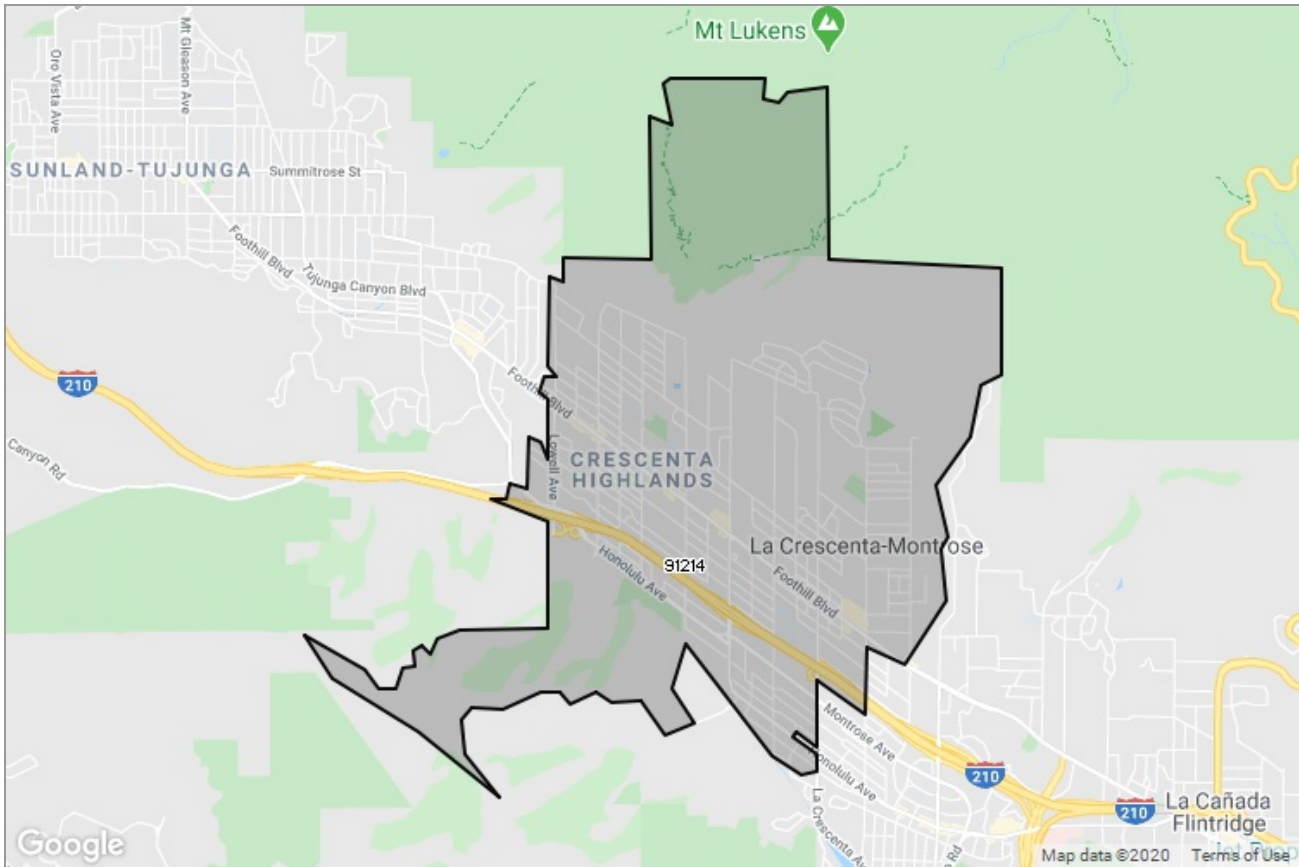




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

La Crescenta



Report Characteristics

Report Name:
La Crescenta

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	28	28	+/-	80	85	-5.9%
New Listing Volume	\$28,742,598	\$24,393,050	+17.8%	\$76,495,501	\$72,980,815	+4.8%
Active Listing Count	38	52	-26.9%	N/A	N/A	
Active Listing Volume	\$37,478,266	\$45,079,837	-16.9%	N/A	N/A	
Average Listing Price	\$986,270	\$866,920	+13.8%	\$940,231	\$859,819	+9.4%
Median Listing Price	\$942,000	\$847,500	+11.2%	\$863,916	\$857,595	+0.7%
Months of Inventory	1.8	4.3	-58.2%	2.6	2	+27.6%
Absorption Rate	55.26%	23.08%	+32.2%	38.66%	49.32%	-10.7%
Sales Activity Charts Metrics						
Pending Sales Count	21	20	+5%	N/A	N/A	
Pending Sales Volume	\$19,190,600	\$16,635,738	+15.4%	N/A	N/A	
Closed Sales Count	22	19	+15.8%	65	46	+41.3%
Closed Sales Volume	\$20,035,800	\$17,339,300	+15.6%	\$57,672,500	\$38,581,600	+49.5%
Average Sales Price	\$910,718	\$912,595	-0.2%	\$887,269	\$838,730	+5.8%
Median Sales Price	\$787,000	\$885,000	-11.1%	\$822,123	\$819,365	+0.3%
Distressed Charts Metrics						
Distressed Listing Count	1	1	+/-	N/A	N/A	

