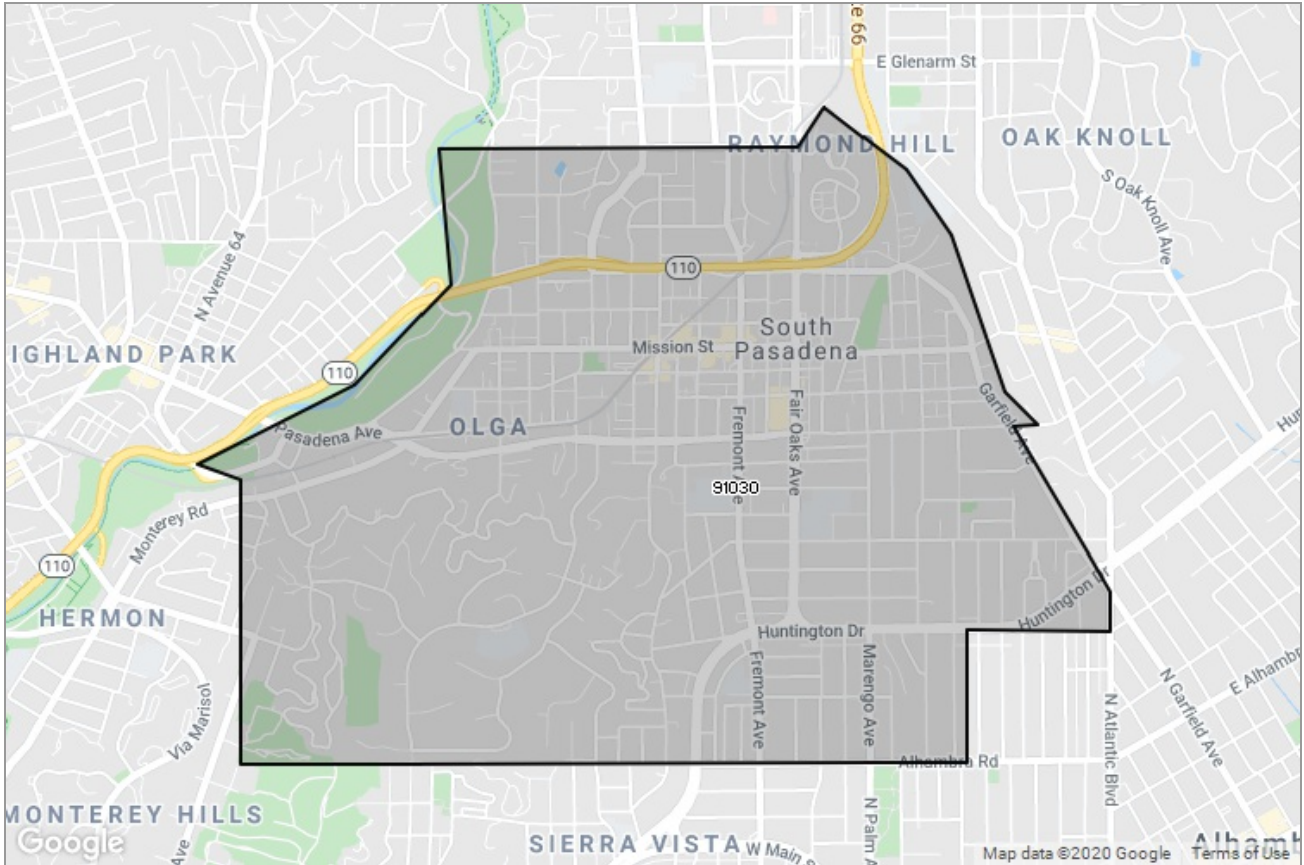




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# South Pasadena



## Report Characteristics

**Report Name:**  
South 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.

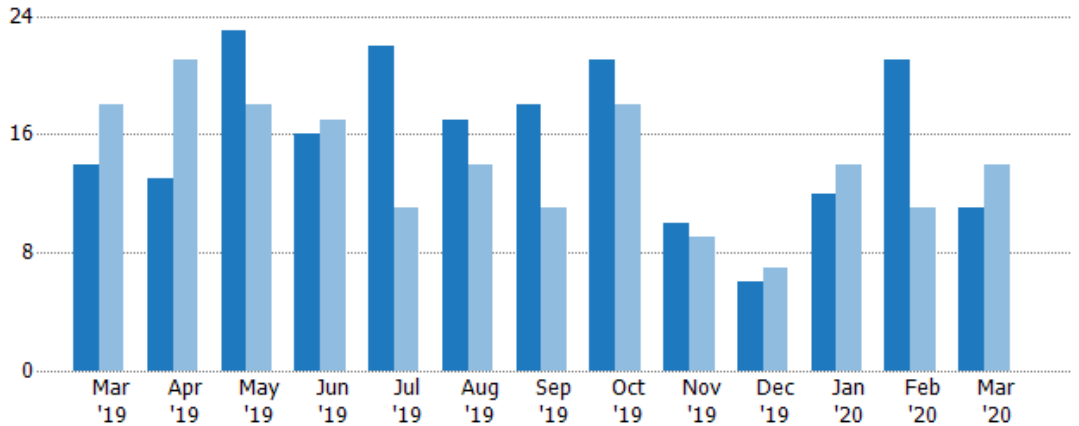
Key Metrics	Mar 2020	Mar 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	11	14	-21.4%	44	39	+12.8%
New Listing Volume	\$18,311,980	\$15,119,750	+21.1%	\$66,179,980	\$46,986,826	+40.8%
Active Listing Count	16	26	-38.5%	N/A	N/A	
Active Listing Volume	\$29,659,000	\$32,244,750	-8%	N/A	N/A	
Average Listing Price	\$1,853,688	\$1,240,183	+49.5%	\$1,641,441	\$1,329,076	+23.5%
Median Listing Price	\$1,371,500	\$1,311,500	+4.6%	\$1,334,902	\$1,327,597	+0.6%
Months of Inventory	2.7	2.6	+2.6%	2.2	2.6	-15.1%
Absorption Rate	37.5%	38.46%	-1%	45.9%	38.96%	+6.9%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	20	11	+81.8%	N/A	N/A	
Pending Sales Volume	\$23,973,888	\$13,963,776	+71.7%	N/A	N/A	
Closed Sales Count	12	13	-7.7%	29	28	+3.6%
Closed Sales Volume	\$19,267,630	\$17,930,000	+7.5%	\$41,465,130	\$37,430,000	+10.8%
Average Sales Price	\$1,605,636	\$1,379,231	+16.4%	\$1,429,832	\$1,336,786	+7%
Median Sales Price	\$1,432,500	\$1,360,000	+5.3%	\$1,341,534	\$1,327,143	+1.1%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

