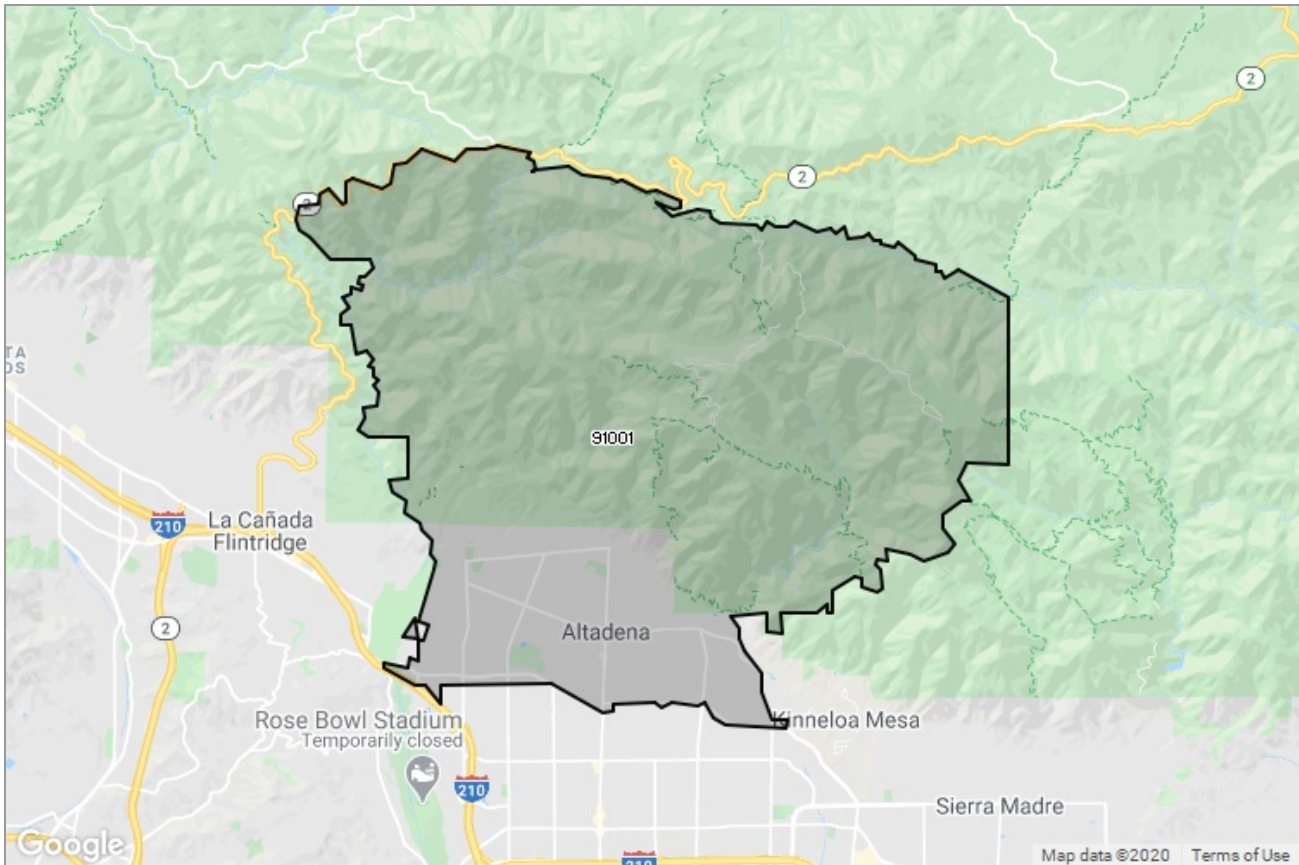




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Altadena



Report Characteristics

Report Name:
Altadena

Report Date Range:
4/2019 – 4/2020

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 05/11/2020

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	Apr 2020	Apr 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	22	39	-43.6%	99	136	-27.2%
New Listing Volume	\$22,135,000	\$39,510,999	-44%	\$105,905,194	\$140,938,897	-24.9%
Active Listing Count	40	59	-32.2%	N/A	N/A	
Active Listing Volume	\$51,026,699	\$63,795,698	-20%	N/A	N/A	
Average Listing Price	\$1,275,667	\$1,081,283	+18%	\$1,280,988	\$1,069,420	+19.8%
Median Listing Price	\$972,450	\$899,000	+8.2%	\$996,673	\$890,932	+11.9%
Months of Inventory	1.7	2.5	-32.2%	1.7	2.4	-26.9%
Absorption Rate	60%	40.68%	+19.3%	57.74%	42.23%	+15.5%
Sales Activity Charts Metrics						
Pending Sales Count	19	30	-36.7%	N/A	N/A	
Pending Sales Volume	\$16,787,997	\$29,227,950	-42.6%	N/A	N/A	
Closed Sales Count	14	33	-57.6%	84	97	-13.4%
Closed Sales Volume	\$14,748,193	\$34,597,999	-57.4%	\$81,126,023	\$97,080,709	-16.4%
Average Sales Price	\$1,053,442	\$1,048,424	+0.5%	\$965,786	\$1,000,832	-3.5%
Median Sales Price	\$945,000	\$904,999	+4.4%	\$855,196	\$892,989	-4.2%
Distressed Charts Metrics						
Distressed Listing Count	1	2	-50%	N/A	N/A	

