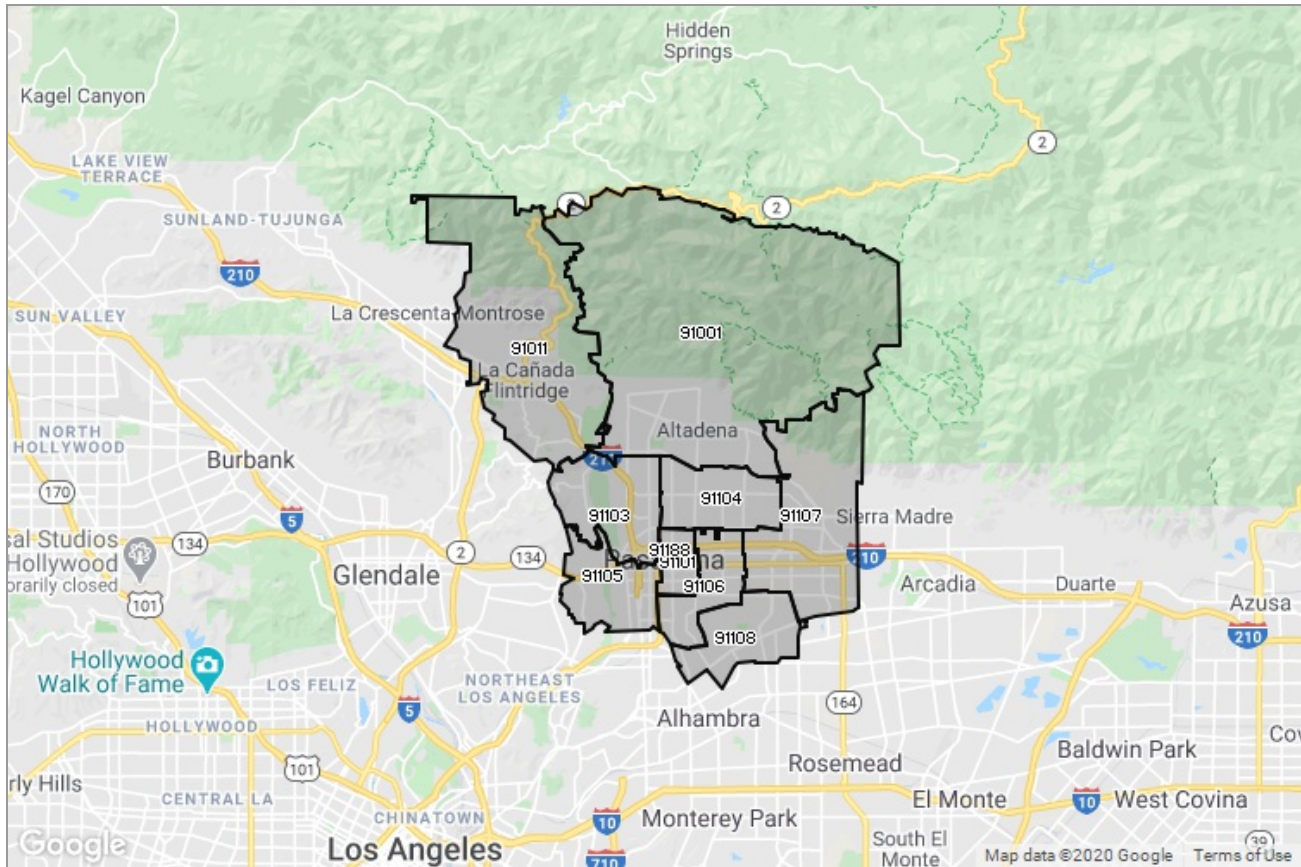




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Pasadena



## Report Characteristics

**Report Name:**  
Pasadena

**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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	190	236	-19.5%	600	662	-9.4%
New Listing Volume	\$311,221,950	\$353,751,637	-12%	\$970,672,818	\$976,610,826	-0.6%
Active Listing Count	332	512	-35.2%	N/A	N/A	
Active Listing Volume	\$715,437,903	\$896,700,121	-20.2%	N/A	N/A	
Average Listing Price	\$2,154,933	\$1,751,367	+23%	\$2,112,334	\$1,722,250	+22.6%
Median Listing Price	\$1,598,500	\$1,150,000	+39%	\$1,526,245	\$1,079,803	+41.3%
Months of Inventory	2.9	4.7	-39.1%	3.1	3.9	-21.3%
Absorption Rate	34.64%	21.09%	+13.5%	32.72%	25.74%	+7%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	147	143	+2.8%	N/A	N/A	
Pending Sales Volume	\$197,377,453	\$180,755,460	+9.2%	N/A	N/A	
Closed Sales Count	145	151	-4%	393	354	+11%
Closed Sales Volume	\$169,410,541	\$196,755,127	-13.9%	\$485,172,838	\$432,986,131	+12.1%
Average Sales Price	\$1,168,349	\$1,303,014	-10.3%	\$1,234,536	\$1,223,125	+0.9%
Median Sales Price	\$888,000	\$1,027,000	-13.5%	\$934,336	\$939,755	-0.6%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	12	14	-14.3%	N/A	N/A	