## New Listings

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



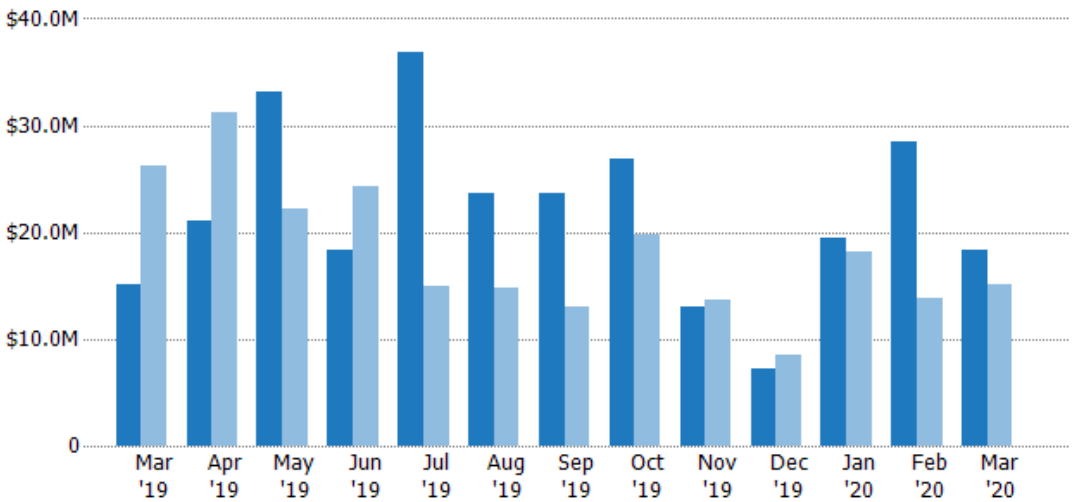
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	14	13	23	16	22	17	18	21	10	6	12	21	11
Prior Year	18	21	18	17	11	14	11	18	9	7	14	11	14
Percent Change from Prior Year	-22%	-38%	28%	-6%	100%	21%	64%	17%	11%	-14%	-14%	91%	-21%

## New Listing Volume

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



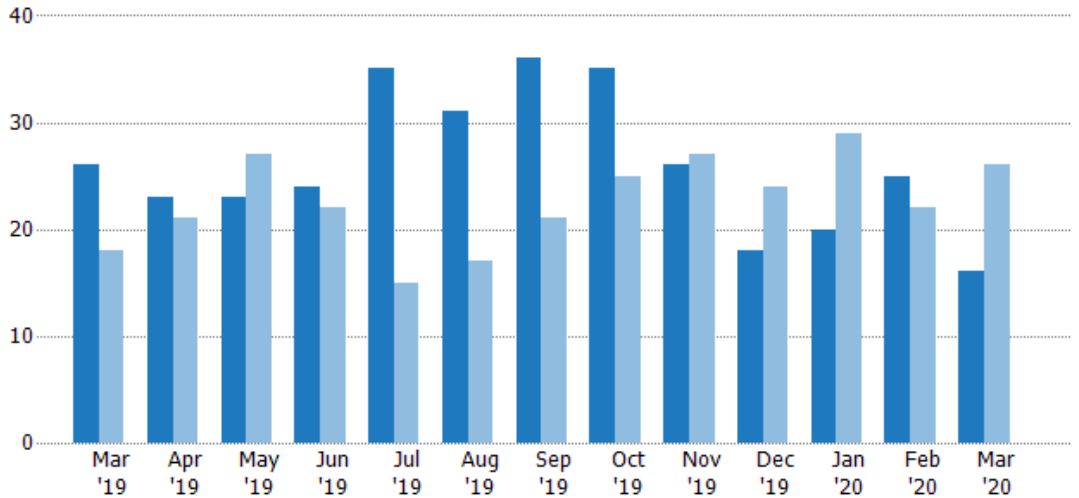
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$15.1M	\$21.1M	\$33.1M	\$18.3M	\$36.8M	\$23.7M	\$23.6M	\$26.9M	\$13M	\$7.28M	\$19.4M	\$28.5M	\$18.3M
Prior Year	\$26.2M	\$31.2M	\$22.2M	\$24.2M	\$14.9M	\$14.8M	\$13M	\$19.8M	\$13.7M	\$8.45M	\$18.1M	\$13.8M	\$15.1M
Percent Change from Prior Year	-42%	-32%	50%	-25%	147%	60%	82%	36%	-5%	-14%	7%	107%	21%