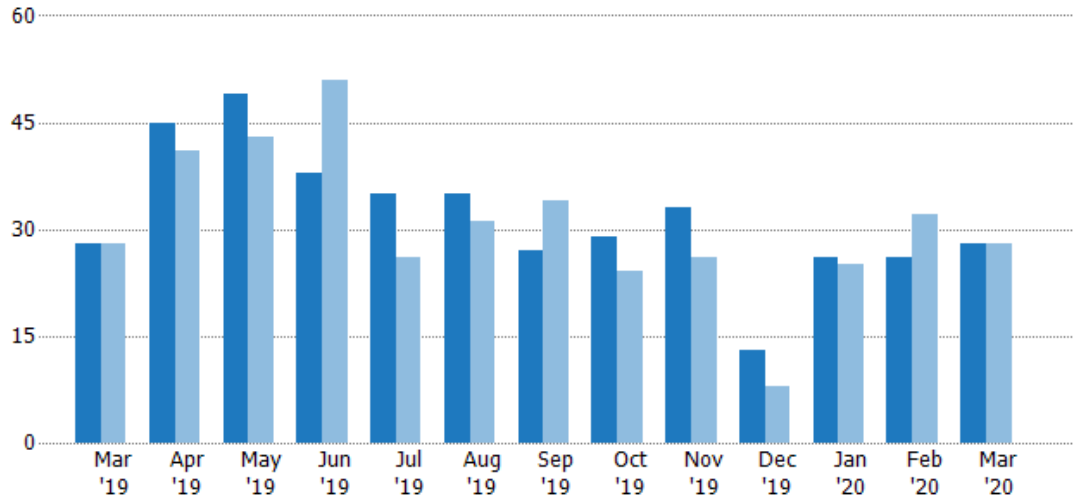
New Listings

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Mar '20	28	0%
Mar '19	28	0%
Mar '18	28	32.1%



Current Year	28	45	49	38	35	35	27	29	33	13	26	26	28
Prior Year	28	41	43	51	26	31	34	24	26	8	25	32	28
Percent Change from Prior Year	0%	10%	14%	-25%	35%	13%	-21%	21%	27%	63%	4%	-19%	0%

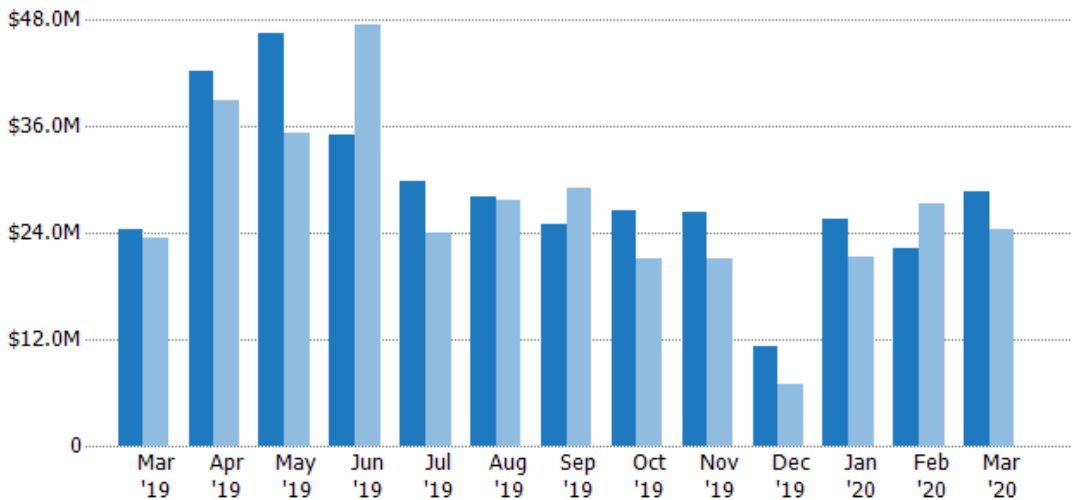
New Listing Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Mar '20	\$28.7M	17.8%
Mar '19	\$24.4M	4.4%
Mar '18	\$23.4M	32.6%



Current Year	\$24.4M	\$42.3M	\$46.6M	\$35M	\$29.8M	\$28M	\$25.1M	\$26.6M	\$26.2M	\$11.2M	\$25.5M	\$22.2M	\$28.7M
Prior Year	\$23.4M	\$38.9M	\$35.2M	\$47.5M	\$24M	\$27.8M	\$29M	\$21.2M	\$21.1M	\$6.96M	\$21.2M	\$27.3M	\$24.4M
Percent Change from Prior Year	4%	9%	32%	-26%	25%	1%	-13%	26%	24%	60%	20%	-19%	18%

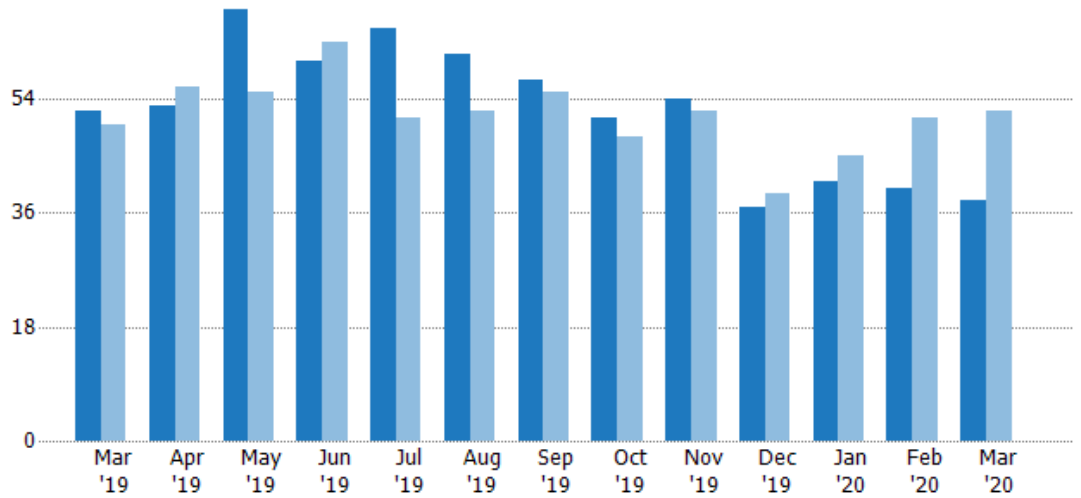
Active Listings

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Mar '20	38	-26.9%
Mar '19	52	4%
Mar '18	50	22%