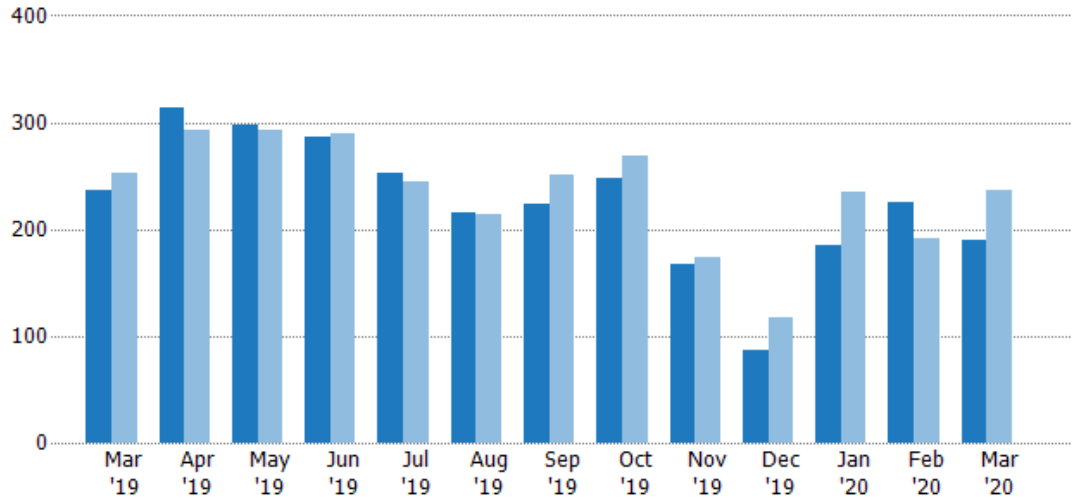
## New Listings

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Mar '20	190	-19.5%
Mar '19	236	-6.7%
Mar '18	253	11.9%



Current Year	236	314	297	287	252	215	224	248	167	86	185	225	190
Prior Year	253	293	292	290	245	214	251	269	174	118	235	191	236
Percent Change from Prior Year	-7%	7%	2%	-1%	3%	0%	-11%	-8%	-4%	-27%	-21%	18%	-19%

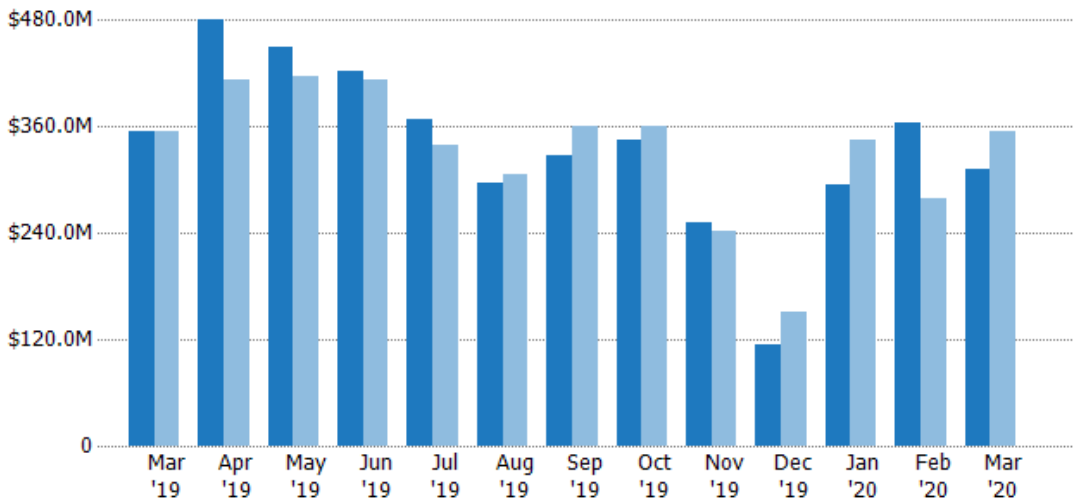
## New Listing Volume

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Mar '20	\$311M	-12%
Mar '19	\$354M	-0.2%
Mar '18	\$354M	12.4%



Current Year	\$354M	\$480M	\$449M	\$423M	\$367M	\$295M	\$328M	\$345M	\$251M	\$115M	\$294M	\$365M	\$311M
Prior Year	\$354M	\$413M	\$416M	\$413M	\$340M	\$307M	\$360M	\$361M	\$242M	\$150M	\$344M	\$278M	\$354M
Percent Change from Prior Year	0%	16%	8%	3%	8%	-4%	-9%	-5%	4%	-24%	-15%	31%	-12%

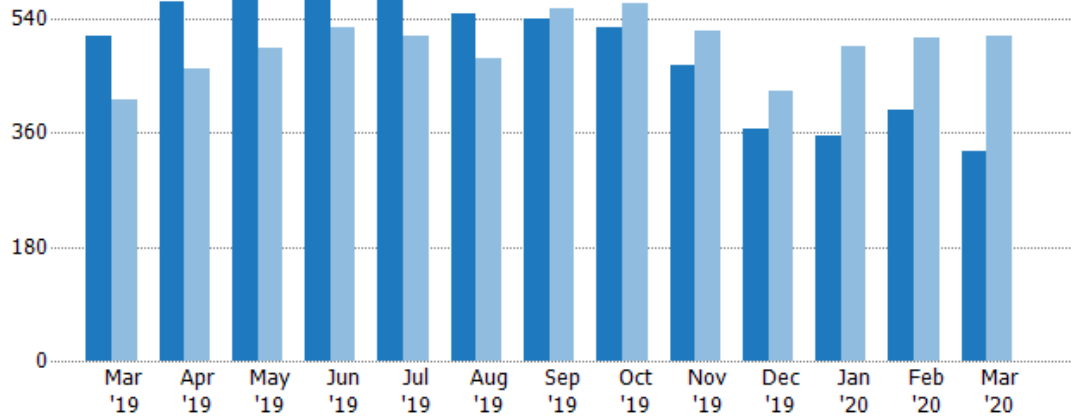
## Active Listings

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Mar '20	332	-35.2%
Mar '19	512	24%
Mar '18	413	16.2%



Current Year	512	568	587	604	593	548	540	525	467	365	355	395	332
Prior Year	413	460	494	525	513	477	556	564	522	425	496	511	512
Percent Change from Prior Year	24%	23%	19%	15%	16%	15%	-3%	-7%	-11%	-14%	-28%	-23%	-35%