## Active Listings

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Month/Year	Count	% Chg.
Mar '20	16	-38.5%
Mar '19	26	44.4%
Mar '18	18	77.8%

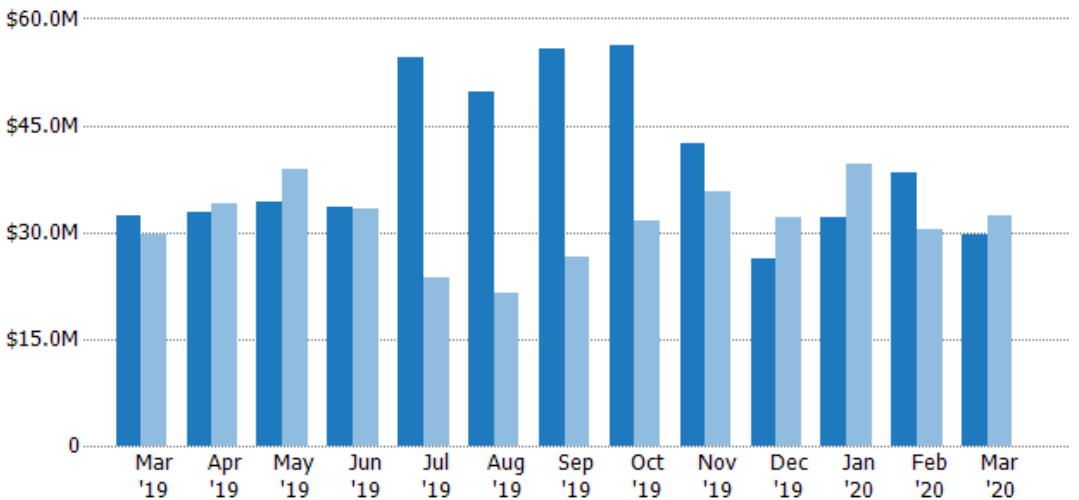
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	26	23	23	24	35	31	36	35	26	18	20	25	16
Prior Year	18	21	27	22	15	17	21	25	27	24	29	22	26
Percent Change from Prior Year	44%	10%	-15%	9%	133%	82%	71%	40%	-4%	-25%	-31%	14%	-38%

## Active Listing Volume

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Month/Year	Volume	% Chg.
Mar '20	\$29.7M	-8%
Mar '19	\$32.2M	9%
Mar '18	\$29.6M	33.9%

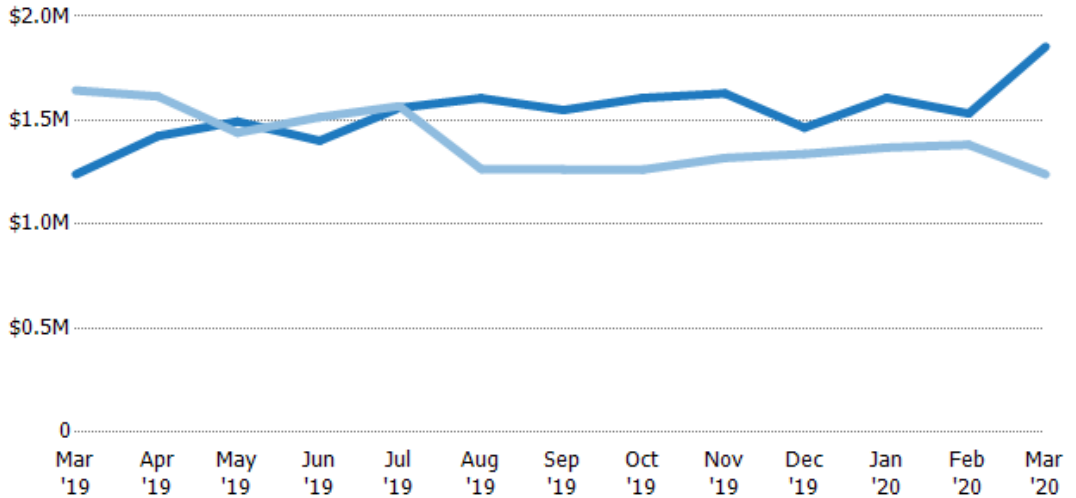
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$32.2M	\$32.8M	\$34.4M	\$33.6M	\$54.6M	\$49.8M	\$55.8M	\$56.3M	\$42.4M	\$26.4M	\$32.2M	\$38.3M	\$29.7M
Prior Year	\$29.6M	\$33.9M	\$38.9M	\$33.3M	\$23.5M	\$21.5M	\$26.5M	\$31.6M	\$35.6M	\$32.1M	\$39.7M	\$30.4M	\$32.2M
Percent Change from Prior Year	9%	-3%	-12%	1%	132%	132%	110%	78%	19%	-18%	-19%	26%	-8%