Current Year	52	53	68	60	65	61	57	51	54	37	41	40	38
Prior Year	50	56	55	63	51	52	55	48	52	39	45	51	52
Percent Change from Prior Year	4%	-5%	24%	-5%	27%	17%	4%	6%	4%	-5%	-9%	-22%	-27%

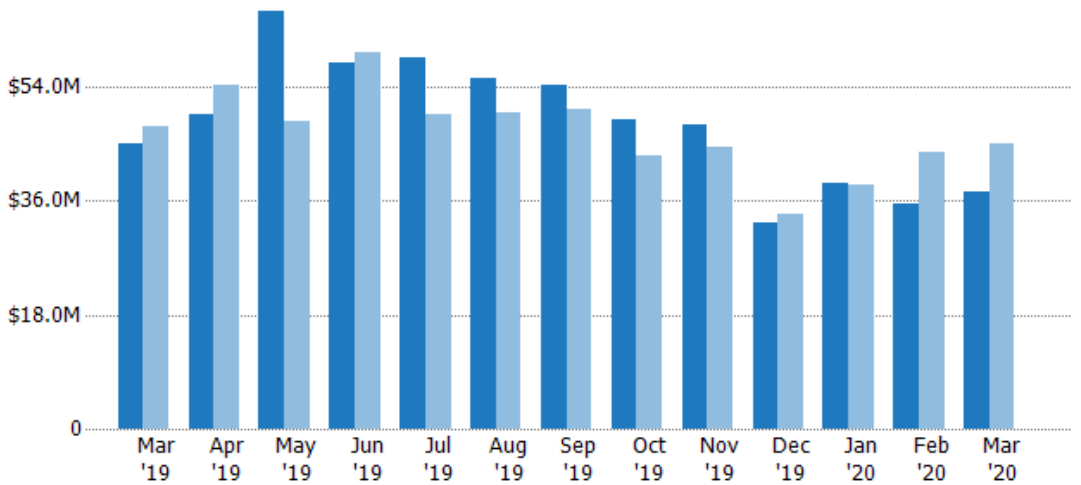
Active Listing Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Mar '20	\$37.5M	-16.9%
Mar '19	\$45.1M	-5.8%
Mar '18	\$47.8M	0.7%



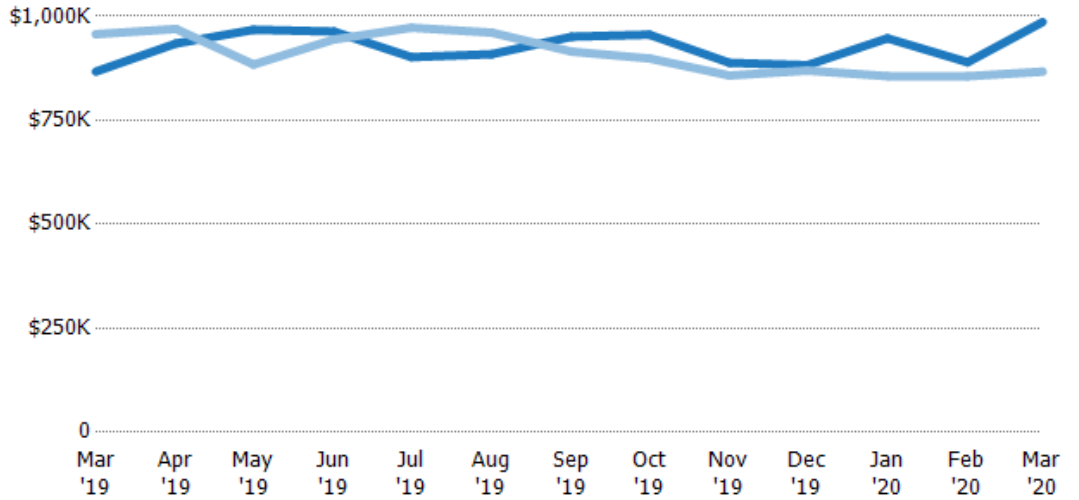
Current Year	\$45.1M	\$49.5M	\$65.8M	\$57.8M	\$58.6M	\$55.4M	\$54.2M	\$48.7M	\$48M	\$32.7M	\$38.8M	\$35.6M	\$37.5M
Prior Year	\$47.8M	\$54.3M	\$48.6M	\$59.5M	\$49.6M	\$50M	\$50.3M	\$43.1M	\$44.6M	\$33.9M	\$38.5M	\$43.6M	\$45.1M
Percent Change from Prior Year	-6%	-9%	35%	-3%	18%	11%	8%	13%	8%	-4%	1%	-18%	-17%