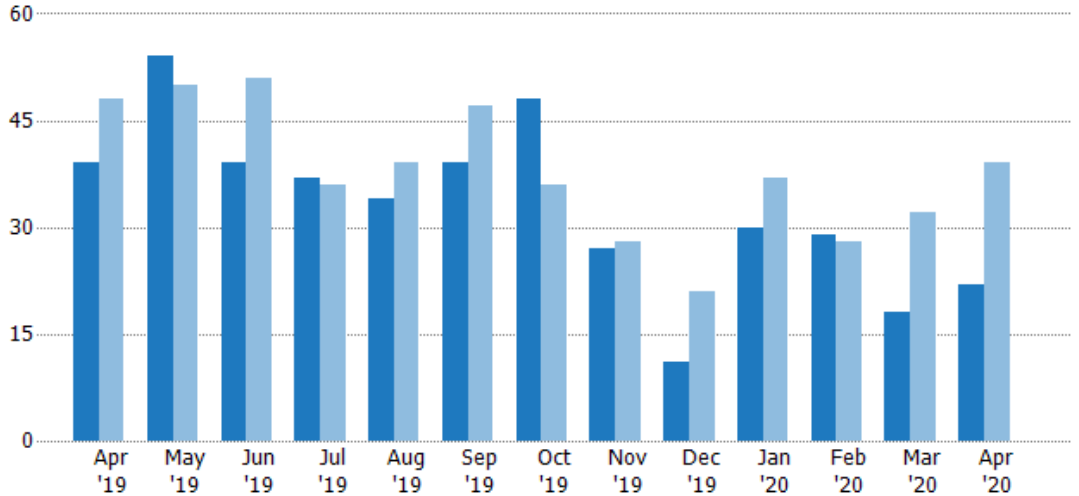
New Listings

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Count	% Chg.
Apr '20	22	-43.6%
Apr '19	39	-18.8%
Apr '18	48	-20.8%

Month/Year	Count	% Chg.
Apr '20	22	-43.6%
Apr '19	39	-18.8%
Apr '18	48	-20.8%

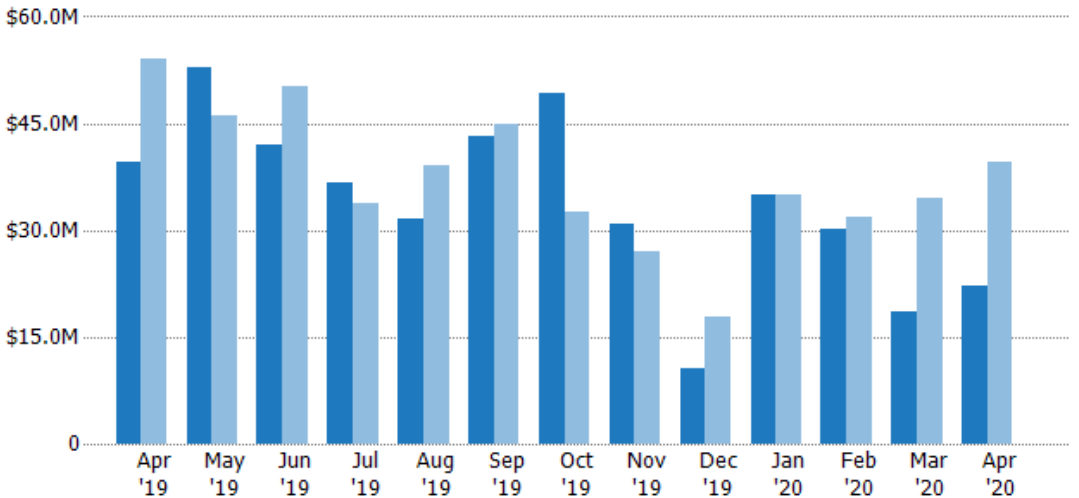
New Listing Volume

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Volume	% Chg.
Apr '20	\$22.1M	-44%
Apr '19	\$39.5M	-27.1%
Apr '18	\$54.2M	-29%

Month/Year	Volume	% Chg.
Apr '20	\$22.1M	-44%
Apr '19	\$39.5M	-27.1%
Apr '18	\$54.2M	-29%