## Average Listing Price

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



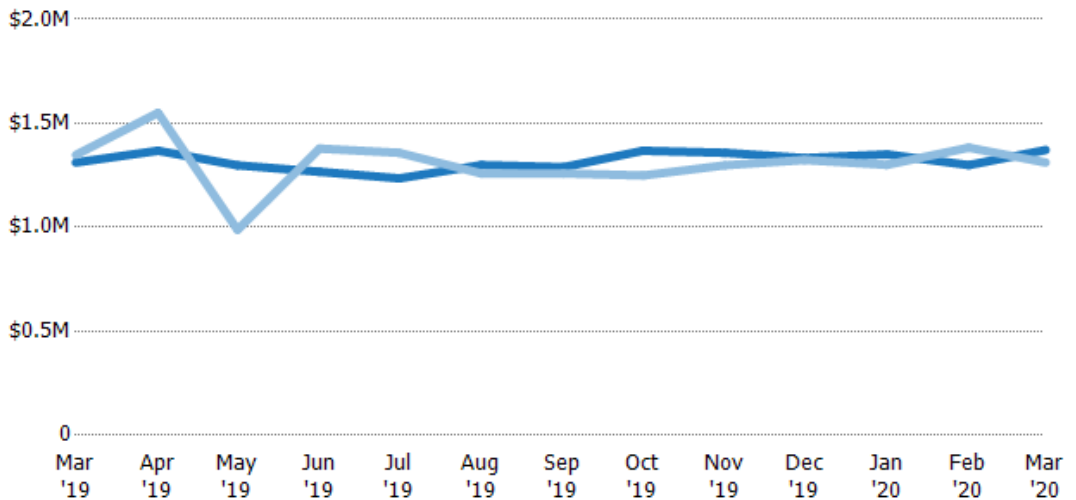
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Mar '19	\$1.24M	\$1.64M	-25%
Apr '19	\$1.42M	\$1.61M	-12%
May '19	\$1.49M	\$1.44M	4%
Jun '19	\$1.4M	\$1.51M	-7%
Jul '19	\$1.56M	\$1.57M	-1%
Aug '19	\$1.61M	\$1.27M	27%
Sep '19	\$1.55M	\$1.26M	23%
Oct '19	\$1.61M	\$1.26M	27%
Nov '19	\$1.63M	\$1.32M	24%
Dec '19	\$1.46M	\$1.34M	9%
Jan '20	\$1.61M	\$1.37M	17%
Feb '20	\$1.53M	\$1.38M	11%
Mar '20	\$1.85M	\$1.24M	49%

## Median Listing Price

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Mar '19	\$1.31M	\$1.35M	-3%
Apr '19	\$1.37M	\$1.55M	-12%
May '19	\$1.3M	\$988K	31%
Jun '19	\$1.27M	\$1.38M	-8%
Jul '19	\$1.24M	\$1.36M	-9%
Aug '19	\$1.3M	\$1.26M	3%
Sep '19	\$1.29M	\$1.26M	2%
Oct '19	\$1.37M	\$1.25M	10%
Nov '19	\$1.36M	\$1.3M	5%
Dec '19	\$1.33M	\$1.32M	1%
Jan '20	\$1.35M	\$1.3M	4%
Feb '20	\$1.3M	\$1.38M	-6%
Mar '20	\$1.37M	\$1.31M	5%

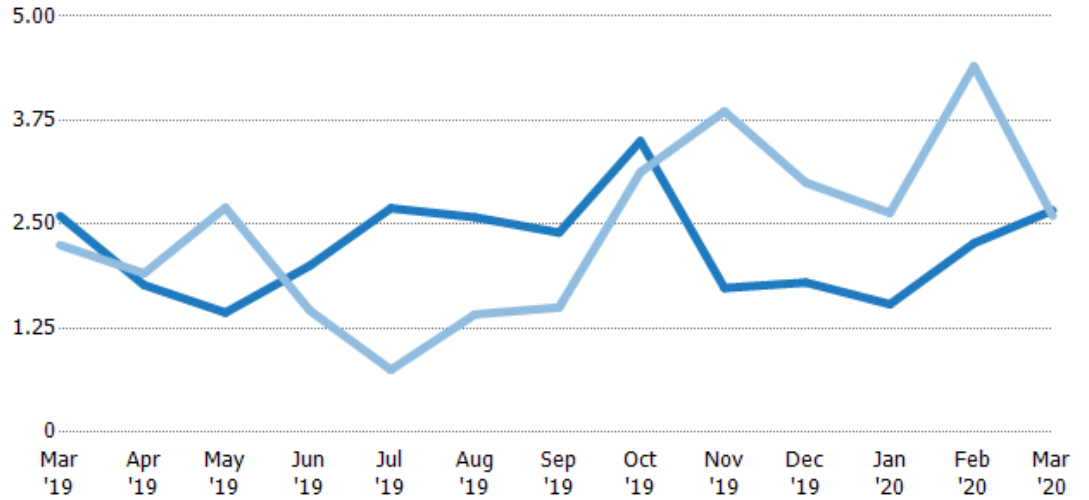
## Months of Inventory

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/Year	Months	% Chg.
Mar '20	2.67	2.6%
Mar '19	2.6	15.6%
Mar '18	2.25	58%



Current Year	2.6	1.77	1.44	2	2.69	2.58	2.4	3.5	1.73	1.8	1.54	2.27	2.67
Prior Year	2.25	1.91	2.7	1.47	0.75	1.42	1.5	3.13	3.86	3	2.64	4.4	2.6
Percent Change from Prior Year	16%	-7%	-47%	36%	259%	82%	60%	12%	-55%	-40%	-42%	-48%	3%