Average Listing Price

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



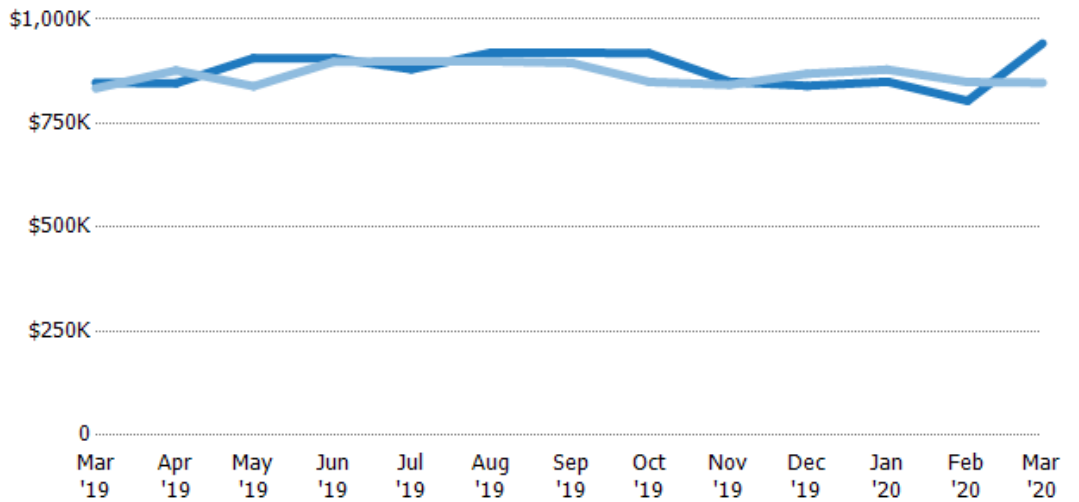
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Mar '19	\$867K	\$957K	-9%
Apr '19	\$935K	\$970K	-4%
May '19	\$968K	\$884K	9%
Jun '19	\$963K	\$944K	2%
Jul '19	\$902K	\$973K	-7%
Aug '19	\$909K	\$961K	-5%
Sep '19	\$951K	\$915K	4%
Oct '19	\$956K	\$899K	6%
Nov '19	\$888K	\$858K	4%
Dec '19	\$882K	\$870K	1%
Jan '20	\$947K	\$856K	11%
Feb '20	\$890K	\$856K	4%
Mar '20	\$986K	\$867K	14%

Median Listing Price

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Mar '19	\$848K	\$834K	2%
Apr '19	\$846K	\$877K	-4%
May '19	\$907K	\$839K	8%
Jun '19	\$907K	\$898K	1%
Jul '19	\$880K	\$899K	-2%
Aug '19	\$920K	\$899K	2%
Sep '19	\$920K	\$895K	3%
Oct '19	\$918K	\$849K	8%
Nov '19	\$850K	\$842K	1%
Dec '19	\$840K	\$869K	-3%
Jan '20	\$850K	\$879K	-3%
Feb '20	\$804K	\$849K	-5%
Mar '20	\$942K	\$848K	11%

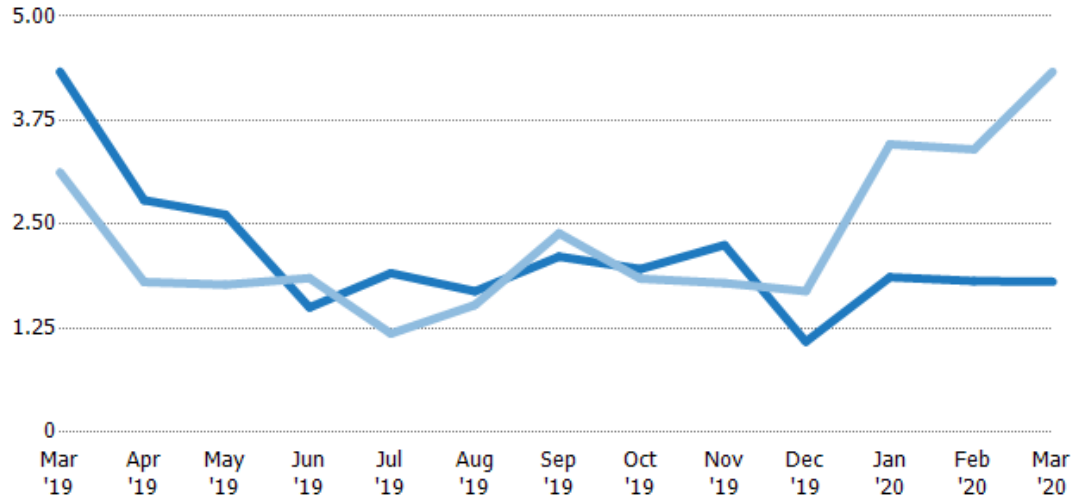
Months of Inventory

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
Mar '20	1.81	-58.2%
Mar '19	4.33	38.7%
Mar '18	3.13	14.8%



Current Year	4.33	2.79	2.62	1.5	1.91	1.69	2.11	1.96	2.25	1.09	1.86	1.82	1.81
Prior Year	3.13	1.81	1.77	1.85	1.19	1.53	2.39	1.85	1.79	1.7	3.46	3.4	4.33
Percent Change from Prior Year	39%	54%	47%	-19%	61%	11%	-12%	6%	25%	-36%	-46%	-47%	-58%

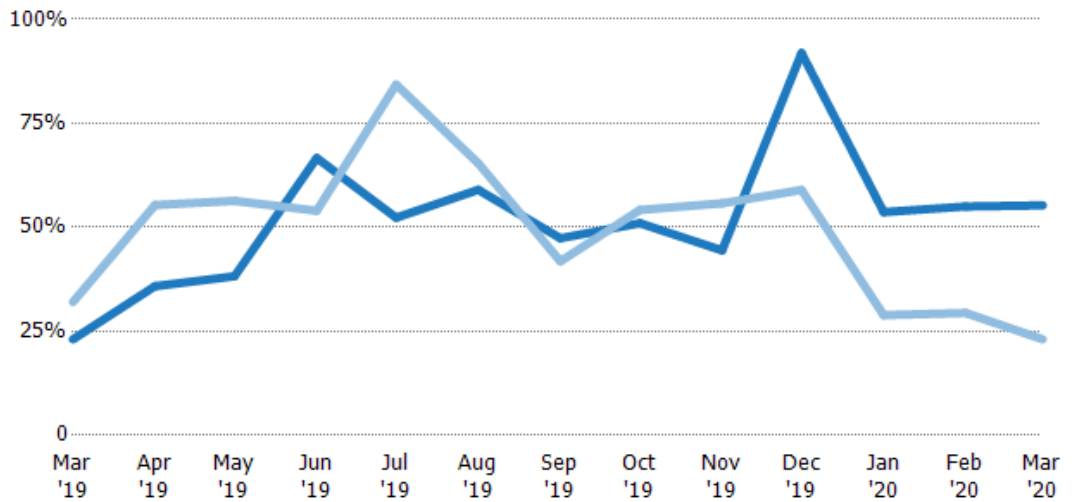
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
Mar '20	55%	-32.2%
Mar '19	23%	8.9%
Mar '18	32%	-12.9%