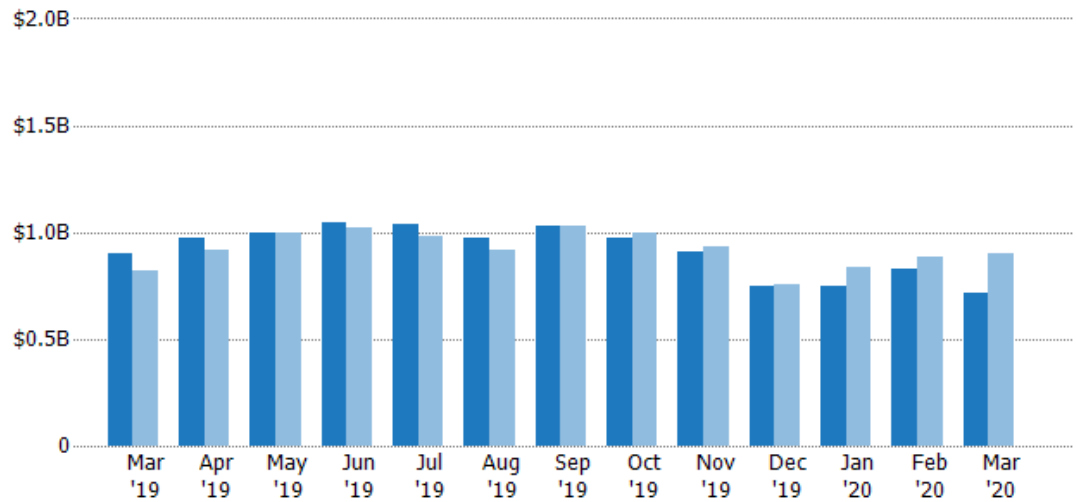
## Active Listing Volume

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Mar '20	\$715M	-20.2%
Mar '19	\$897M	9.9%
Mar '18	\$816M	9.7%



Current Year	\$897M	\$972M	\$999M	\$1.04B	\$1.04B	\$973M	\$1.03B	\$971M	\$910M	\$744M	\$744M	\$826M	\$715M
Prior Year	\$816M	\$914M	\$999M	\$1.02B	\$979M	\$913M	\$1.03B	\$998M	\$932M	\$756M	\$837M	\$883M	\$897M
Percent Change from Prior Year	10%	6%	0%	2%	6%	7%	0%	-3%	-2%	-2%	-11%	-6%	-20%

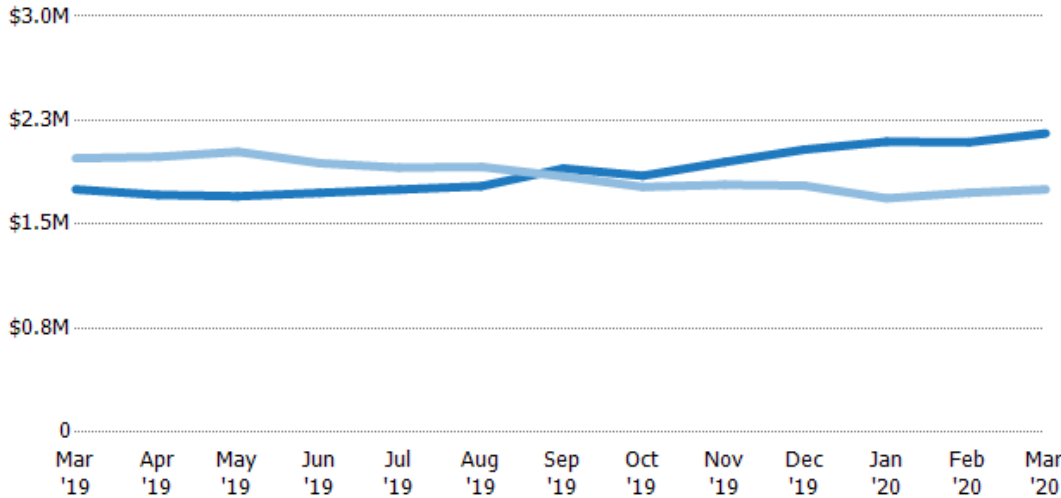
## Average Listing Price

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Mar '20	\$2.15M	23%
Mar '19	\$1.75M	-11.4%
Mar '18	\$1.98M	-5.6%



Current Year	\$1.75M	\$1.71M	\$1.7M	\$1.73M	\$1.75M	\$1.77M	\$1.9M	\$1.85M	\$1.95M	\$2.04M	\$2.1M	\$2.09M	\$2.15M
Prior Year	\$1.98M	\$1.99M	\$2.02M	\$1.94M	\$1.91M	\$1.91M	\$1.84M	\$1.77M	\$1.79M	\$1.78M	\$1.69M	\$1.73M	\$1.75M
Percent Change from Prior Year	-11%	-14%	-16%	-11%	-8%	-7%	3%	5%	9%	15%	24%	21%	23%

