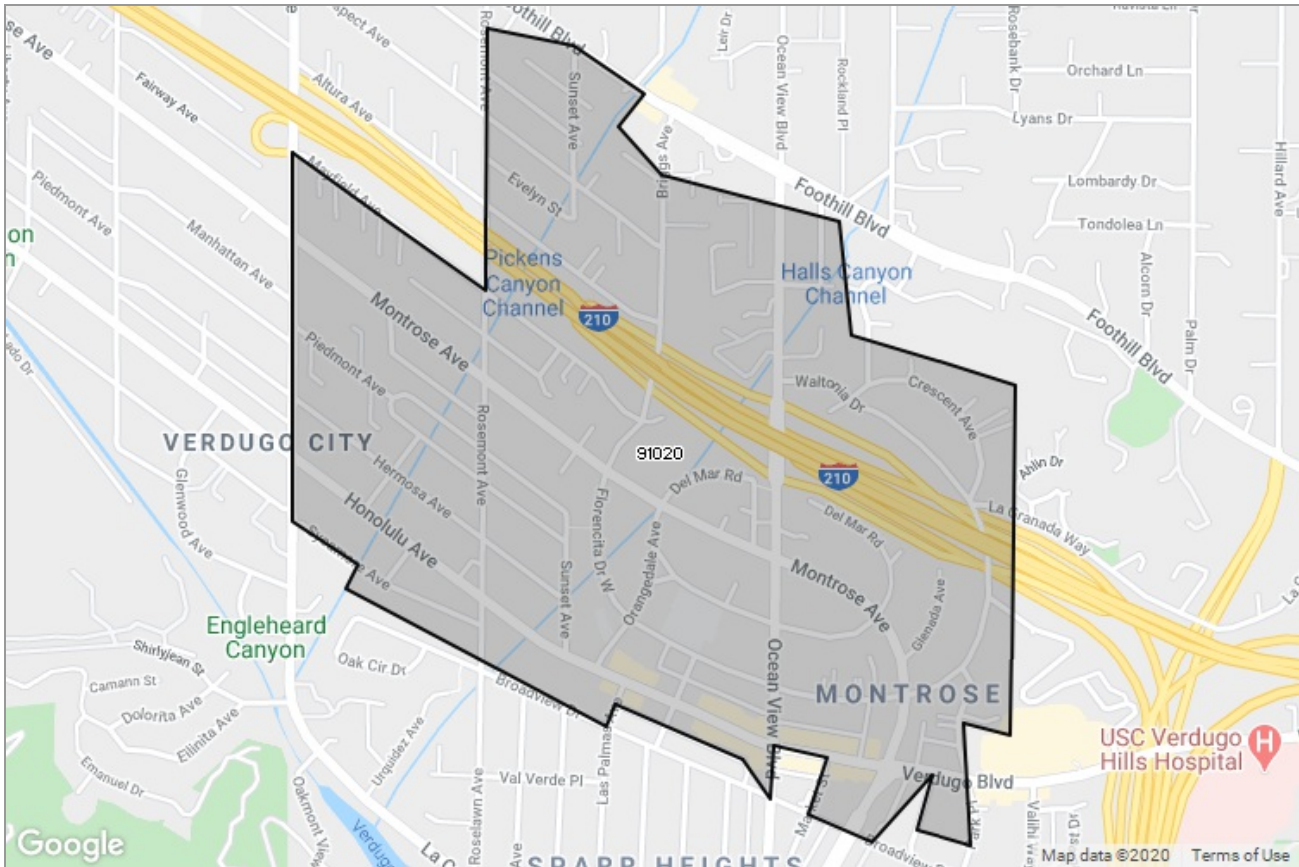




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Montrose



Report Characteristics

Report Name:
Montrose

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	4	2	+100%	10	15	-33.3%
New Listing Volume	\$2,992,600	\$1,344,000	+122.7%	\$7,336,600	\$12,889,575	-43.1%
Active Listing Count	5	12	-58.3%	NA	NA	
Active Listing Volume	\$3,701,000	\$9,594,787	-61.4%	NA	NA	
Average Listing Price	\$740,200	\$799,566	-7.4%	\$877,562	\$841,717	+4.3%
Median Listing Price	\$688,000	\$769,000	-10.5%	\$773,813	\$788,231	-1.8%
Months of Inventory	1.7	6	-72.2%	2.3	7.8	-70.7%
Absorption Rate	60%	16.67%	+43.3%	43.75%	12.82%	+30.9%
Sales Activity Charts Metrics						
Pending Sales Count	4	7	-42.9%	NA	NA	
Pending Sales Volume	\$3,777,600	\$6,359,999	-40.6%	NA	NA	
Closed Sales Count	3	4	-25%	12	7	+71.4%
Closed Sales Volume	\$2,355,000	\$2,803,000	-16%	\$9,923,000	\$5,461,000	+81.7%
Average Sales Price	\$785,000	\$700,750	+12%	\$826,917	\$780,143	+6%
Median Sales Price	\$810,000	\$700,000	+15.7%	\$835,750	\$779,714	+7.2%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	NA	NA	