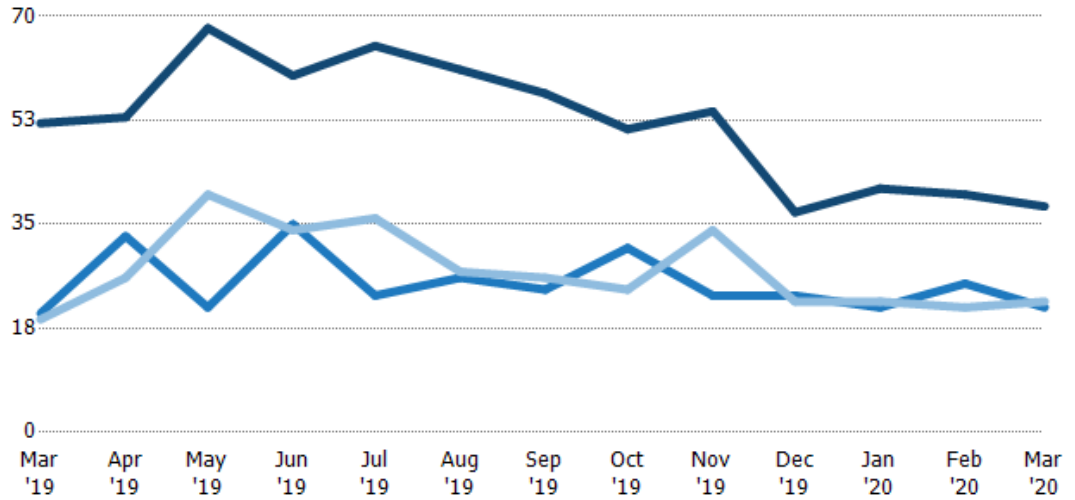
Current Year	23%	36%	38%	67%	52%	59%	47%	51%	44%	92%	54%	55%	55%
Prior Year	32%	55%	56%	54%	84%	65%	42%	54%	56%	59%	29%	29%	23%
Change from Prior Year	9%	20%	18%	-13%	32%	6%	-6%	3%	11%	-33%	-25%	-26%	-32%

Active/Pending/Sold Units

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



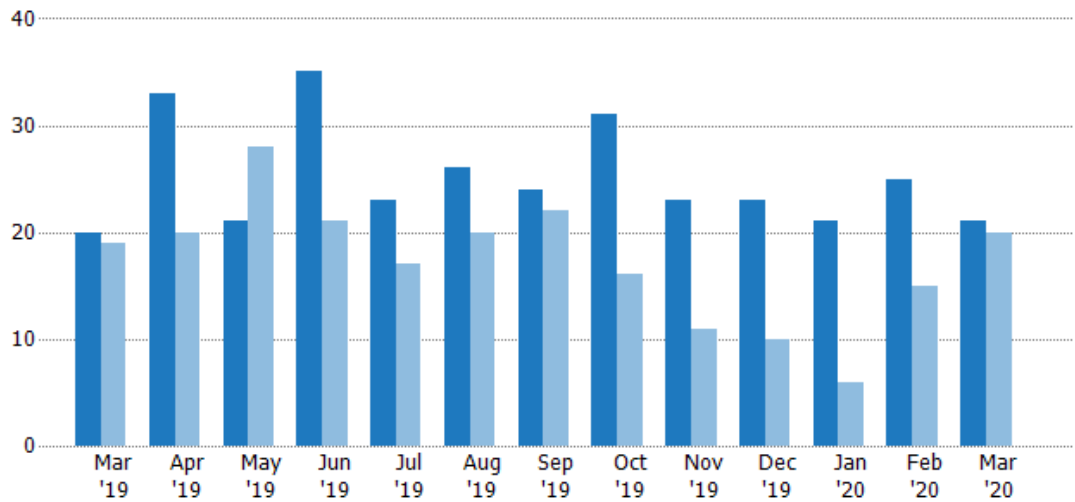
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Active	52	53	68	60	65	61	57	51	54	37	41	40	38
Pending	20	33	21	35	23	26	24	31	23	23	21	25	21
Sold	19	26	40	34	36	27	26	24	34	22	22	21	22

Pending Sales

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Count	% Chg.
Mar '20	21	5%
Mar '19	20	5.3%
Mar '18	19	36.8%

	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	20	33	21	35	23	26	24	31	23	23	21	25	21
Prior Year	19	20	28	21	17	20	22	16	11	10	6	15	20
Percent Change from Prior Year	5%	65%	-25%	67%	35%	30%	9%	94%	109%	130%	250%	67%	5%