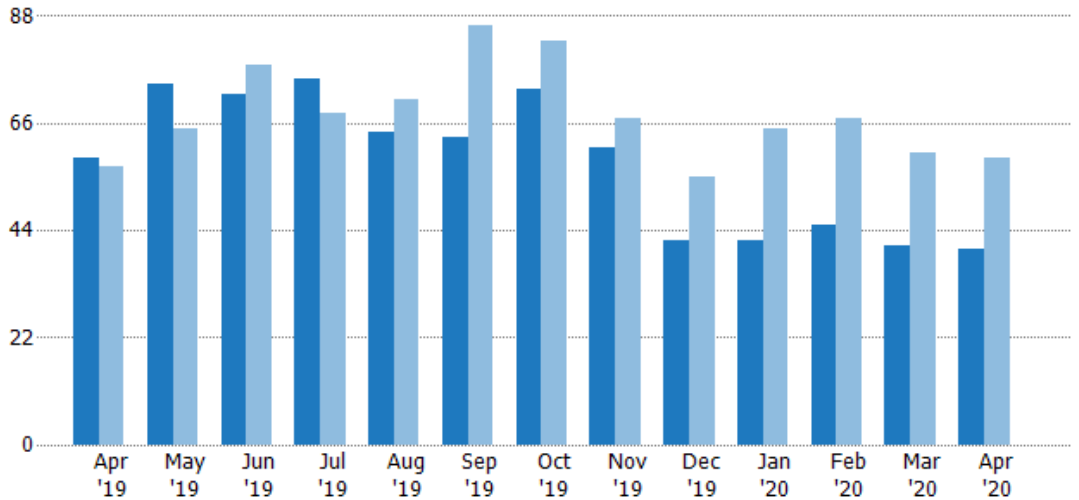
Active Listings

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Count	% Chg.
Apr '20	40	-32.2%
Apr '19	59	3.5%
Apr '18	57	0%

	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	59	74	72	75	64	63	73	61	42	42	45	41	40
Prior Year	57	65	78	68	71	86	83	67	55	65	67	60	59
Percent Change from Prior Year	4%	14%	-8%	10%	-10%	-27%	-12%	-9%	-24%	-35%	-33%	-32%	-32%

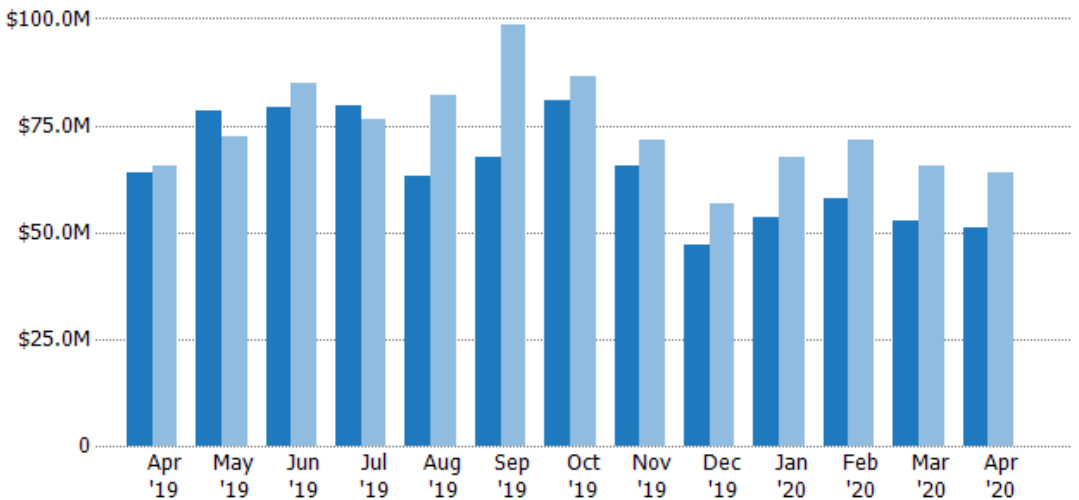
Active Listing Volume

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Volume	% Chg.
Apr '20	\$51M	-20%
Apr '19	\$63.8M	-2.6%
Apr '18	\$65.5M	-9.4%

	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$63.8M	\$78.4M	\$79.2M	\$79.7M	\$63.1M	\$67.6M	\$80.8M	\$65.6M	\$47M	\$53.4M	\$58.1M	\$52.7M	\$51M
Prior Year	\$65.5M	\$72.4M	\$85.1M	\$76.5M	\$82.2M	\$98.5M	\$86.3M	\$71.4M	\$56.5M	\$67.5M	\$71.7M	\$65.4M	\$63.8M
Percent Change from Prior Year	-3%	8%	-7%	4%	-23%	-31%	-6%	-8%	-17%	-21%	-19%	-19%	-20%