New Listings

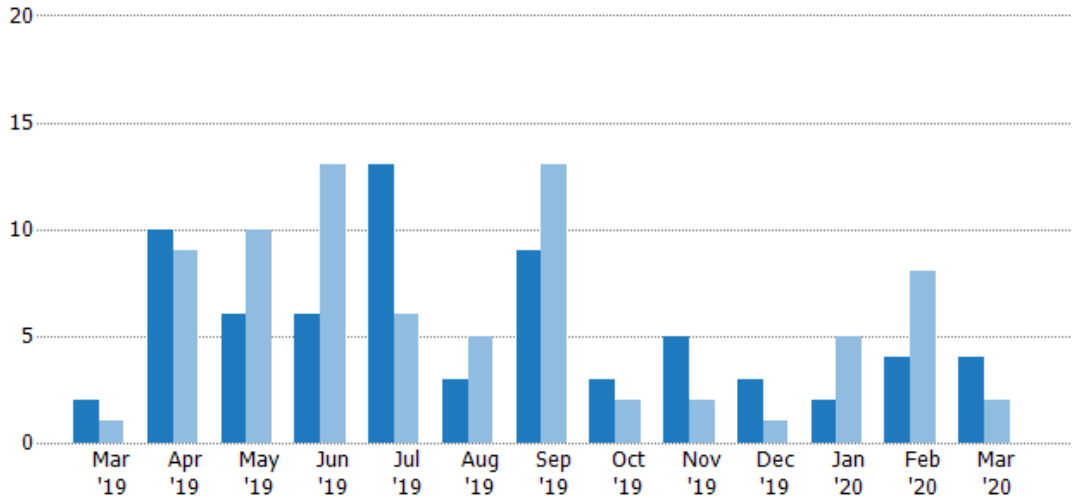
The number of new residential listings that were added each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Count	% Chg.
Mar '20	4	100%
Mar '19	2	100%
Mar '18	1	200%



Current Year	2	10	6	6	13	3	9	3	5	3	2	4	4
Prior Year	1	9	10	13	6	5	13	2	2	1	5	8	2
Percent Change from Prior Year	100%	11%	-40%	-54%	117%	-40%	-31%	50%	150%	200%	-60%	-50%	100%

New Listing Volume

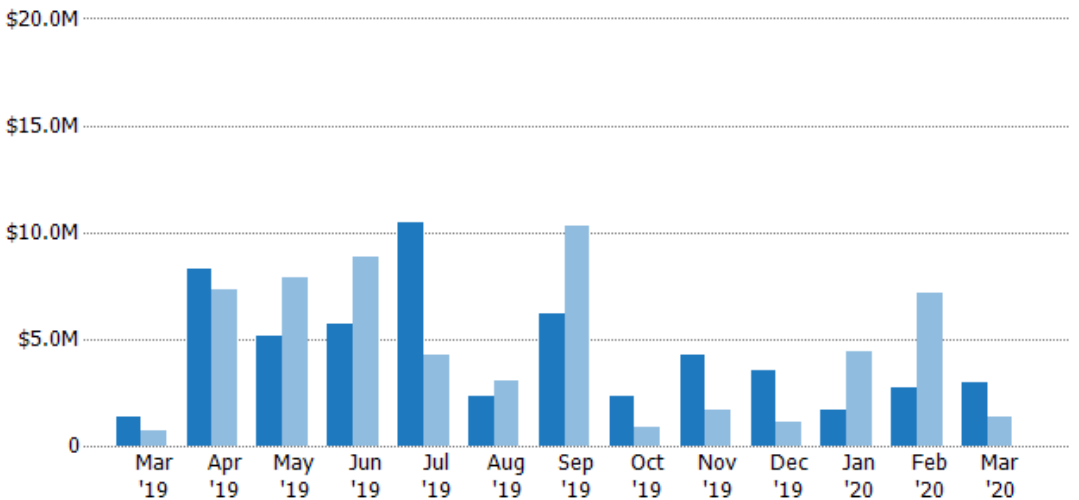
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Volume	% Chg.
Mar '20	\$2.99M	122.7%
Mar '19	\$1.34M	79.2%
Mar '18	\$750K	136.4%



Current Year	\$1.34M	\$8.31M	\$5.16M	\$5.7M	\$10.4M	\$2.3M	\$6.23M	\$2.31M	\$4.24M	\$3.54M	\$1.65M	\$2.7M	\$2.99M
Prior Year	\$750K	\$7.3M	\$7.86M	\$8.82M	\$4.22M	\$3.05M	\$10.3M	\$854K	\$1.64M	\$1.15M	\$4.41M	\$7.14M	\$1.34M
Percent Change from Prior Year	79%	14%	-34%	-35%	147%	-25%	-40%	170%	159%	208%	-63%	-62%	123%

Active Listings

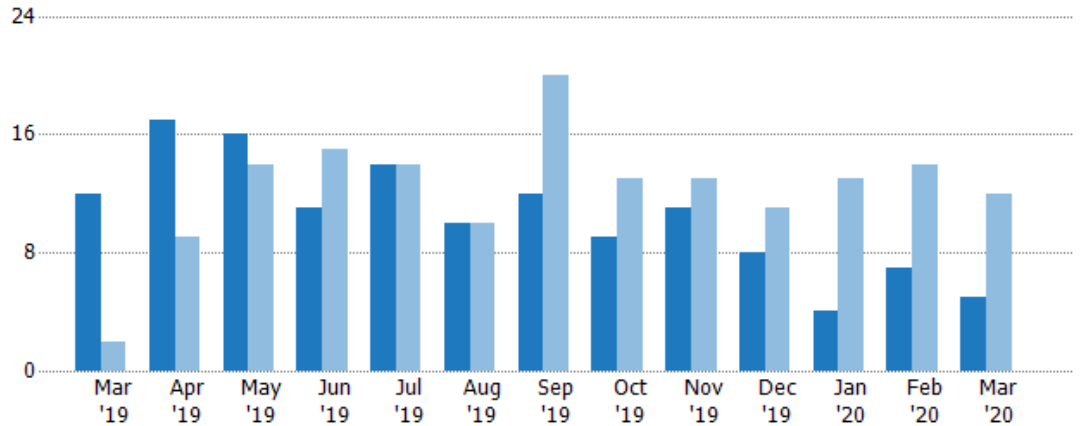
The number of active residential listings at the end of each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Count	% Chg.
Mar '20	5	-58.3%
Mar '19	12	500%
Mar '18	2	150%