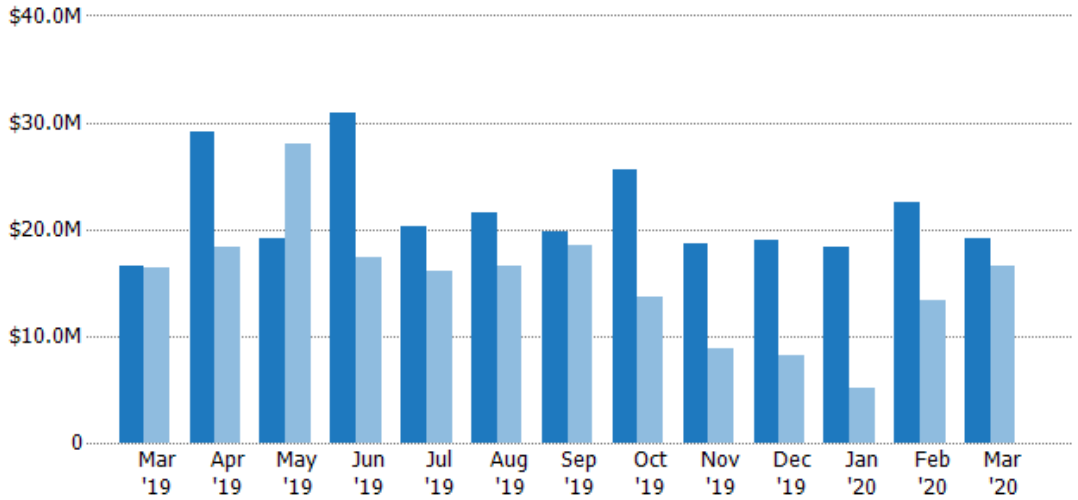
Pending Sales Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Mar '20	\$19.2M	15.4%
Mar '19	\$16.6M	1.2%
Mar '18	\$16.4M	6%



Current Year	\$16.6M	\$29.2M	\$19.2M	\$31M	\$20.2M	\$21.5M	\$19.8M	\$25.5M	\$18.6M	\$19M	\$18.4M	\$22.6M	\$19.2M
Prior Year	\$16.4M	\$18.3M	\$28M	\$17.4M	\$16.1M	\$16.5M	\$18.6M	\$13.7M	\$8.86M	\$8.2M	\$5.14M	\$13.3M	\$16.6M
Percent Change from Prior Year	1%	60%	-32%	78%	25%	30%	7%	87%	110%	132%	258%	70%	15%

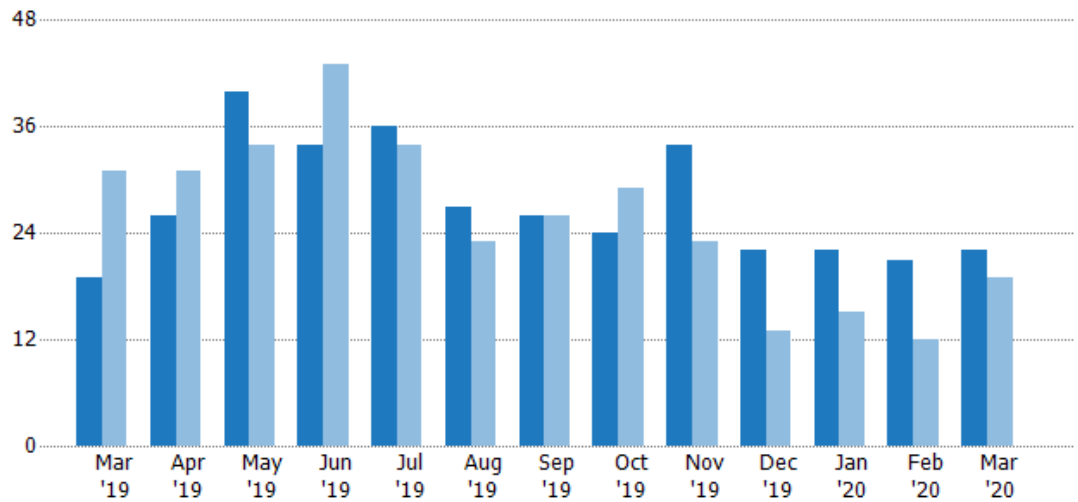
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Mar '20	22	15.8%
Mar '19	19	-38.7%
Mar '18	31	-29%



Current Year	19	26	40	34	36	27	26	24	34	22	22	21	22
Prior Year	31	31	34	43	34	23	26	29	23	13	15	12	19
Percent Change from Prior Year	-39%	-16%	18%	-21%	6%	17%	0%	-17%	48%	69%	47%	75%	16%

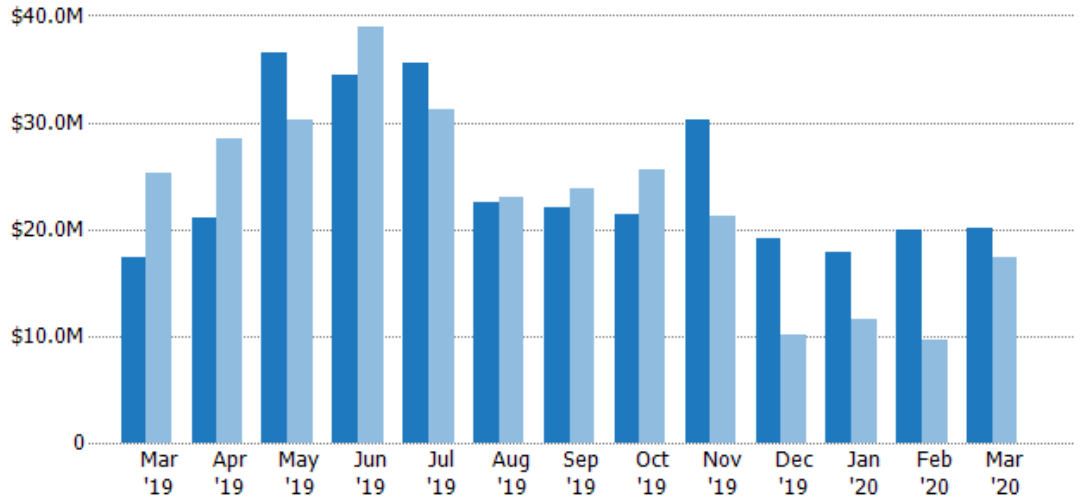
Closed Sales Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Mar '20	\$20M	15.6%
Mar '19	\$17.3M	-31.3%
Mar '18	\$25.3M	-29%