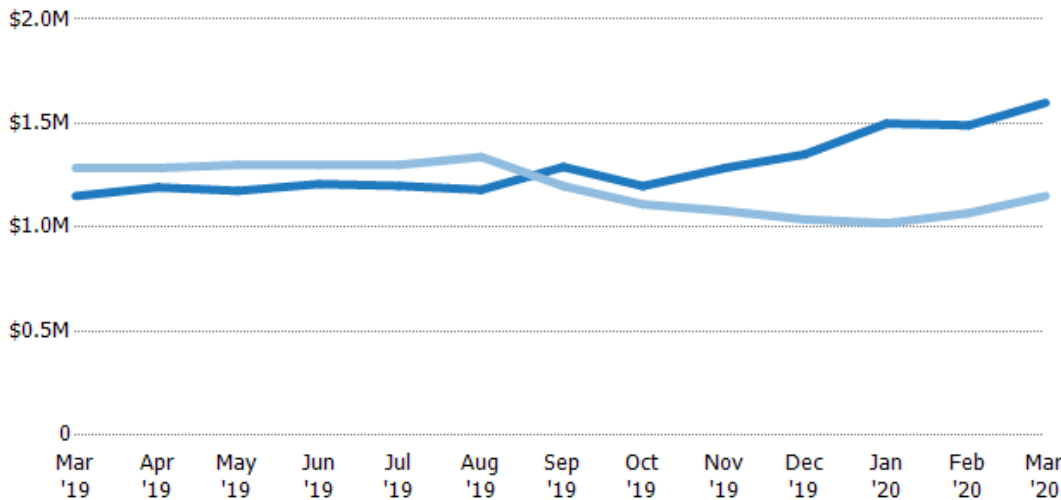
## Median Listing Price

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Mar '20	\$1.6M	39%
Mar '19	\$1.15M	-10.5%
Mar '18	\$1.29M	-6.6%



Current Year	\$1.15M	\$1.19M	\$1.18M	\$1.21M	\$1.2M	\$1.18M	\$1.29M	\$1.2M	\$1.29M	\$1.35M	\$1.5M	\$1.49M	\$1.6M
Prior Year	\$1.29M	\$1.29M	\$1.3M	\$1.3M	\$1.3M	\$1.34M	\$1.2M	\$1.11M	\$1.08M	\$1.04M	\$1.02M	\$1.07M	\$1.15M
Percent Change from Prior Year	-11%	-7%	-10%	-7%	-8%	-12%	8%	8%	19%	30%	47%	40%	39%

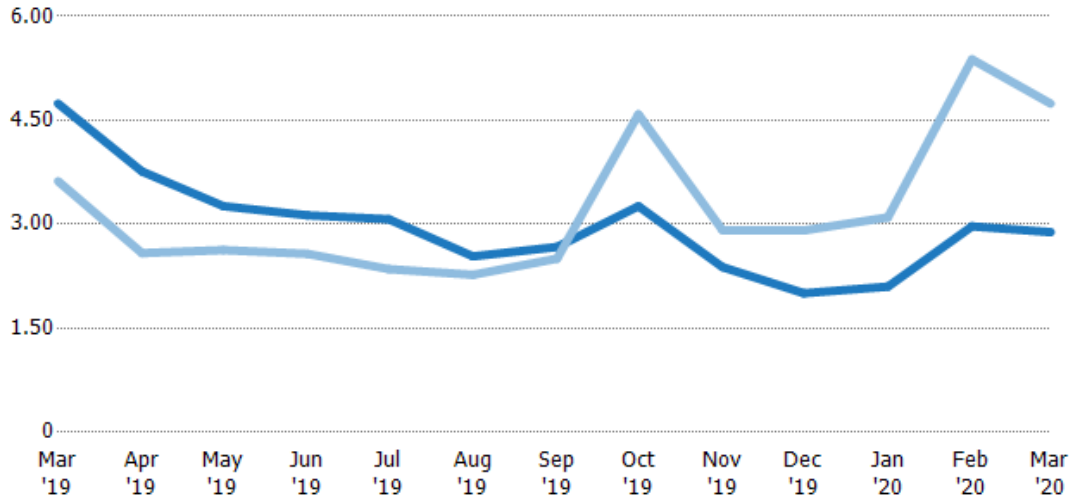
## Months of Inventory

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Months	% Chg.
Mar '20	2.89	-39.1%
Mar '19	4.74	30.9%
Mar '18	3.62	-6.7%



Current Year	4.74	3.76	3.26	3.13	3.07	2.54	2.67	3.26	2.38	2.01	2.1	2.97	2.89
Prior Year	3.62	2.58	2.63	2.57	2.35	2.27	2.5	4.59	2.92	2.91	3.1	5.38	4.74
Percent Change from Prior Year	31%	46%	24%	22%	31%	12%	7%	-29%	-18%	-31%	-32%	-45%	-39%

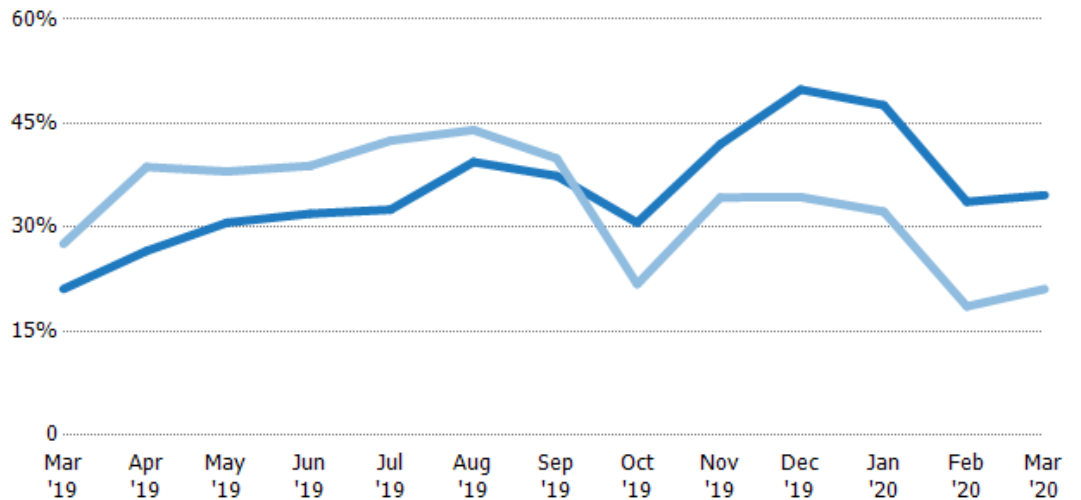
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Rate	Chg.
Mar '20	35%	-13.5%
Mar '19	21%	6.5%
Mar '18	28%	7.2%