Current Year	12	17	16	11	14	10	12	9	11	8	4	7	5
Prior Year	2	9	14	15	14	10	20	13	13	11	13	14	12
Percent Change from Prior Year	500%	89%	14%	-27%	0%	0%	-40%	-31%	-15%	-27%	-69%	-50%	-58%

Active Listing Volume

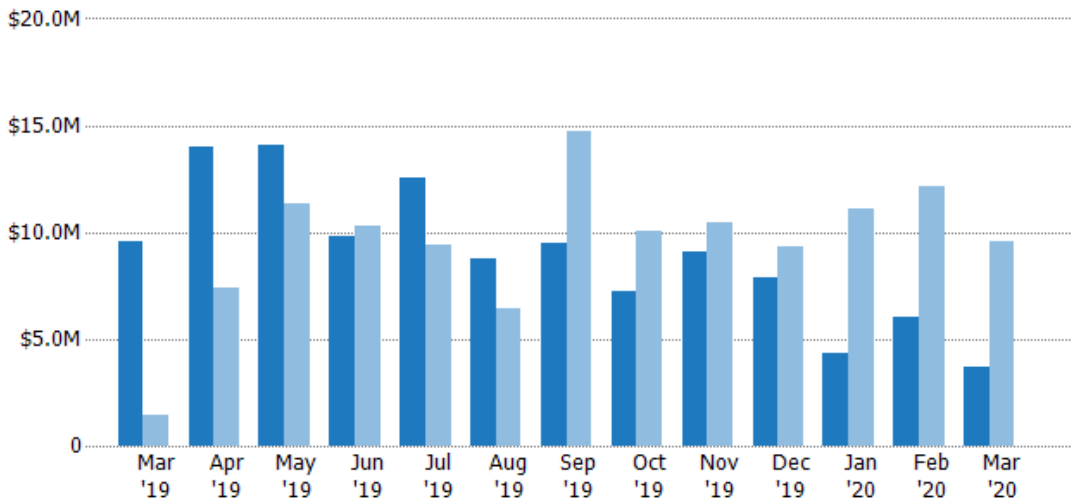
The sum of the listing price of active residential listings at the end of each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Volume	% Chg.
Mar '20	\$3.7M	-61.4%
Mar '19	\$9.59M	571.5%
Mar '18	\$1.43M	111.5%



Current Year	\$9.59M	\$14M	\$14.1M	\$9.8M	\$12.5M	\$8.75M	\$9.5M	\$7.24M	\$9.09M	\$7.89M	\$4.3M	\$6.04M	\$3.7M
Prior Year	\$1.43M	\$7.39M	\$11.4M	\$10.3M	\$9.43M	\$6.44M	\$14.7M	\$10.1M	\$10.5M	\$9.36M	\$11.1M	\$12.1M	\$9.59M
Percent Change from Prior Year	571%	90%	24%	-5%	33%	36%	-35%	-28%	-13%	-16%	-61%	-50%	-61%

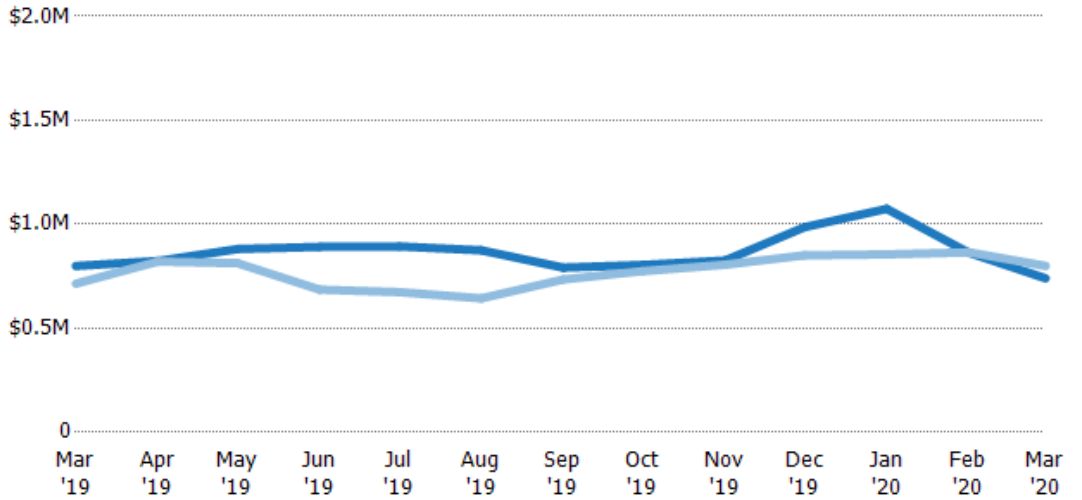
Average Listing Price

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Mar '19	\$800K	\$714K	12%
Apr '19	\$824K	\$821K	0%
May '19	\$881K	\$813K	8%
Jun '19	\$891K	\$686K	30%
Jul '19	\$893K	\$674K	33%
Aug '19	\$875K	\$644K	36%
Sep '19	\$791K	\$735K	8%
Oct '19	\$805K	\$775K	4%
Nov '19	\$826K	\$806K	3%
Dec '19	\$986K	\$851K	16%
Jan '20	\$1.07M	\$855K	26%
Feb '20	\$863K	\$865K	0%
Mar '20	\$740K	\$800K	-7%