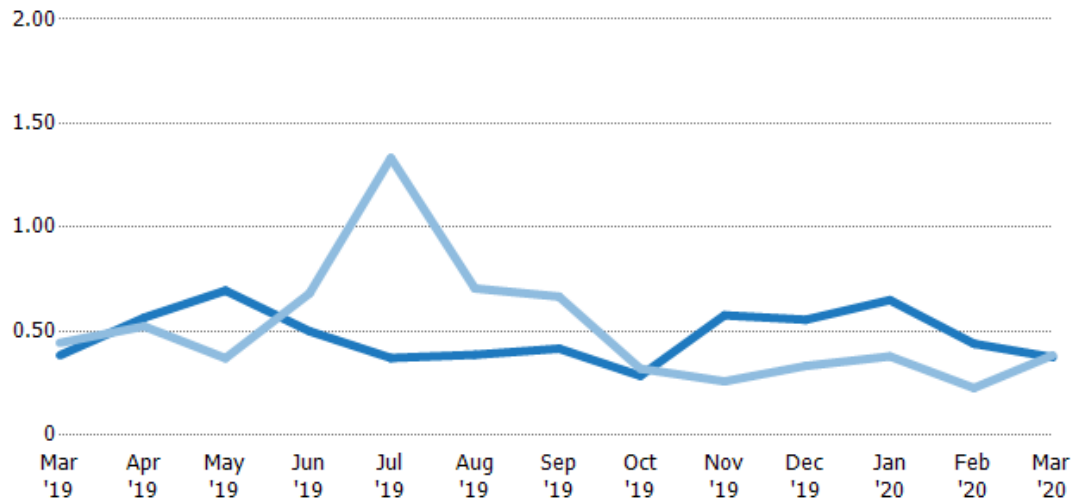
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/Year	Rate	Chg.
Mar '20	38%	1%
Mar '19	38%	6%
Mar '18	44%	-36.7%



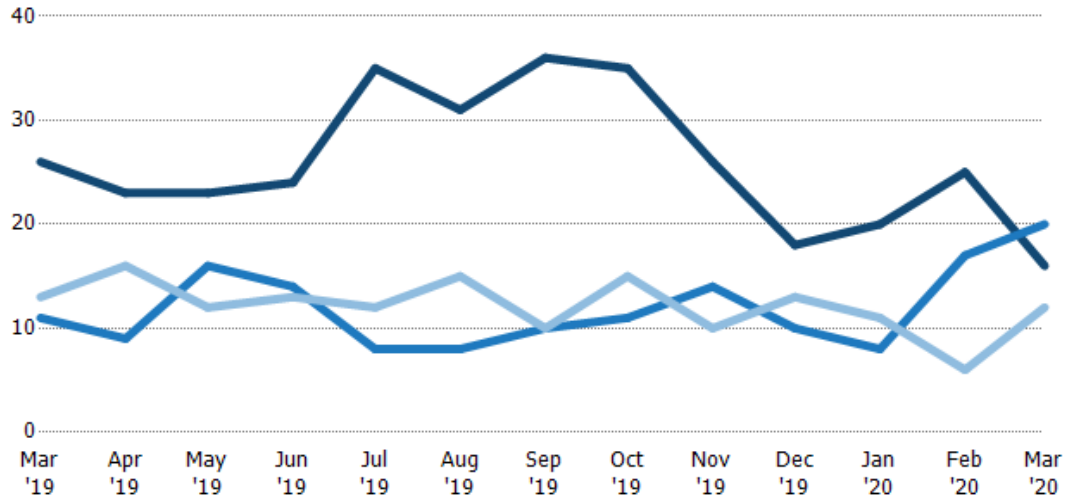
Current Year	38%	57%	70%	50%	37%	39%	42%	29%	58%	56%	65%	44%	38%
Prior Year	44%	52%	37%	68%	133%	71%	67%	32%	26%	33%	38%	23%	38%
Change from Prior Year	6%	-4%	-33%	18%	96%	32%	25%	3%	-32%	-22%	-27%	-21%	1%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



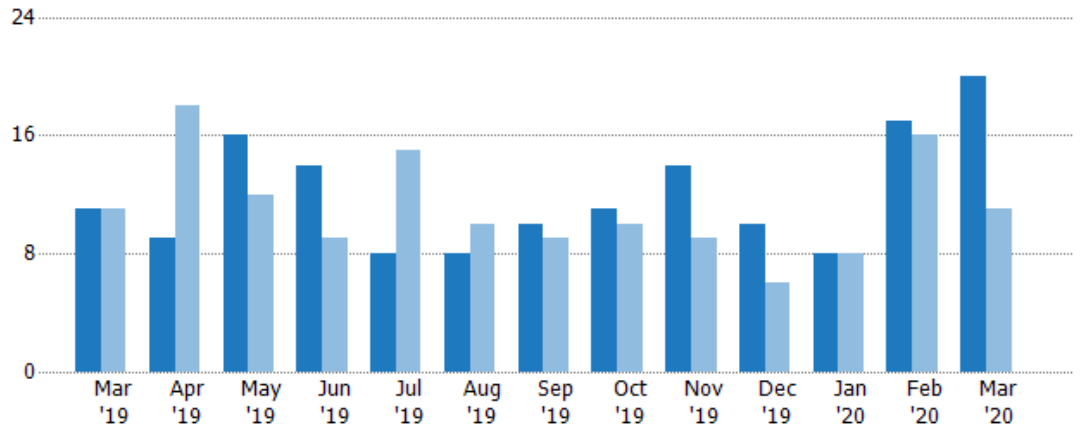
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Active	26	23	23	24	35	31	36	35	26	18	20	25	16
Pending	11	9	16	14	8	8	10	11	14	10	8	17	20
Sold	13	16	12	13	12	15	10	15	10	13	11	6	12

## Pending Sales

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Month/Year	Count	% Chg.
Mar '20	20	81.8%
Mar '19	11	0%
Mar '18	11	9.1%

	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	11	9	16	14	8	8	10	11	14	10	8	17	20
Prior Year	11	18	12	9	15	10	9	10	9	6	8	16	11
Percent Change from Prior Year	0%	-50%	33%	56%	-47%	-20%	11%	10%	56%	67%	0%	6%	82%