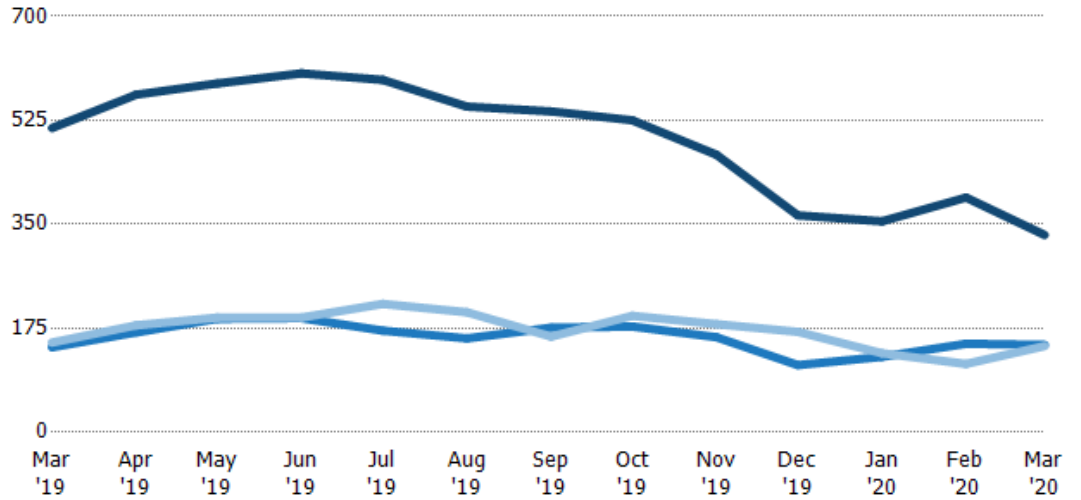
Current Year	21%	27%	31%	32%	33%	39%	37%	31%	42%	50%	48%	34%	35%
Prior Year	28%	39%	38%	39%	42%	44%	40%	22%	34%	34%	32%	19%	21%
Change from Prior Year	7%	12%	7%	7%	10%	5%	3%	-9%	-8%	-16%	-15%	-15%	-14%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



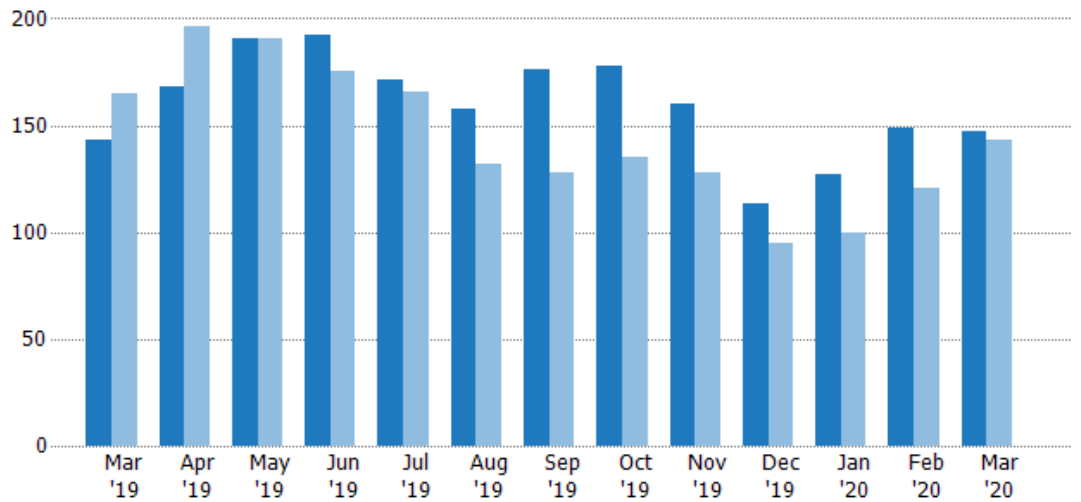
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Active	512	568	587	604	593	548	540	525	467	365	355	395	332
Pending	143	168	191	192	171	158	176	178	160	113	127	149	147
Sold	151	180	193	193	216	202	161	196	182	169	133	115	145

## Pending Sales

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Month/Year	Count	% Chg.
Mar '20	147	2.8%
Mar '19	143	-13.3%
Mar '18	165	-18.2%

	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	143	168	191	192	171	158	176	178	160	113	127	149	147
Prior Year	165	196	191	175	166	132	128	135	128	95	100	121	143
Percent Change from Prior Year	-13%	-14%	0%	10%	3%	20%	38%	32%	25%	19%	27%	23%	3%

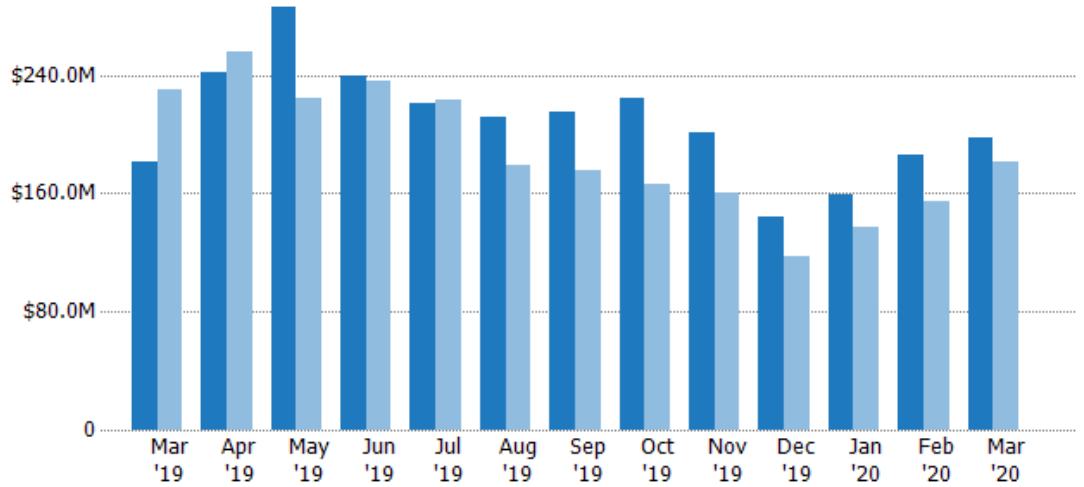
## Pending Sales Volume

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Mar '20	\$197M	9.2%
Mar '19	\$181M	-21.4%
Mar '18	\$230M	-34.7%