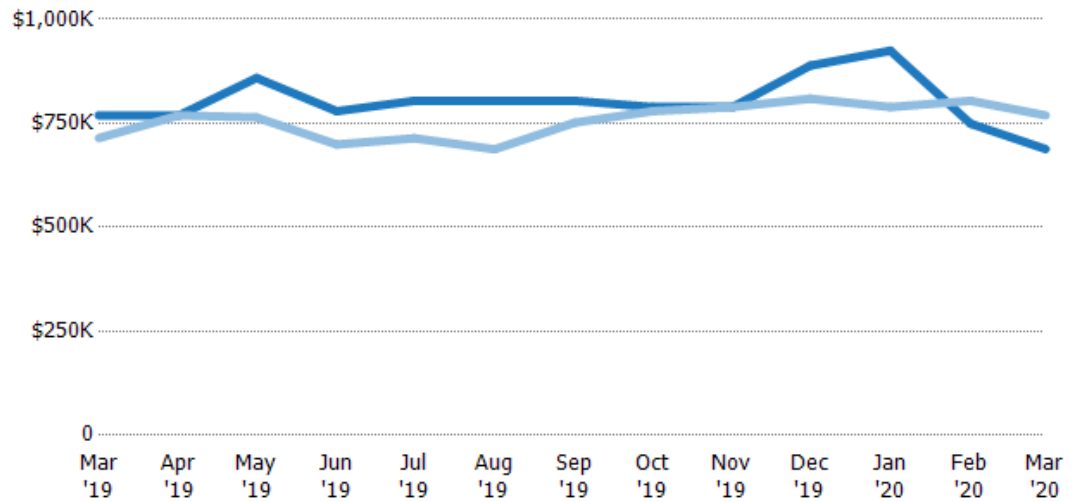
Median Listing Price

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Mar '19	\$769K	\$714K	8%
Apr '19	\$769K	\$769K	0%
May '19	\$859K	\$764K	12%
Jun '19	\$779K	\$699K	11%
Jul '19	\$804K	\$714K	13%
Aug '19	\$804K	\$688K	17%
Sep '19	\$804K	\$752K	7%
Oct '19	\$789K	\$779K	1%
Nov '19	\$789K	\$789K	0%
Dec '19	\$889K	\$809K	10%
Jan '20	\$925K	\$789K	17%
Feb '20	\$749K	\$804K	-7%
Mar '20	\$688K	\$769K	-11%

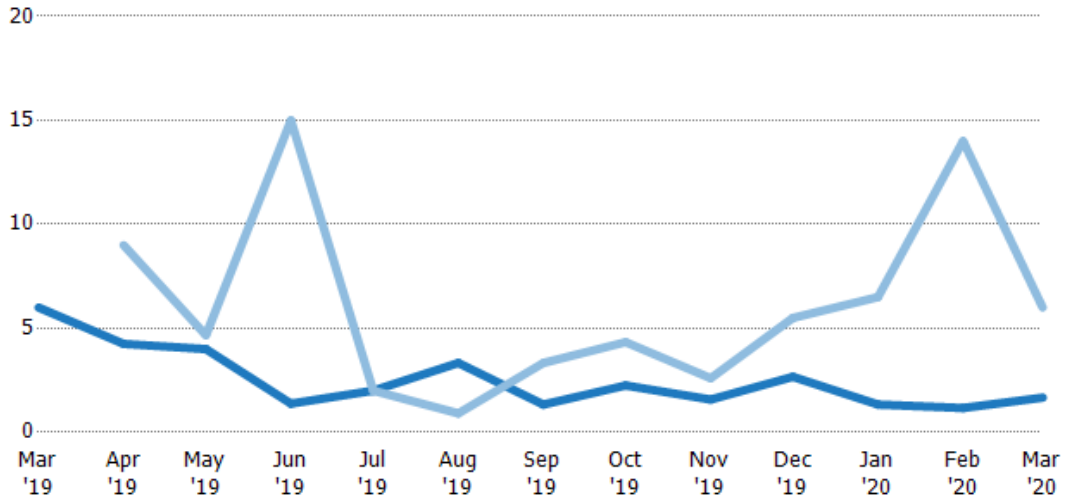
Months of Inventory

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Current Year	6	4.25	4	1.38	2	3.33	1.33	2.25	1.57	2.67	1.33	1.17	1.67
Prior Year	-	9	4.67	15	2	0.91	3.33	4.33	2.6	5.5	6.5	14	6
Percent Change from Prior Year	100%	-53%	-14%	-91%	0%	267%	-60%	-48%	-40%	-52%	-79%	-92%	-72%

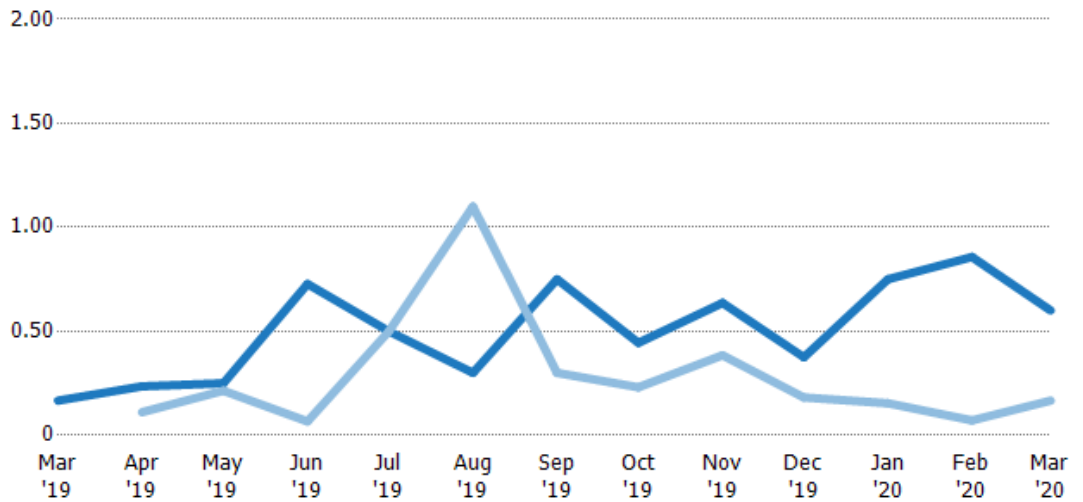
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