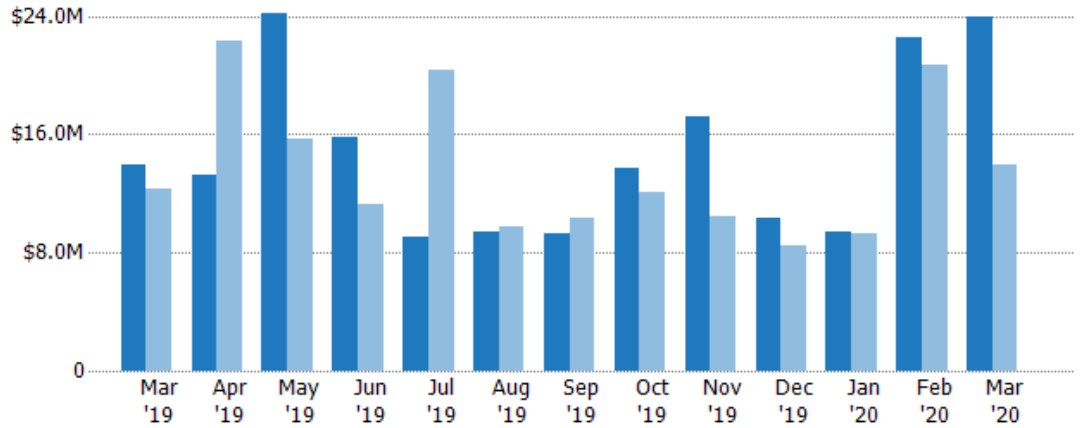
## Pending Sales Volume

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Mar '20	\$24M	71.7%
Mar '19	\$14M	13%
Mar '18	\$12.4M	29.3%



Current Year	\$14M	\$13.3M	\$24.2M	\$15.8M	\$9M	\$9.39M	\$9.31M	\$13.7M	\$17.2M	\$10.3M	\$9.39M	\$22.6M	\$24M
Prior Year	\$12.4M	\$22.3M	\$15.7M	\$11.2M	\$20.3M	\$9.73M	\$10.4M	\$12M	\$10.5M	\$8.47M	\$9.34M	\$20.7M	\$14M
Percent Change from Prior Year	13%	-41%	55%	41%	-56%	-3%	-10%	13%	64%	21%	1%	9%	72%

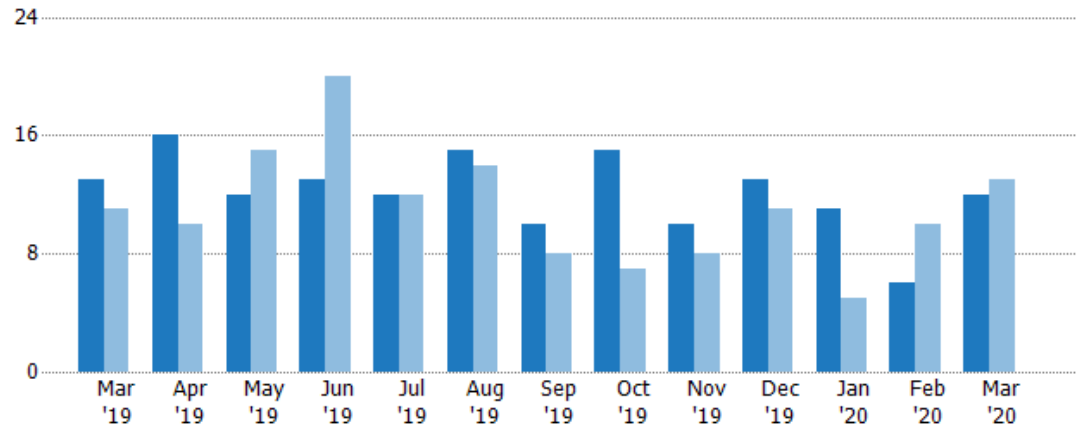
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Mar '20	12	-7.7%
Mar '19	13	18.2%
Mar '18	11	63.6%



Current Year	13	16	12	13	12	15	10	15	10	13	11	6	12
Prior Year	11	10	15	20	12	14	8	7	8	11	5	10	13
Percent Change from Prior Year	18%	60%	-20%	-35%	0%	7%	25%	114%	25%	18%	120%	-40%	-8%