Current Year	\$181M	\$242M	\$286M	\$240M	\$221M	\$212M	\$215M	\$224M	\$202M	\$144M	\$160M	\$186M	\$197M
Prior Year	\$230M	\$256M	\$224M	\$236M	\$223M	\$179M	\$175M	\$166M	\$160M	\$118M	\$137M	\$155M	\$181M
Percent Change from Prior Year	-21%	-5%	27%	2%	-1%	18%	23%	35%	26%	23%	17%	20%	9%

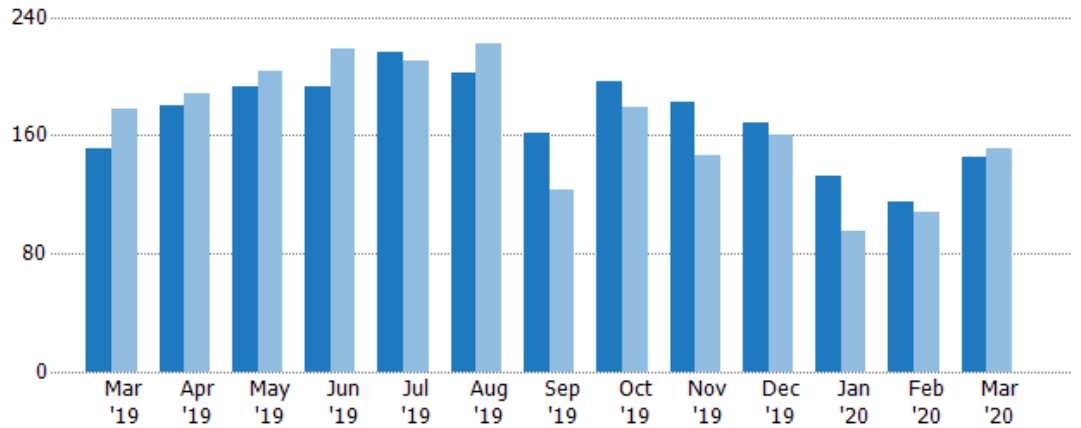
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Mar '20	145	-4%
Mar '19	151	-15.2%
Mar '18	178	2.2%



Current Year	151	180	193	193	216	202	161	196	182	169	133	115	145
Prior Year	178	188	204	218	210	222	123	179	146	160	95	108	151
Percent Change from Prior Year	-15%	-4%	-5%	-11%	3%	-9%	31%	9%	25%	6%	40%	6%	-4%



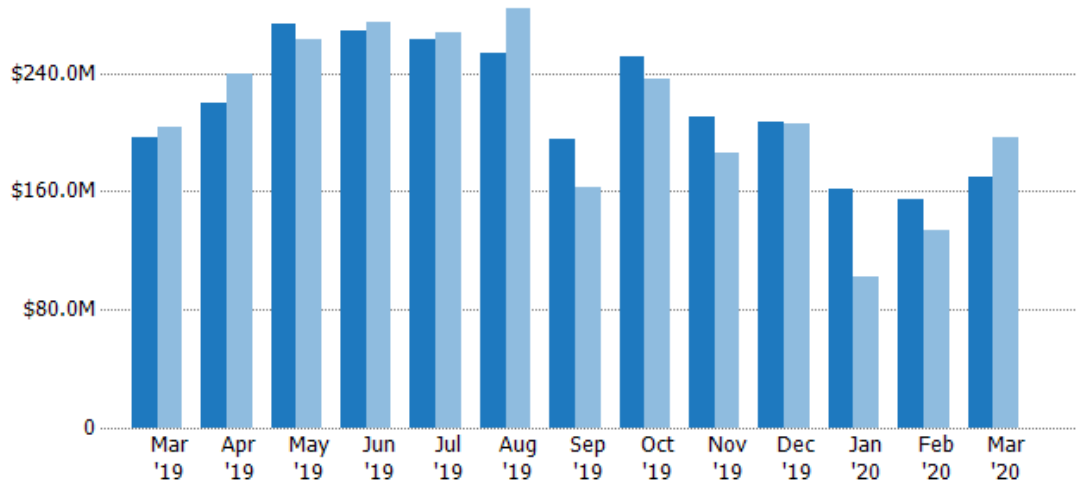
## Closed Sales Volume

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Mar '20	\$169M	-13.9%
Mar '19	\$197M	-3.2%
Mar '18	\$203M	2.5%