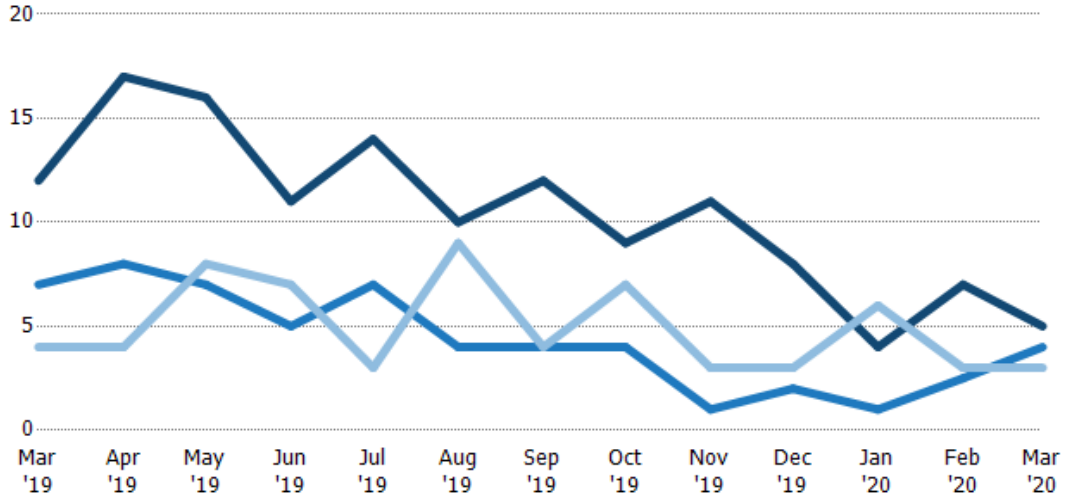
Current Year	17%	24%	25%	73%	50%	30%	75%	44%	64%	38%	75%	86%	60%
Prior Year	-	11%	21%	7%	50%	110%	30%	23%	38%	18%	15%	7%	17%
Change from Prior Year	-17%	-12%	-4%	-66%	0%	80%	-45%	-21%	-25%	-19%	-60%	-79%	-43%

Active/Pending/Sold Units

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



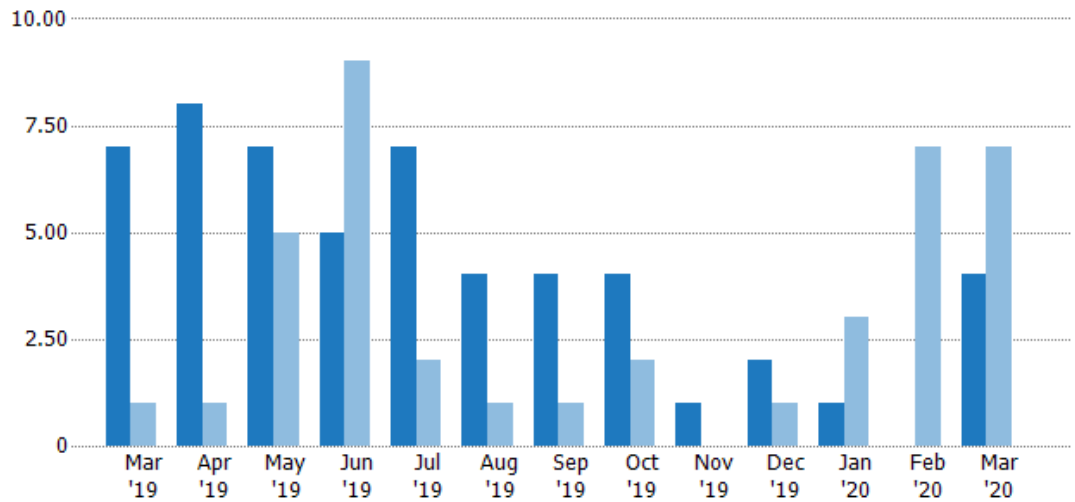
Active	12	17	16	11	14	10	12	9	11	8	4	7	5
Pending	7	8	7	5	7	4	4	4	1	2	1	2.5	4
Sold	4	4	8	7	3	9	4	7	3	3	6	3	3

Pending Sales

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



Current Year	7	8	7	5	7	4	4	4	1	2	1	-	4
Prior Year	1	1	5	9	2	1	1	2	-	1	3	7	7
Percent Change from Prior Year	600%	700%	40%	-44%	250%	300%	300%	100%	100%	100%	-67%	-100%	-43%

