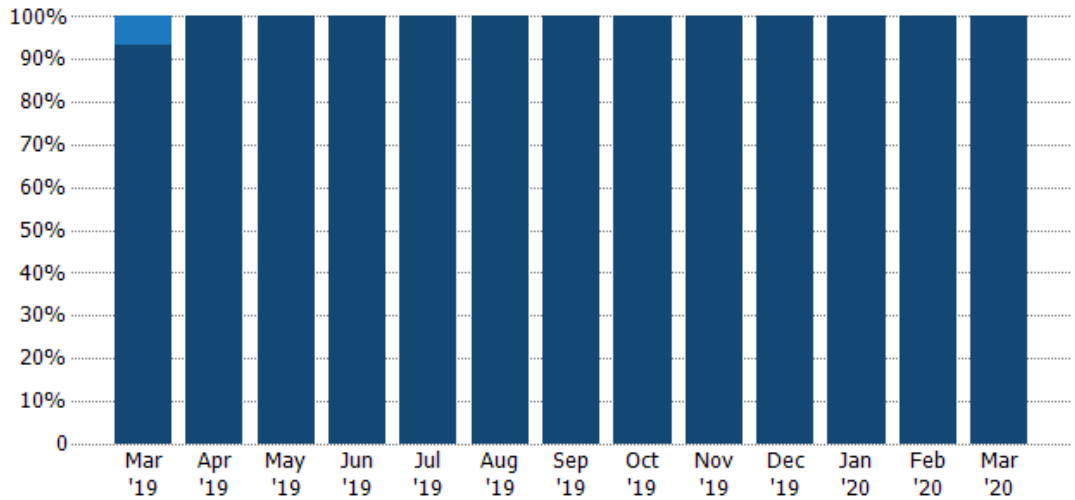
Current Year	\$13.8M	\$17.2M	\$15.8M	\$40.7M	\$21.1M	\$16M	\$15.4M	\$11.3M	\$17M	\$13.1M	\$15.7M	\$13.5M	\$11.3M
Prior Year	\$7.54M	\$15.3M	\$14M	\$11.1M	\$20.2M	\$6.9M	\$8.57M	\$13.9M	\$14.8M	\$13.5M	\$6.33M	\$9.51M	\$13.8M
Percent Change from Prior Year	83%	13%	13%	268%	5%	131%	79%	-19%	15%	-3%	148%	42%	-18%

Closed Sales by Property Type

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	7%	-	-	-	-	-	-	-	-	-	-	-	-
Single Family Residence	93%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

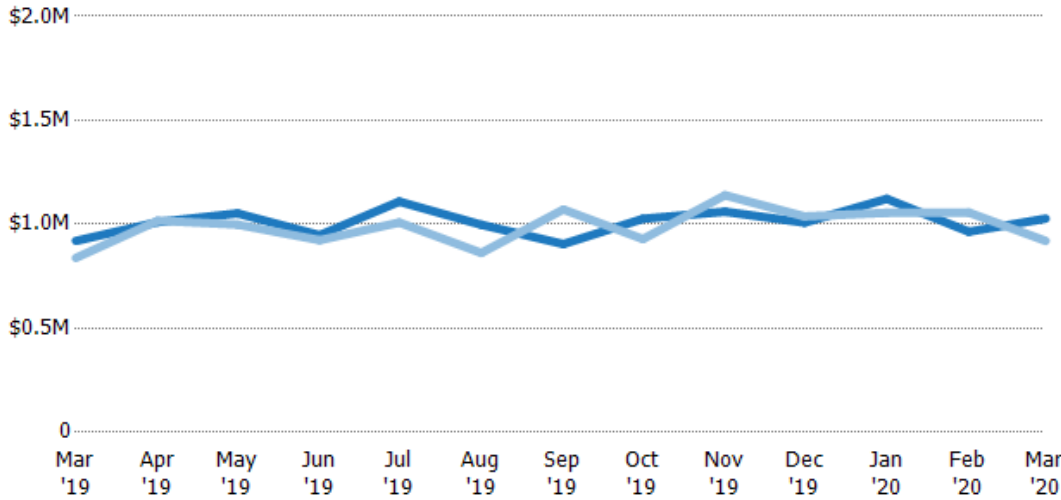
Average Sales Price

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Mar '20	\$1.03M	11.6%
Mar '19	\$920K	9.8%
Mar '18	\$838K	9.7%



Current Year	\$920K	\$1.01M	\$1.05M	\$948K	\$1.11M	\$998K	\$905K	\$1.03M	\$1.06M	\$1.01M	\$1.12M	\$964K	\$1.03M
Prior Year	\$838K	\$1.02M	\$999K	\$924K	\$1.01M	\$862K	\$1.07M	\$929K	\$1.14M	\$1.04M	\$1.06M	\$1.06M	\$920K
Percent Change from Prior Year	10%	-1%	5%	3%	10%	16%	-16%	10%	-7%	-3%	6%	-9%	12%