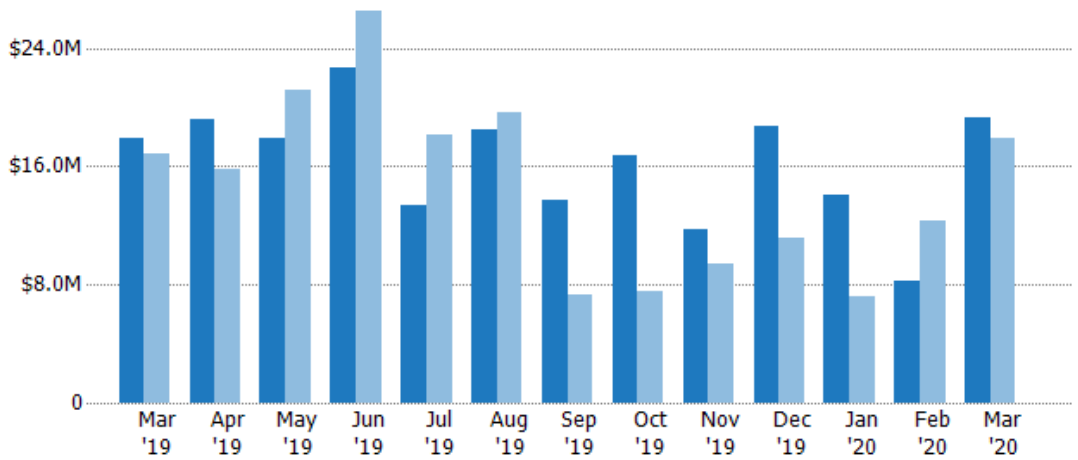


## Closed Sales Volume

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



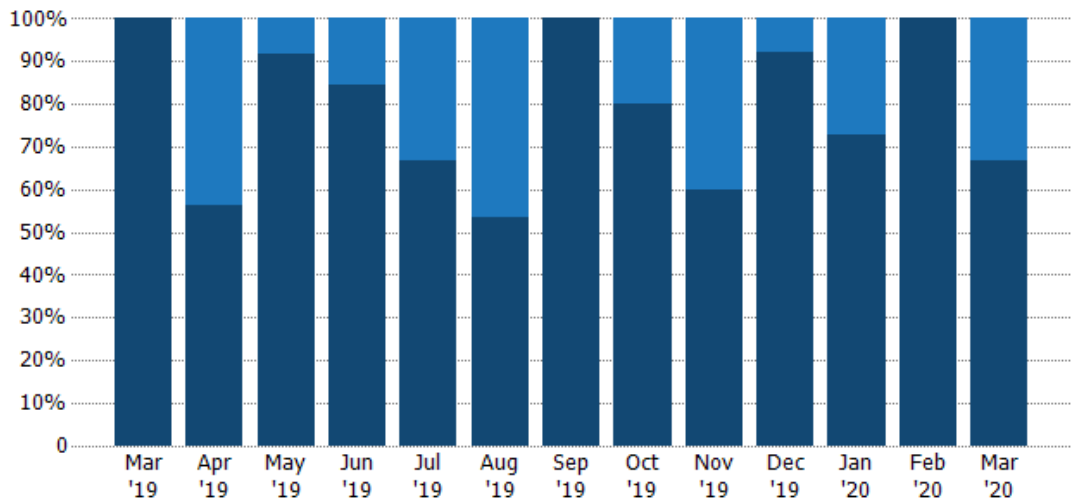
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Mar '20	\$19.3M	\$17.9M	7.5%
Mar '19	\$17.9M	\$16.9M	6.2%
Mar '18	\$16.9M	-	34.2%

## Closed Sales by Property Type

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



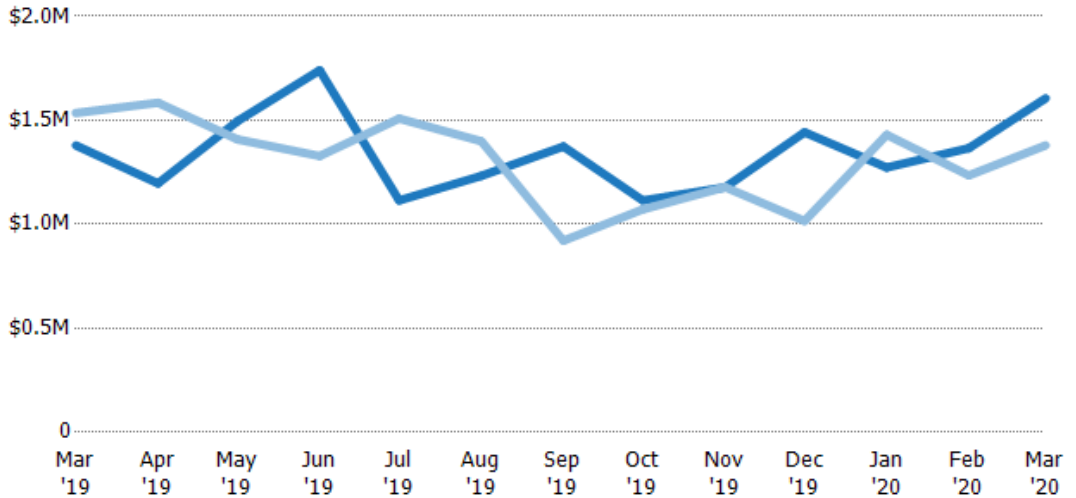
Month/Year	Single Family Residence (%)	Condo/Townhouse (%)
Mar '20	67%	33%
Mar '19	100%	-
Mar '18	-	-

## Average Sales Price

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



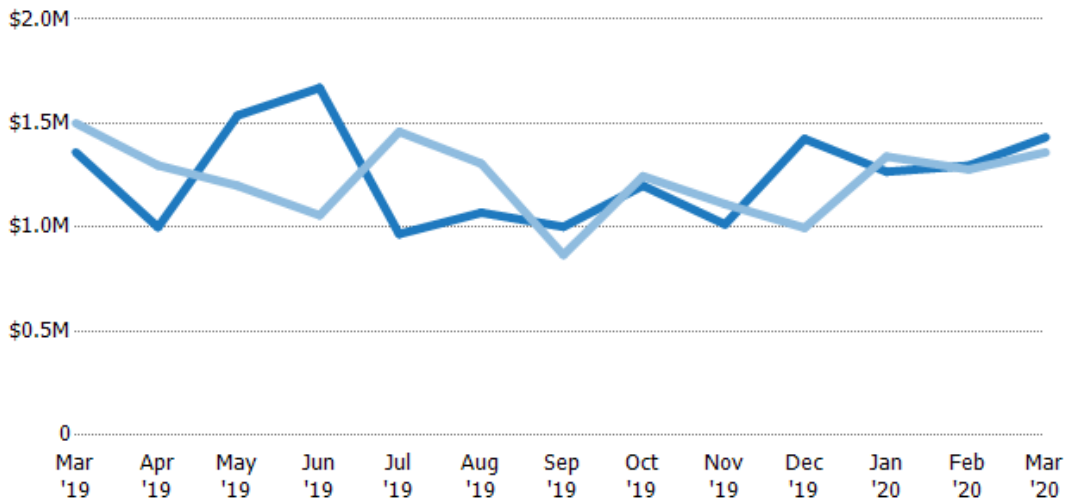
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Mar '19	\$1.38M	\$1.53M	-10%
Apr '19	\$1.2M	\$1.58M	-24%
May '19	\$1.5M	\$1.41M	6%
Jun '19	\$1.74M	\$1.33M	31%
Jul '19	\$1.11M	\$1.51M	-26%
Aug '19	\$1.23M	\$1.4M	-12%
Sep '19	\$1.37M	\$921K	49%
Oct '19	\$1.11M	\$1.07M	4%
Nov '19	\$1.18M	\$1.18M	0%
Dec '19	\$1.44M	\$1.02M	42%
Jan '20	\$1.27M	\$1.43M	-11%
Feb '20	\$1.37M	\$1.23M	11%
Mar '20	\$1.61M	\$1.38M	16%