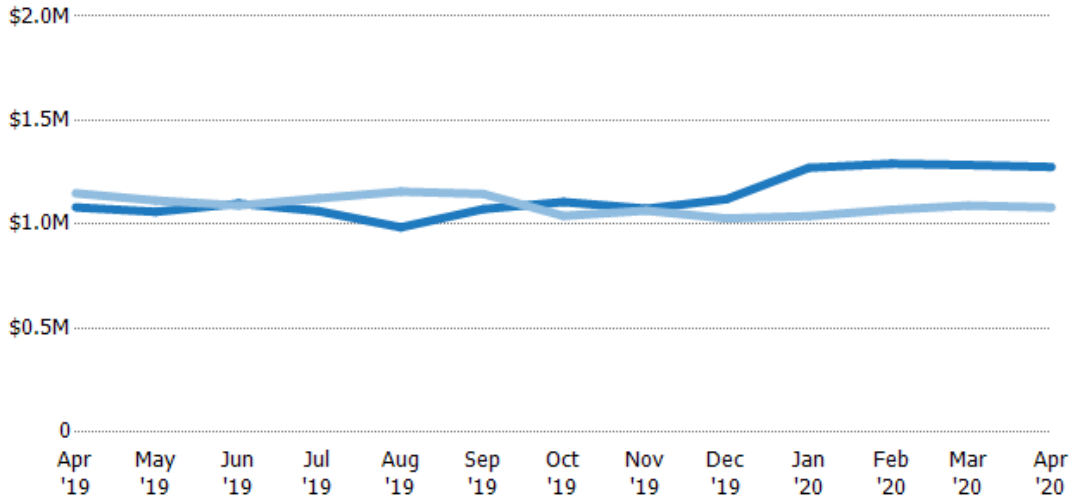
Average Listing Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '19	\$1.08M	\$1.15M	-6%
May '19	\$1.06M	\$1.11M	-5%
Jun '19	\$1.1M	\$1.09M	1%
Jul '19	\$1.06M	\$1.12M	-5%
Aug '19	\$985K	\$1.16M	-15%
Sep '19	\$1.07M	\$1.15M	-6%
Oct '19	\$1.11M	\$1.04M	6%
Nov '19	\$1.07M	\$1.07M	1%
Dec '19	\$1.12M	\$1.03M	9%
Jan '20	\$1.27M	\$1.04M	22%
Feb '20	\$1.29M	\$1.07M	21%
Mar '20	\$1.28M	\$1.09M	18%
Apr '20	\$1.28M	\$1.08M	18%

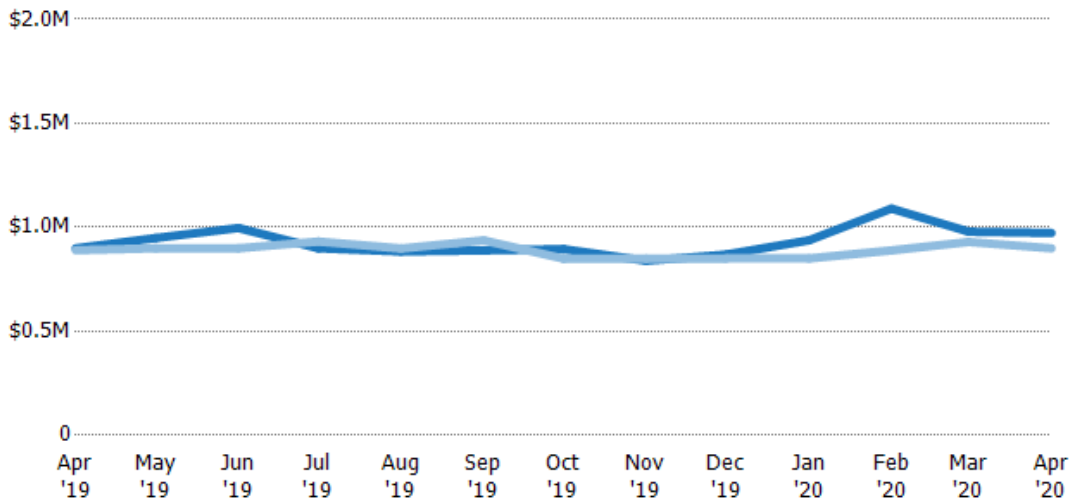
Median Listing Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '19	\$899K	\$890K	1%
May '19	\$949K	\$899K	6%
Jun '19	\$996K	\$899K	11%
Jul '19	\$899K	\$932K	-3%
Aug '19	\$884K	\$898K	-2%
Sep '19	\$889K	\$937K	-5%
Oct '19	\$895K	\$849K	5%
Nov '19	\$839K	\$849K	-1%
Dec '19	\$869K	\$850K	2%
Jan '20	\$937K	\$850K	10%
Feb '20	\$1.09M	\$889K	23%
Mar '20	\$979K	\$930K	5%
Apr '20	\$972K	\$899K	8%