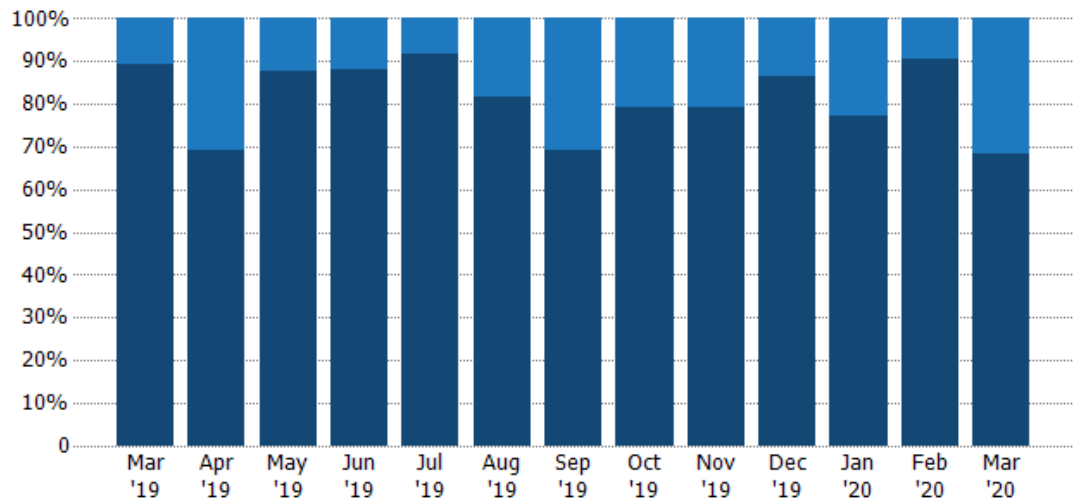
Current Year	\$17.3M	\$21.1M	\$36.5M	\$34.4M	\$35.5M	\$22.4M	\$22.1M	\$21.5M	\$30.2M	\$19.1M	\$17.8M	\$19.9M	\$20M
Prior Year	\$25.3M	\$28.4M	\$30.3M	\$38.9M	\$31.2M	\$23M	\$23.9M	\$25.6M	\$21.3M	\$10.2M	\$11.6M	\$9.68M	\$17.3M
Percent Change from Prior Year	-31%	-26%	21%	-12%	14%	-3%	-7%	-16%	42%	88%	54%	105%	16%

Closed Sales by Property Type

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	11%	31%	13%	12%	8%	19%	31%	21%	21%	14%	23%	10%	32%
Single Family Residence	89%	69%	88%	88%	92%	81%	69%	79%	79%	86%	77%	90%	68%

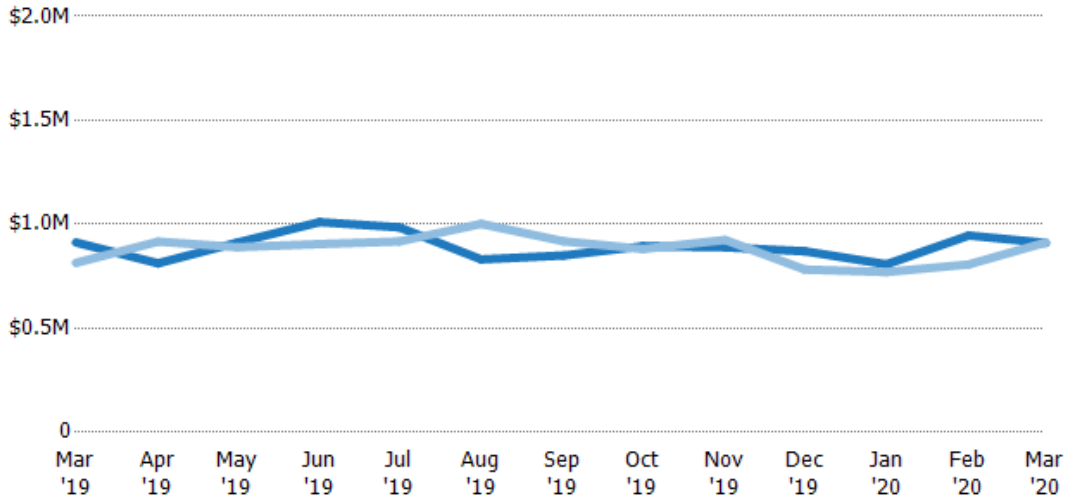
Average Sales Price

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Mar '20	\$911K	-0.2%
Mar '19	\$913K	12%
Mar '18	\$815K	0.1%



Current Year	\$913K	\$812K	\$912K	\$1.01M	\$986K	\$831K	\$850K	\$894K	\$889K	\$870K	\$808K	\$946K	\$911K
Prior Year	\$815K	\$917K	\$890K	\$905K	\$917K	\$1M	\$918K	\$881K	\$925K	\$783K	\$771K	\$807K	\$913K
Percent Change from Prior Year	12%	-11%	3%	12%	7%	-17%	-7%	2%	-4%	11%	5%	17%	0%