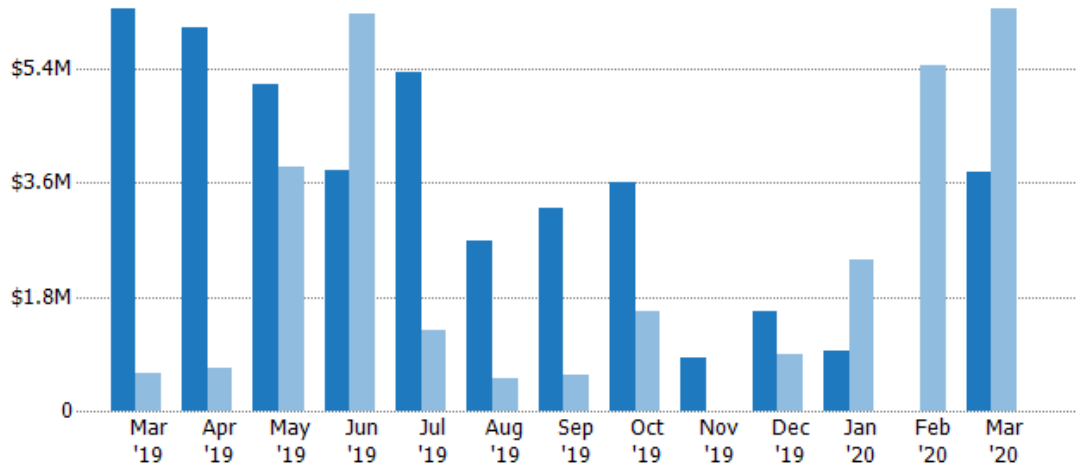
Pending Sales Volume

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Current Year	\$6.36M	\$6.06M	\$5.15M	\$3.8M	\$5.35M	\$2.69M	\$3.19M	\$3.62M	\$849K	\$1.57M	\$950K	-	\$3.78M
Prior Year	\$599K	\$670K	\$3.86M	\$6.28M	\$1.28M	\$499K	\$560K	\$1.58M	-	\$879K	\$2.38M	\$5.46M	\$6.36M
Percent Change from Prior Year	962%	805%	34%	-40%	319%	438%	469%	129%	100%	78%	-60%	-100%	-41%

Closed Sales

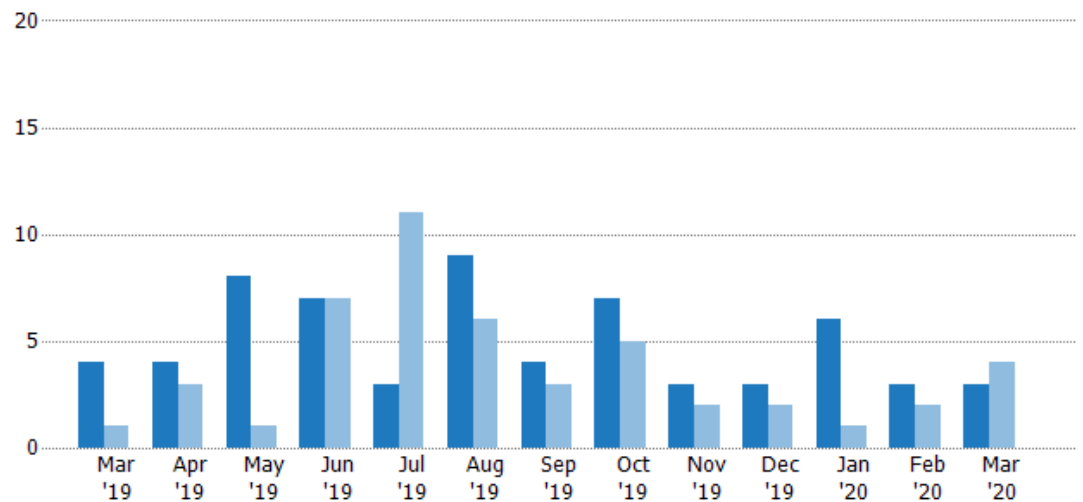
The total number of residential properties sold each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Count	% Chg.
Mar '20	3	-25%
Mar '19	4	300%
Mar '18	1	600%



Current Year	4	4	8	7	3	9	4	7	3	3	6	3	3
Prior Year	1	3	1	7	11	6	3	5	2	2	1	2	4
Percent Change from Prior Year	300%	33%	700%	0%	-73%	50%	33%	40%	50%	50%	500%	50%	-25%

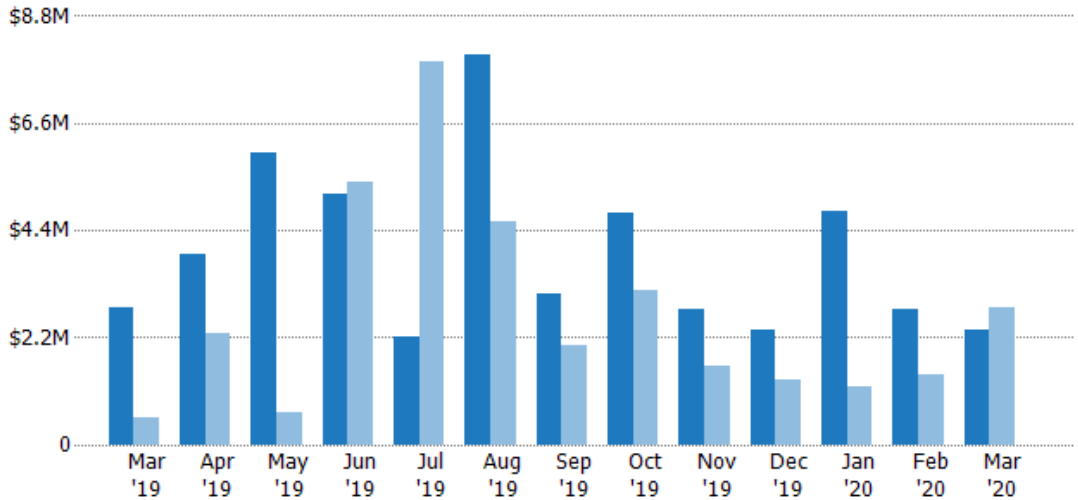
Closed Sales Volume

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Mar '19	\$2.8M	\$555K	405%
Apr '19	\$3.91M	\$2.31M	70%
May '19	\$6.01M	\$660K	810%
Jun '19	\$5.13M	\$5.4M	-5%
Jul '19	\$2.23M	\$7.85M	-72%
Aug '19	\$8.01M	\$4.6M	74%
Sep '19	\$3.11M	\$2.05M	52%
Oct '19	\$4.75M	\$3.17M	50%
Nov '19	\$2.79M	\$1.6M	74%
Dec '19	\$2.36M	\$1.35M	75%
Jan '20	\$4.8M	\$1.2M	300%
Feb '20	\$2.77M	\$1.46M	90%
Mar '20	\$2.36M	\$2.8M	-16%