Months of Inventory

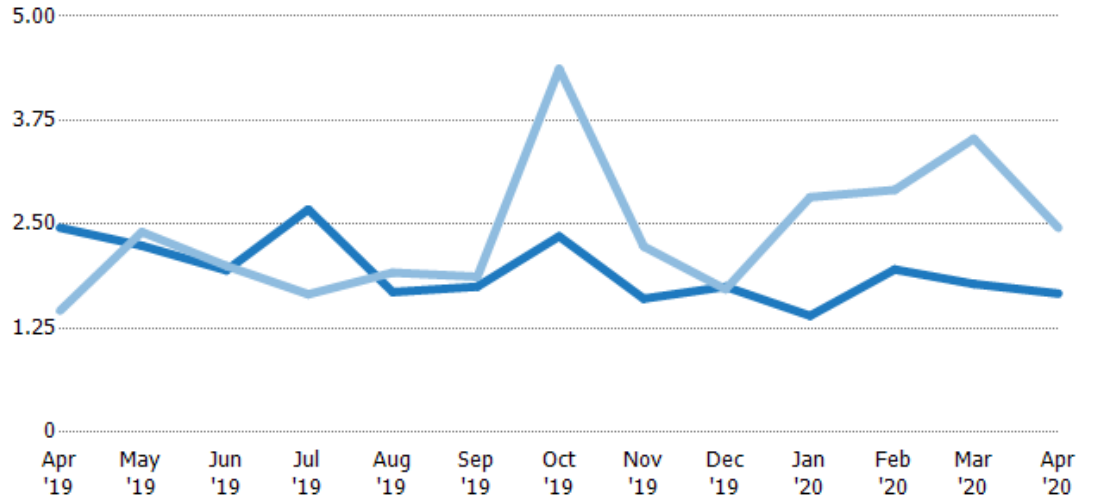
The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Months	% Chg.
Apr '20	1.67	-32.2%
Apr '19	2.46	68.2%
Apr '18	1.46	21.9%



Current Year	2.46	2.24	1.95	2.68	1.68	1.75	2.35	1.61	1.75	1.4	1.96	1.78	1.67
Prior Year	1.46	2.41	2	1.66	1.92	1.87	4.37	2.23	1.72	2.83	2.91	3.53	2.46
Percent Change from Prior Year	68%	-7%	-3%	62%	-12%	-6%	-46%	-28%	2%	-50%	-33%	-49%	-32%

Absorption Rate

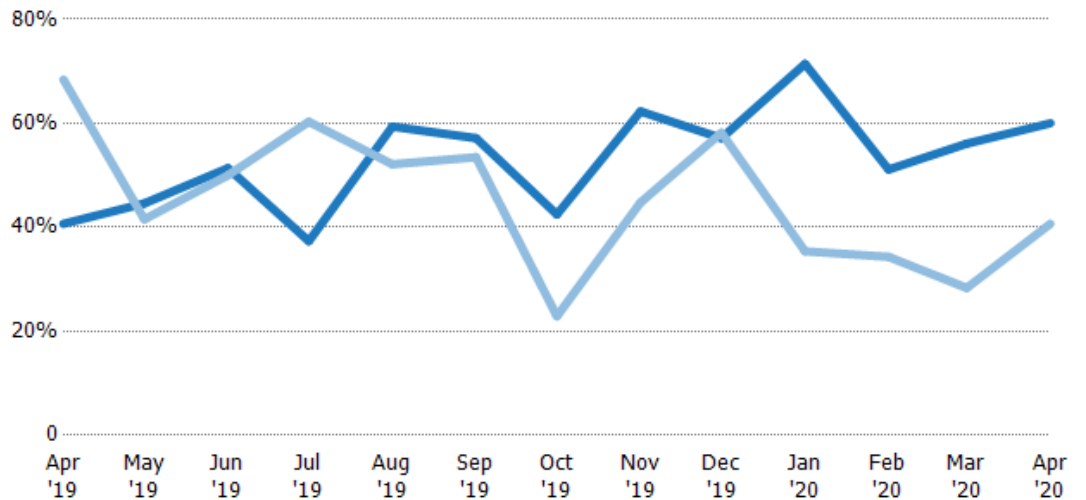
The percentage of inventory sold per month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Rate	Chg.
Apr '20	60%	-19.3%
Apr '19	41%	27.8%
Apr '18	68%	-17.9%



Current Year	41%	45%	51%	37%	59%	57%	42%	62%	57%	71%	51%	56%	60%
Prior Year	68%	42%	50%	60%	52%	53%	23%	45%	58%	35%	34%	28%	41%
Change from Prior Year	28%	-3%	-1%	23%	-7%	-4%	-20%	-18%	1%	-36%	-17%	-28%	-19%