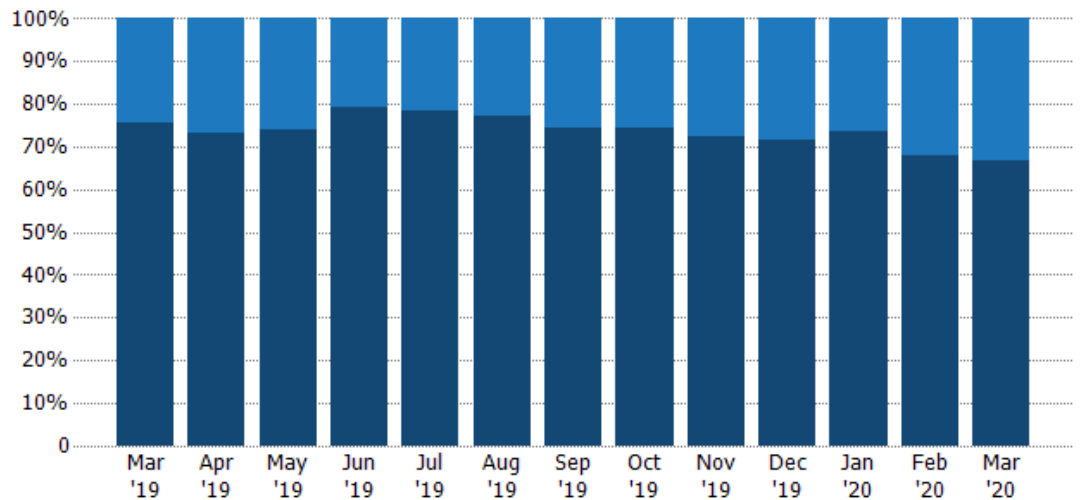
Current Year	\$197M	\$220M	\$273M	\$269M	\$263M	\$253M	\$195M	\$251M	\$211M	\$207M	\$162M	\$154M	\$169M
Prior Year	\$203M	\$239M	\$263M	\$274M	\$268M	\$284M	\$163M	\$236M	\$186M	\$206M	\$102M	\$134M	\$197M
Percent Change from Prior Year	-3%	-8%	4%	-2%	-2%	-11%	19%	7%	13%	1%	58%	15%	-14%

## Closed Sales by Property Type

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Condo/Townhouse	25%	27%	26%	21%	22%	23%	25%	26%	27%	28%	26%	32%	33%
Single Family Residence	75%	73%	74%	79%	78%	77%	75%	74%	73%	72%	74%	68%	67%

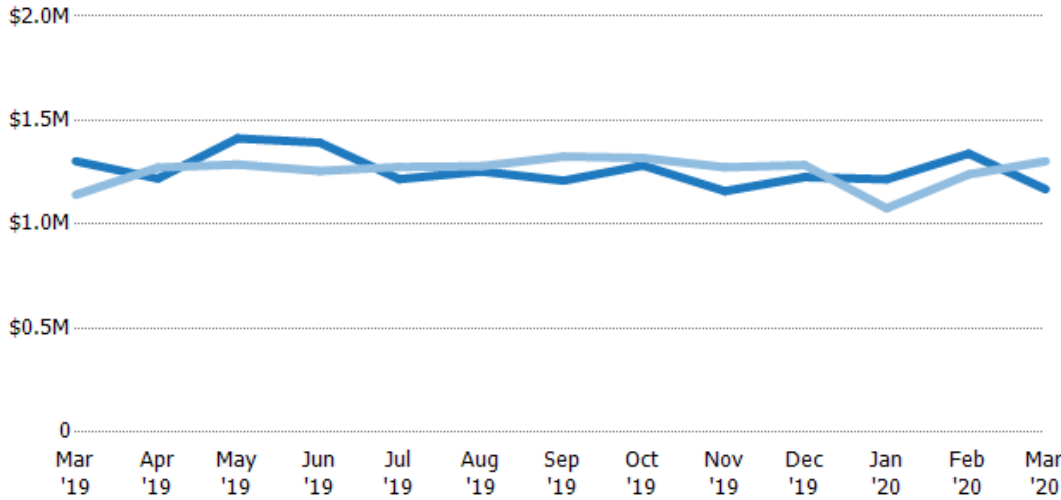
## Average Sales Price

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Mar '20	\$1.17M	-10.3%
Mar '19	\$1.3M	14.2%
Mar '18	\$1.14M	0.2%



Current Year	\$1.3M	\$1.22M	\$1.41M	\$1.39M	\$1.22M	\$1.25M	\$1.21M	\$1.28M	\$1.16M	\$1.23M	\$1.22M	\$1.34M	\$1.17M
Prior Year	\$1.14M	\$1.27M	\$1.29M	\$1.26M	\$1.28M	\$1.28M	\$1.33M	\$1.32M	\$1.27M	\$1.28M	\$1.08M	\$1.24M	\$1.3M
Percent Change from Prior Year	14%	-4%	10%	11%	-5%	-2%	-9%	-3%	-9%	-5%	13%	8%	-10%

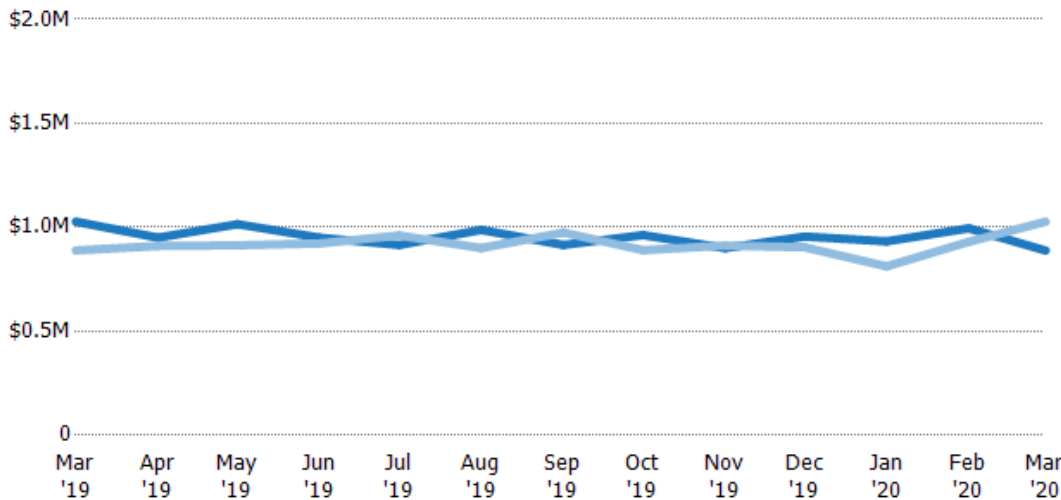
## Median Sales Price

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Mar '20	\$888K	-13.5%
Mar '19	\$1.03M	15.5%
Mar '18	\$889K	-13.4%