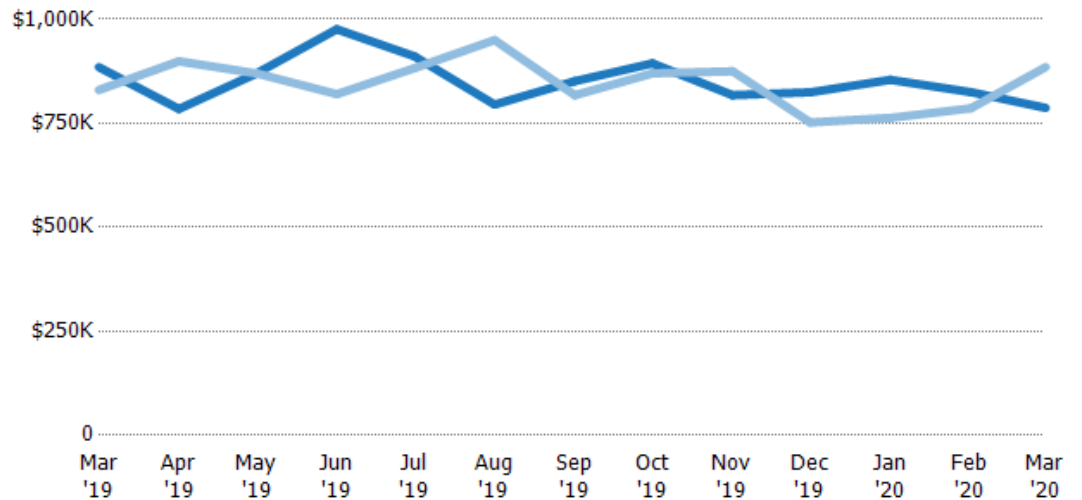
Median Sales Price

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Mar '20	\$787K	-11.1%
Mar '19	\$885K	6.6%
Mar '18	\$830K	2.3%



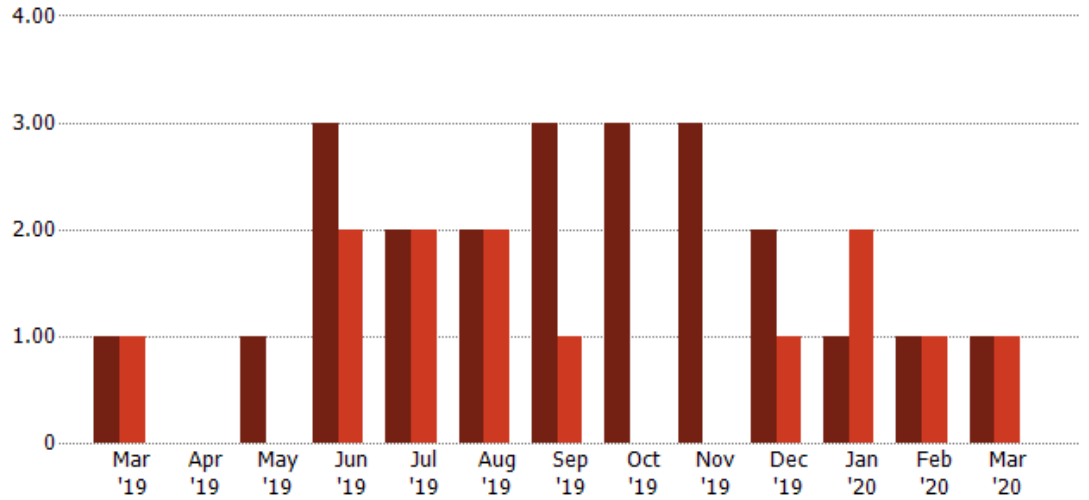
Current Year	\$885K	\$785K	\$870K	\$976K	\$911K	\$795K	\$851K	\$894K	\$818K	\$825K	\$855K	\$825K	\$787K
Prior Year	\$830K	\$899K	\$870K	\$820K	\$882K	\$950K	\$818K	\$870K	\$875K	\$752K	\$763K	\$786K	\$885K
Percent Change from Prior Year	7%	-13%	0%	19%	3%	-16%	4%	3%	-7%	10%	12%	5%	-11%

Distressed Listings

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



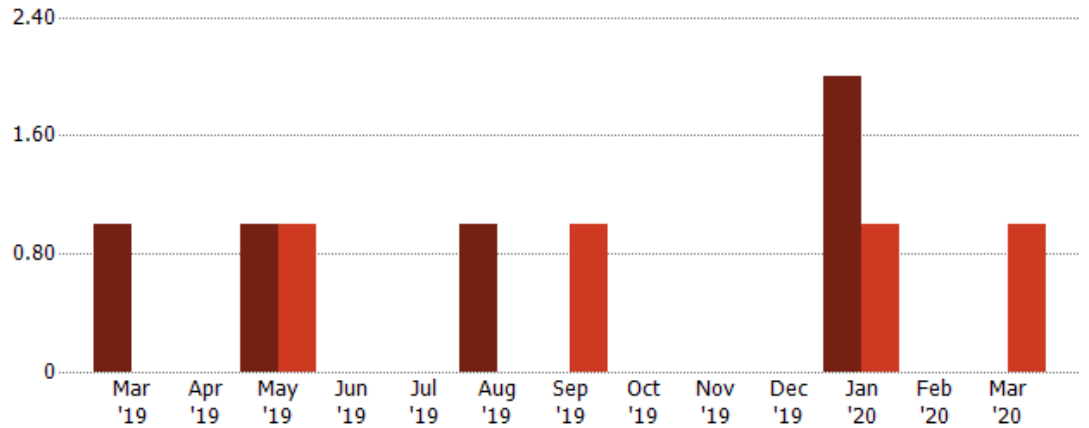
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	1	-	1	3	2	2	3	3	3	2	1	1	1
Prior Year	1	-	-	2	2	2	1	-	-	1	2	1	1
Percent Change from Prior Year	0%	-	100%	50%	0%	0%	200%	100%	100%	100%	-50%	0%	0%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: La Crescenta, CA 91214
 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
Current Year	1	-	1	-	-	1	-	-	-	-	2	-	-
Prior Year	-	-	1	-	-	-	1	-	-	-	1	-	1
Percent Change from Prior Year	100%	-	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: La Crescenta

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: La Crescenta, CA 91214

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