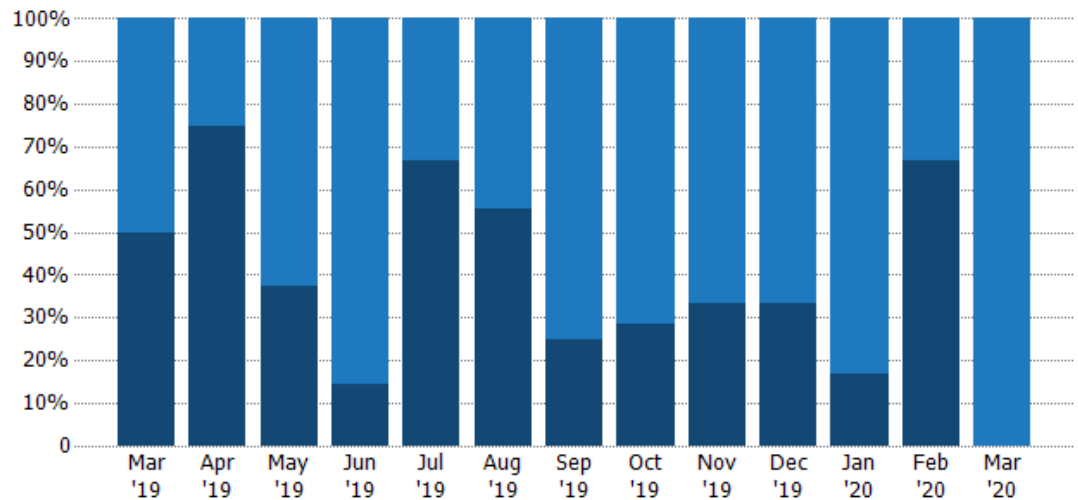
Closed Sales by Property Type

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Month/Year	Condo/Townhouse	Single Family Residence
Mar '19	50%	50%
Apr '19	25%	75%
May '19	63%	38%
Jun '19	86%	14%
Jul '19	33%	67%
Aug '19	44%	56%
Sep '19	75%	25%
Oct '19	71%	29%
Nov '19	67%	33%
Dec '19	67%	33%
Jan '20	83%	17%
Feb '20	33%	67%
Mar '20	100%	-

Average Sales Price

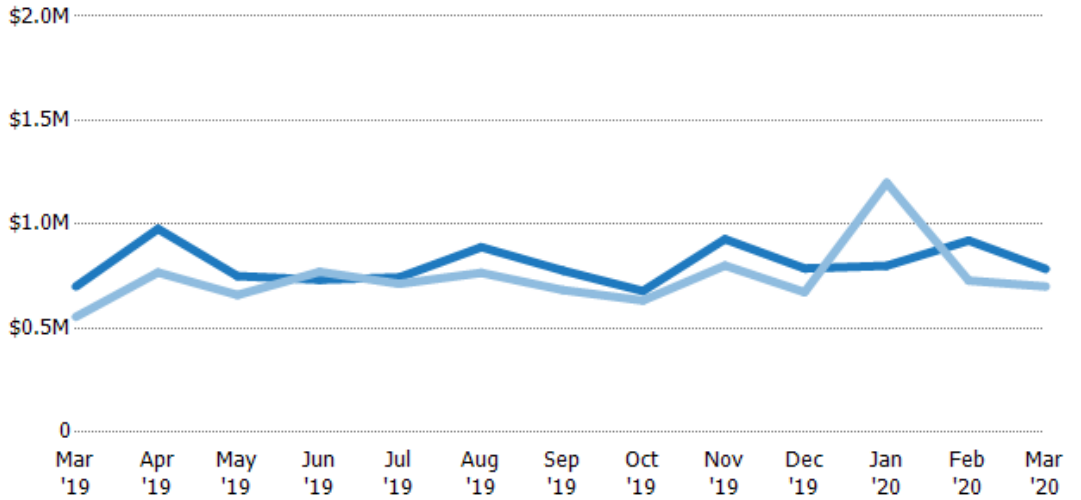
The average sales price of the residential properties sold each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Price	% Chg.
Mar '20	\$785K	12%
Mar '19	\$701K	26.3%
Mar '18	\$555K	28.4%



Current Year	\$701K	\$978K	\$751K	\$733K	\$745K	\$890K	\$777K	\$679K	\$928K	\$788K	\$801K	\$922K	\$785K
Prior Year	\$555K	\$768K	\$660K	\$771K	\$714K	\$766K	\$683K	\$634K	\$802K	\$674K	\$1.2M	\$729K	\$701K
Percent Change from Prior Year	26%	27%	14%	-5%	4%	16%	14%	7%	16%	17%	-33%	26%	12%