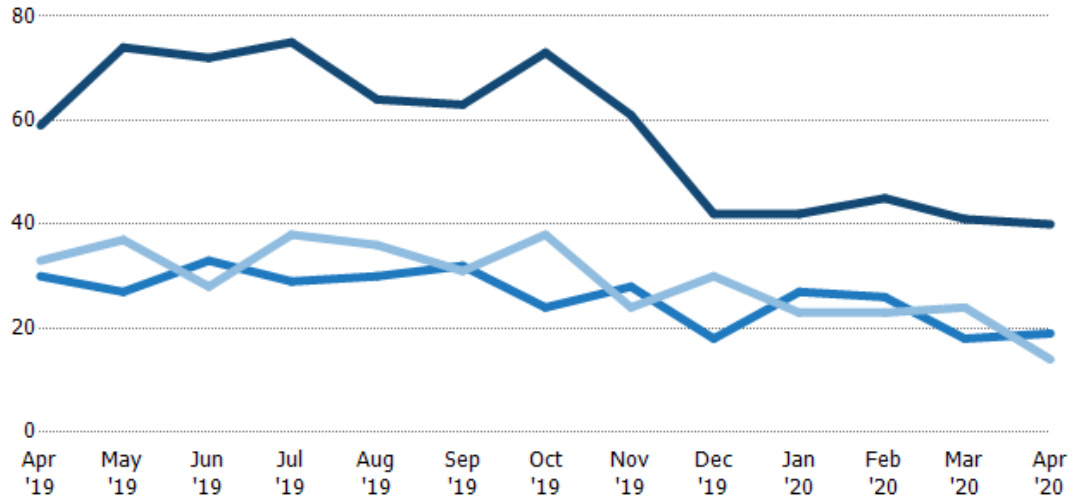
Active/Pending/Sold Units

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Active	59	74	72	75	64	63	73	61	42	42	45	41	40
Pending	30	27	33	29	30	32	24	28	18	27	26	18	19
Sold	33	37	28	38	36	31	38	24	30	23	23	24	14

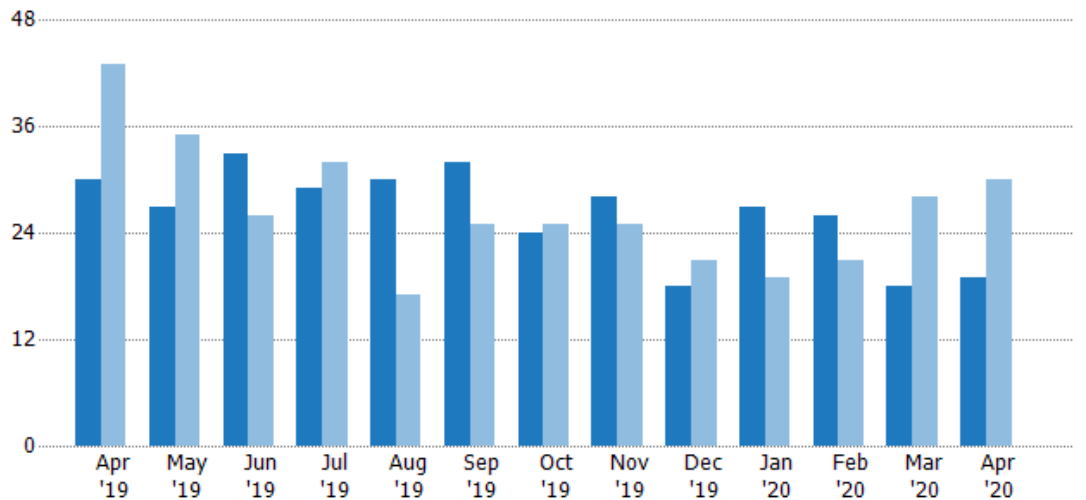
Pending Sales

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Count	% Chg.
Apr '20	19	-36.7%
Apr '19	30	-30.2%
Apr '18	43	-30.2%

	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	30	27	33	29	30	32	24	28	18	27	26	18	19
Prior Year	43	35	26	32	17	25	25	25	21	19	21	28	30
Percent Change from Prior Year	-30%	-23%	27%	-9%	76%	28%	-4%	12%	-14%	42%	24%	-36%	-37%

Pending Sales Volume

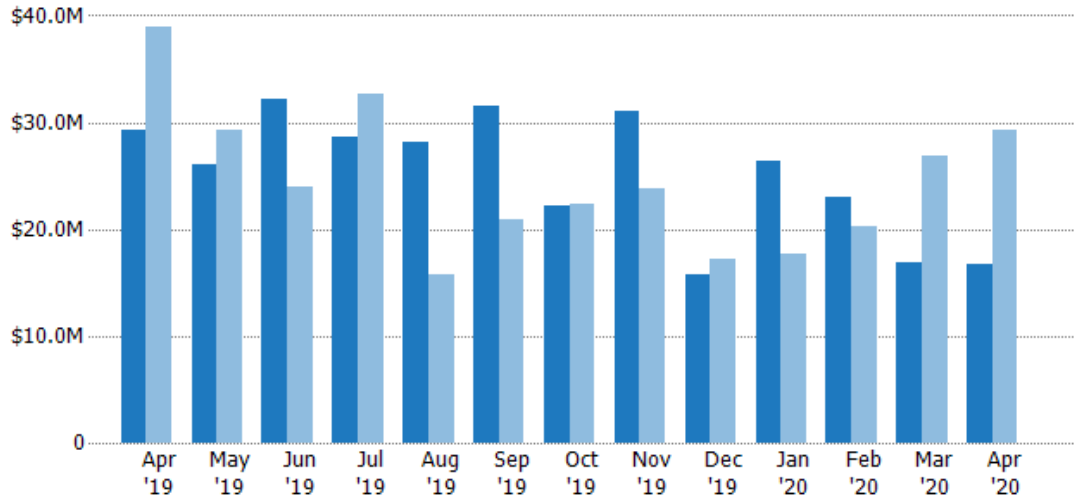
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Apr '20	\$16.8M	-42.6%
Apr '19	\$29.2M	-25%
Apr '18	\$39M	-31.6%