## Median Sales Price

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



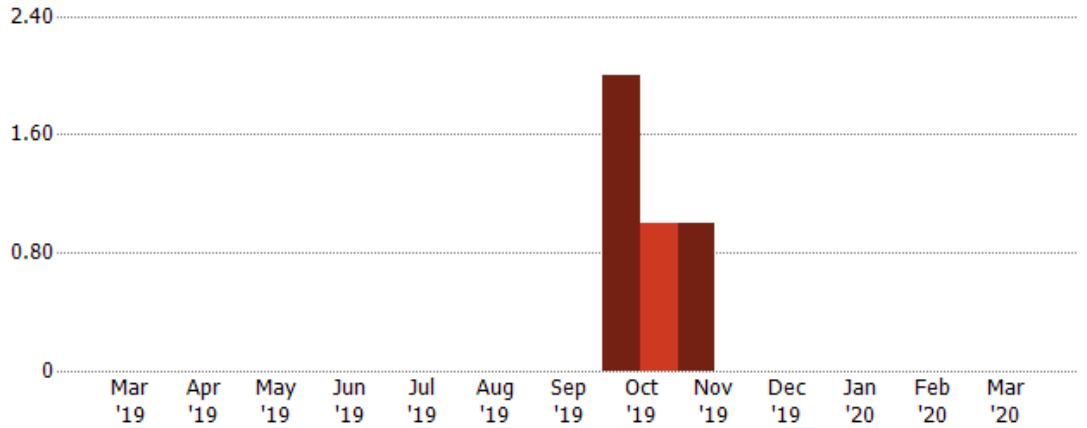
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Mar '19	\$1.36M	\$1.5M	-9%
Apr '19	\$1M	\$1.3M	-23%
May '19	\$1.54M	\$1.2M	28%
Jun '19	\$1.67M	\$1.06M	58%
Jul '19	\$968K	\$1.46M	-34%
Aug '19	\$1.07M	\$1.31M	-18%
Sep '19	\$1M	\$867K	16%
Oct '19	\$1.2M	\$1.25M	-4%
Nov '19	\$1.01M	\$1.11M	-9%
Dec '19	\$1.43M	\$997K	43%
Jan '20	\$1.27M	\$1.34M	-5%
Feb '20	\$1.3M	\$1.28M	1%
Mar '20	\$1.43M	\$1.36M	5%

## Distressed Listings

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



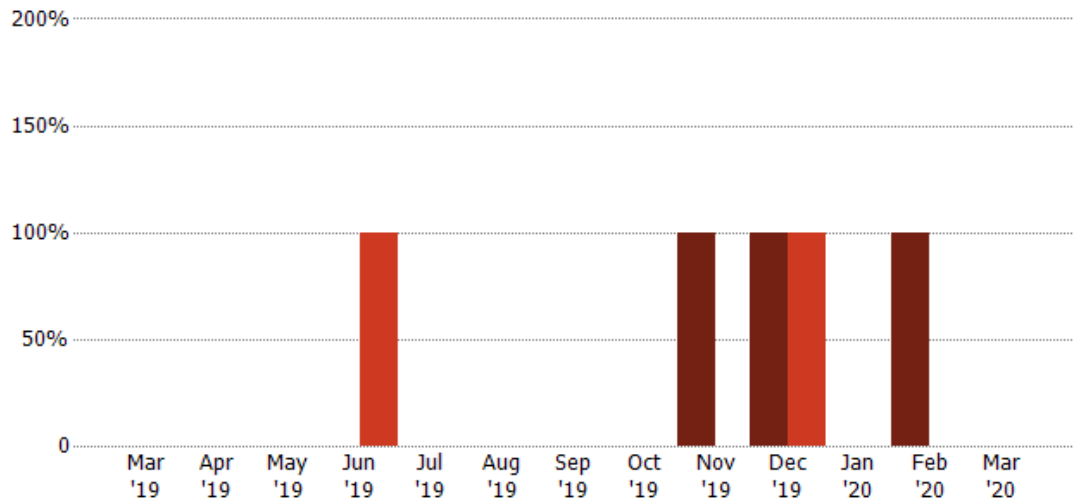
Current Year	-	-	-	-	-	-	-	-	2	1	-	-	-	-
Prior Year	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Percent Change from Prior Year	-	-	-	-	-	-	-	-	100%	100%	-	-	-	-

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Current Year	-	-	-	-	-	-	-	-	-	1	1	-	1	-
Prior Year	-	-	-	1	-	-	-	-	-	-	1	-	-	-
Percent Change from Prior Year	-	-	-	-100%	-	-	-	-	-	100%	0%	-	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:** South 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

**ZIP Code:** South Pasadena, CA 91030    South Pasadena, CA 91031

### 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