Median Sales Price

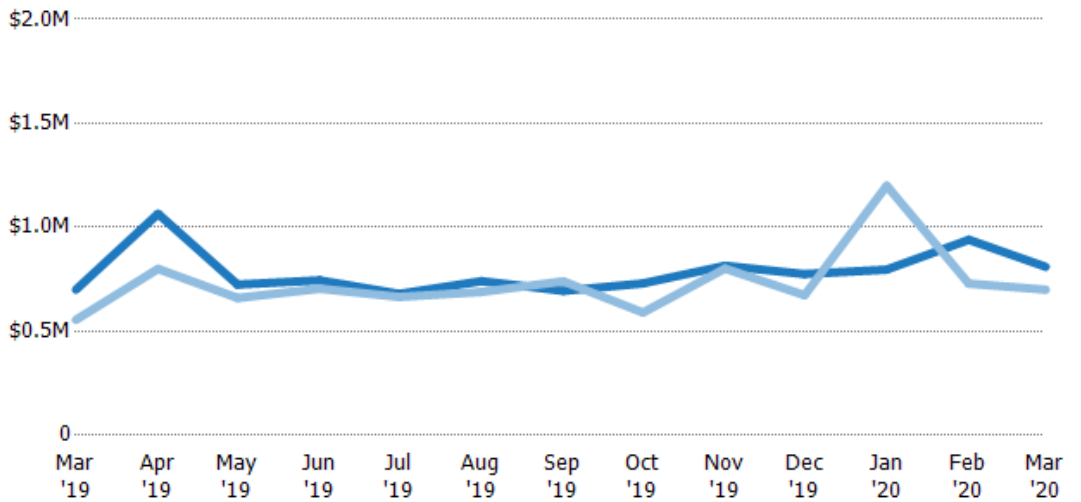
The median sales price of the residential properties sold each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Price	% Chg.
Mar '20	\$810K	15.7%
Mar '19	\$700K	26.1%
Mar '18	\$555K	15.3%



Current Year	\$700K	\$1.07M	\$725K	\$745K	\$680K	\$741K	\$695K	\$730K	\$815K	\$775K	\$797K	\$940K	\$810K
Prior Year	\$555K	\$800K	\$660K	\$705K	\$665K	\$689K	\$740K	\$590K	\$802K	\$674K	\$1.2M	\$729K	\$700K
Percent Change from Prior Year	26%	33%	10%	6%	2%	8%	-6%	24%	2%	15%	-34%	29%	16%

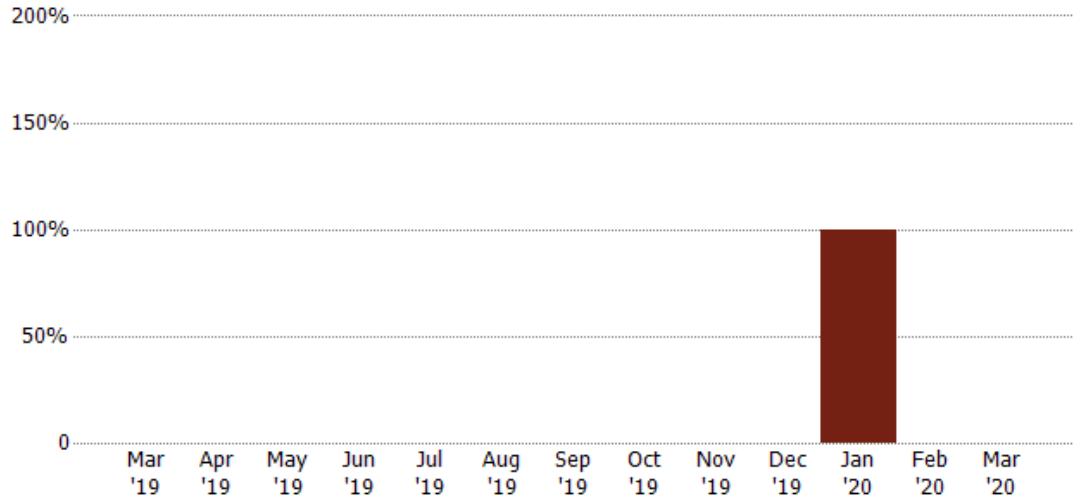
Distressed Listings

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



■ Current Year

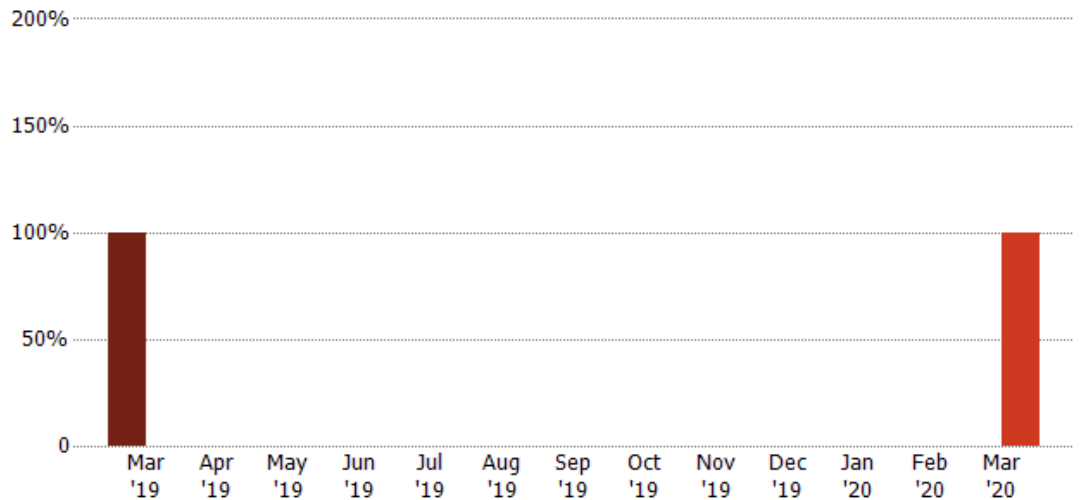
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



■ Current Year

■ Prior Year

Percent Change from Prior Year

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: Montrose

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: Montrose, CA 91020 Montrose, CA 91021

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