Current Year	\$29.2M	\$26.1M	\$32.2M	\$28.6M	\$28.2M	\$31.5M	\$22.1M	\$31M	\$15.7M	\$26.5M	\$22.9M	\$16.9M	\$16.8M
Prior Year	\$39M	\$29.3M	\$24M	\$32.6M	\$15.7M	\$21M	\$22.4M	\$23.9M	\$17.2M	\$17.7M	\$20.2M	\$26.9M	\$29.2M
Percent Change from Prior Year	-25%	-11%	34%	-12%	79%	50%	-1%	30%	-9%	50%	14%	-37%	-43%

Closed Sales

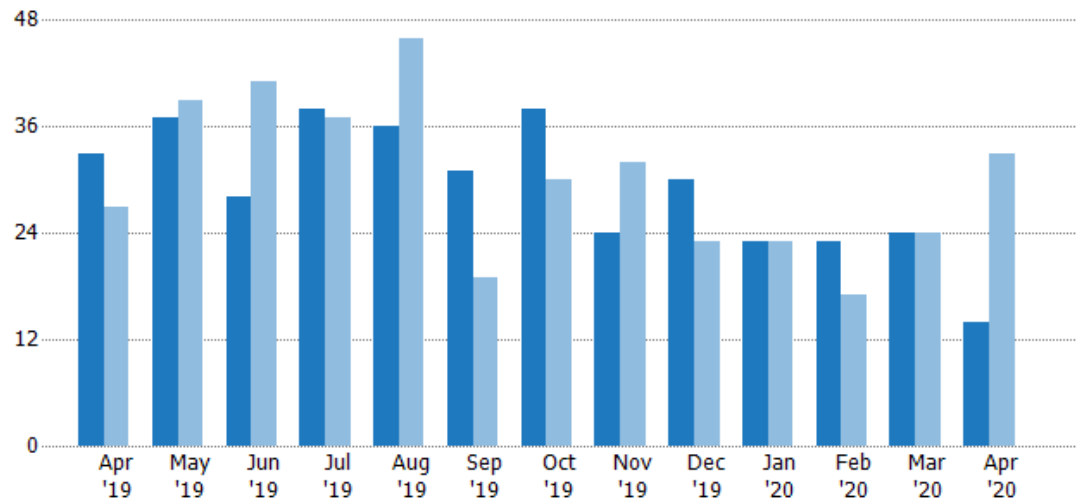
The total number of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Apr '20	14	-57.6%
Apr '19	33	22.2%
Apr '18	27	-7.4%



Current Year	33	37	28	38	36	31	38	24	30	23	23	24	14
Prior Year	27	39	41	37	46	19	30	32	23	23	17	24	33
Percent Change from Prior Year	22%	-5%	-32%	3%	-22%	63%	27%	-25%	30%	0%	35%	0%	-58%

Closed Sales Volume

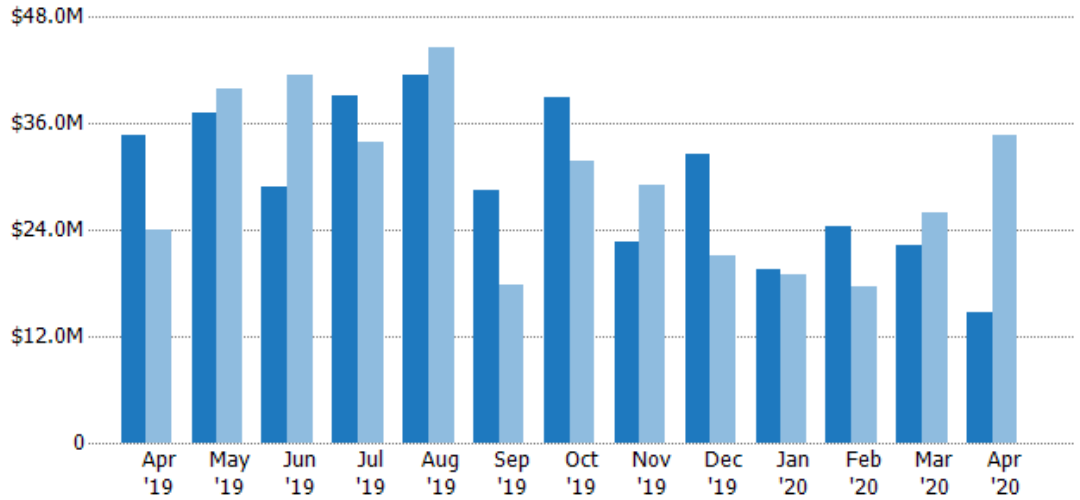
The sum of the sales price of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Apr '20	\$14.7M	-57.4%
Apr '19	\$34.6M	44.5%
Apr '18	\$23.9M	-4.9%