Current Year	\$1.03M	\$950K	\$1.02M	\$950K	\$915K	\$988K	\$915K	\$963K	\$900K	\$955K	\$932K	\$995K	\$888K
Prior Year	\$889K	\$910K	\$913K	\$923K	\$961K	\$900K	\$975K	\$890K	\$912K	\$904K	\$812K	\$930K	\$1.03M
Percent Change from Prior Year	16%	4%	11%	3%	-5%	10%	-6%	8%	-1%	6%	15%	7%	-14%

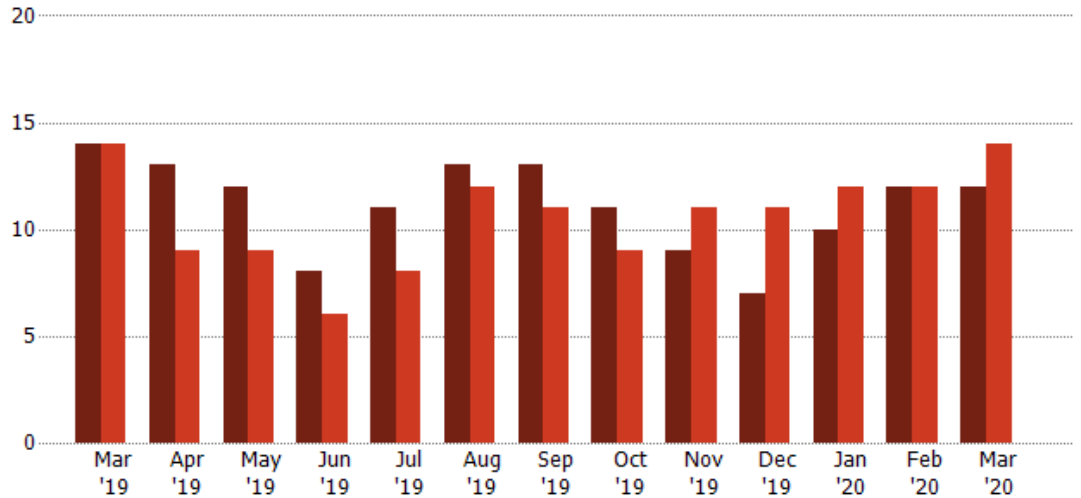
## Distressed Listings

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

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Mar '20	12	-14.3%
Mar '19	14	0%
Mar '18	14	0%



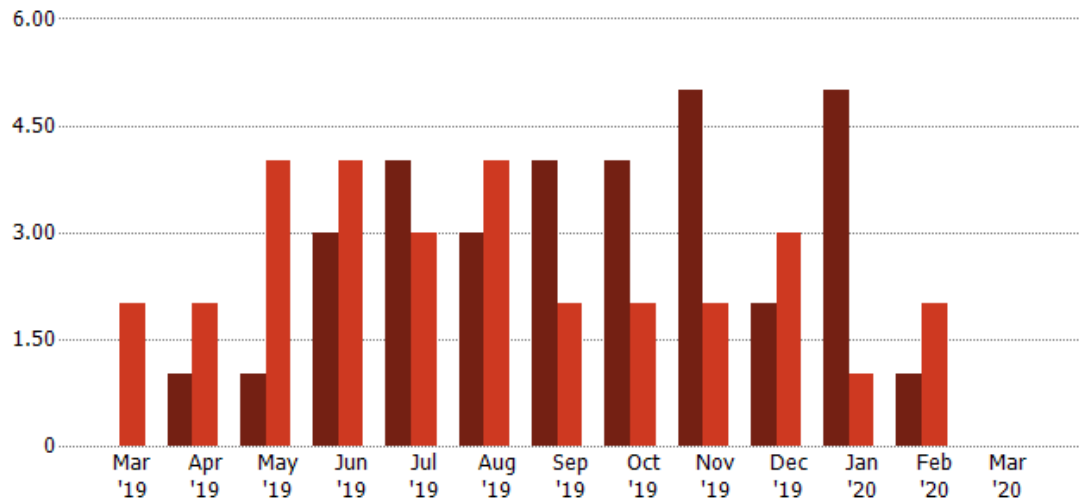
Current Year	14	13	12	8	11	13	13	11	9	7	10	12	12
Prior Year	14	9	9	6	8	12	11	9	11	11	12	12	14
Percent Change from Prior Year	0%	44%	33%	33%	38%	8%	18%	22%	-18%	-36%	-17%	0%	-14%

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

ZIP: 28 Selected  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Current Year	-	1	1	3	4	3	4	4	5	2	5	1	-
Prior Year	2	2	4	4	3	4	2	2	2	3	1	2	-
Percent Change from Prior Year	-100%	-50%	-75%	-25%	33%	-25%	100%	100%	150%	-33%	400%	-50%	-

## 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:** Pasadena

**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

<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

<b>ZIP Code:</b>	Altadena, CA 91001	La Canada Flintridge, CA 91011	Pasadena, CA 91101
	Pasadena, CA 91102	Pasadena, CA 91103	Pasadena, CA 91104
	Pasadena, CA 91105	Pasadena, CA 91106	Pasadena, CA 91107
	San Marino, CA 91108	Pasadena, CA 91109	Pasadena, CA 91110
	Pasadena, CA 91114	Pasadena, CA 91115	Pasadena, CA 91116
	Pasadena, CA 91117	Pasadena, CA 91121	Pasadena, CA 91123
	Pasadena, CA 91124	Pasadena, CA 91125	Pasadena, CA 91126
	Pasadena, CA 91129	Pasadena, CA 91182	Pasadena, CA 91184
	Pasadena, CA 91185	Pasadena, CA 91188	Pasadena, CA 91189
	Pasadena, CA 91199		

### 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