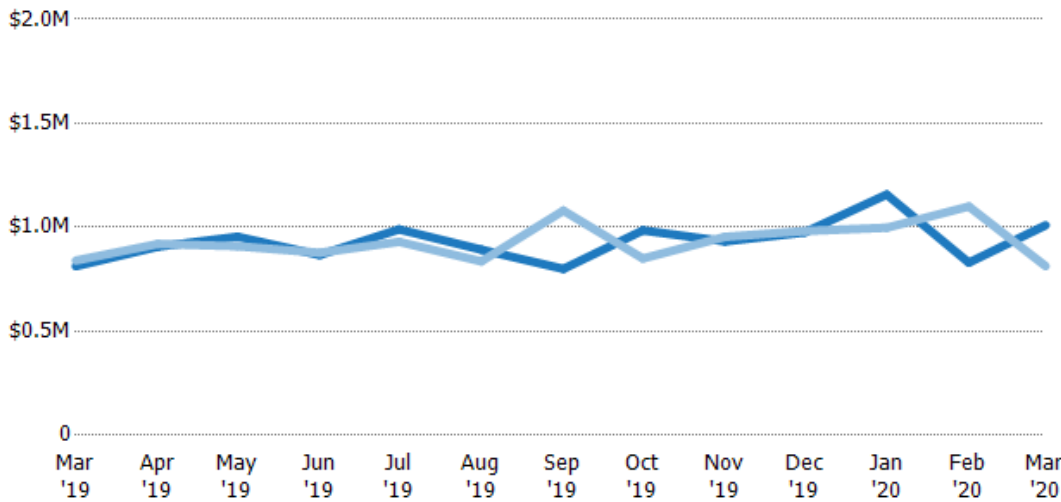
Median Sales Price

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Mar '20	\$1.01M	24.2%
Mar '19	\$813K	-3.2%
Mar '18	\$840K	-3.6%



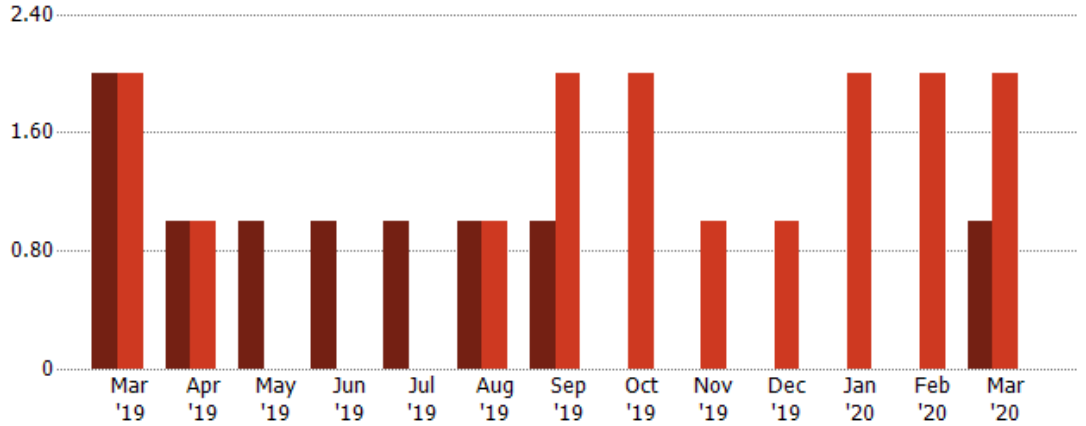
Current Year	\$813K	\$907K	\$955K	\$867K	\$990K	\$893K	\$800K	\$985K	\$932K	\$975K	\$1.16M	\$830K	\$1.01M
Prior Year	\$840K	\$920K	\$909K	\$878K	\$930K	\$836K	\$1.08M	\$850K	\$954K	\$982K	\$998K	\$1.1M	\$813K
Percent Change from Prior Year	-3%	-1%	5%	-1%	6%	7%	-26%	16%	-2%	-1%	16%	-25%	24%

Distressed Listings

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



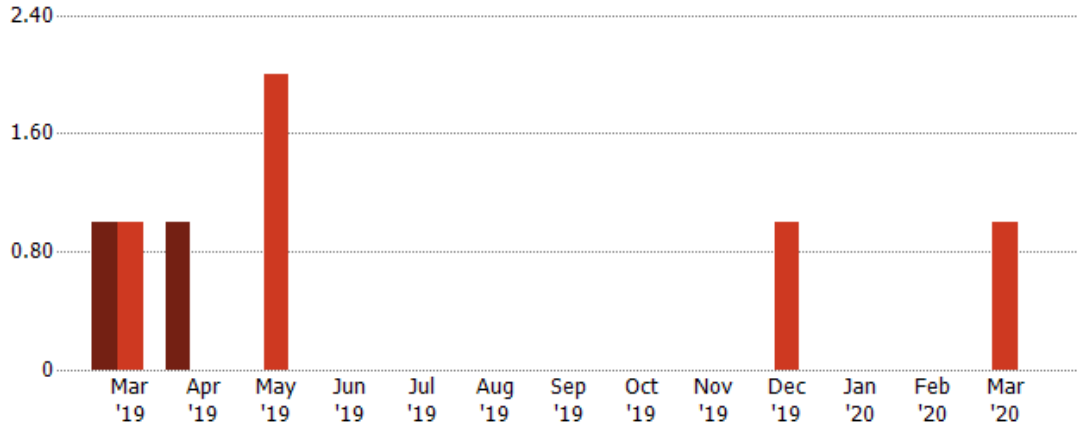
Current Year	2	1	1	1	1	1	1	-	-	-	-	-	1
Prior Year	2	1	-	-	-	1	2	2	1	1	2	2	2
Percent Change from Prior Year	0%	0%	100%	100%	100%	0%	-50%	-100%	-100%	-100%	-100%	-100%	-50%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Current Year	1	1	-	-	-	-	-	-	-	-	-	-	-
Prior Year	1	-	2	-	-	-	-	-	-	1	-	-	1
Percent Change from Prior Year	0%	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: Eagle Rock

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: Los Angeles, CA 90041

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