Current Year	\$34.6M	\$37.3M	\$28.8M	\$39.2M	\$41.6M	\$28.5M	\$39M	\$22.6M	\$32.5M	\$19.6M	\$24.4M	\$22.3M	\$14.7M
Prior Year	\$23.9M	\$39.9M	\$41.4M	\$33.9M	\$44.5M	\$17.9M	\$31.8M	\$29.1M	\$21.1M	\$18.9M	\$17.5M	\$26M	\$34.6M
Percent Change from Prior Year	45%	-7%	-30%	16%	-7%	59%	23%	-22%	54%	4%	39%	-14%	-57%

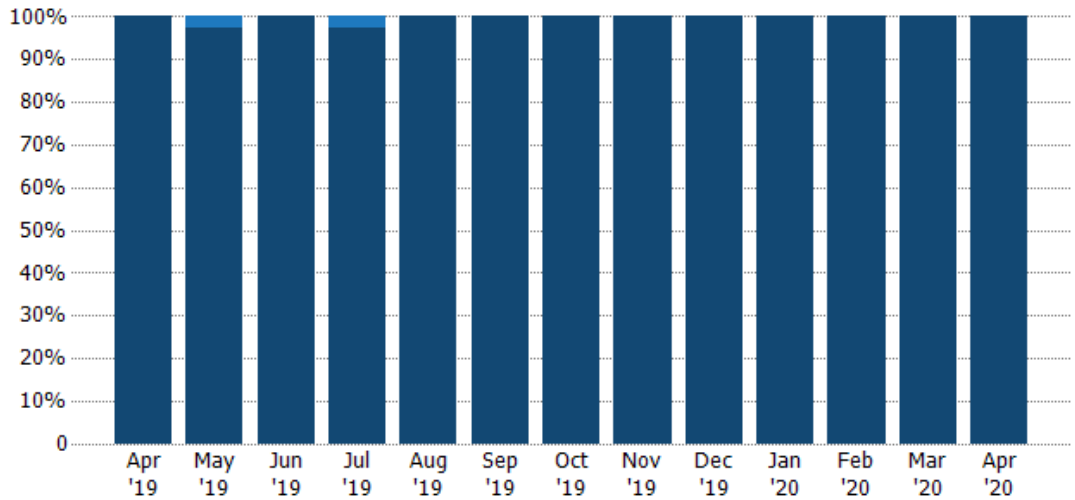
Closed Sales by Property Type

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Condo/Townhouse	-	3%	-	3%	-	-	-	-	-	-	-	-	-
Single Family Residence	100%	97%	100%	97%	100%	100%	100%	100%	100%	100%	100%	100%	100%

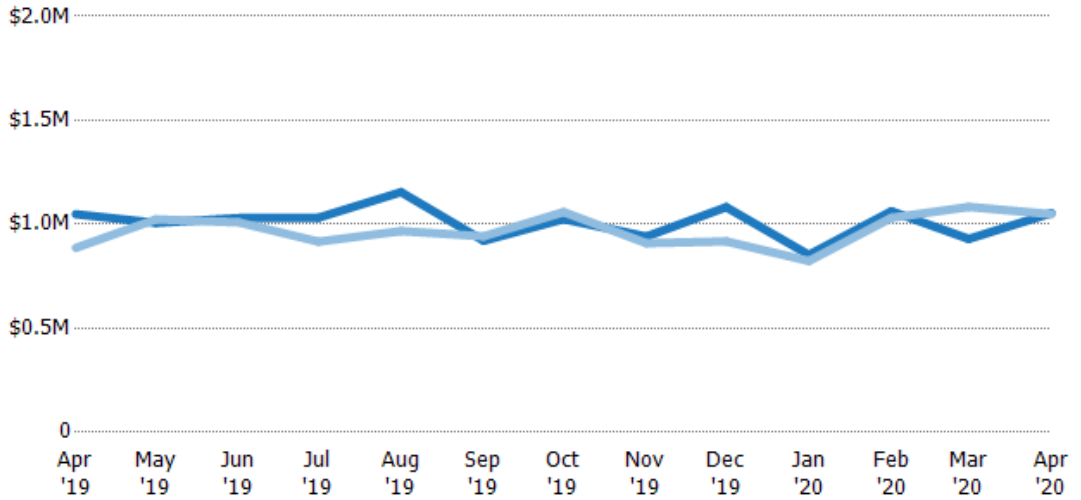
Average Sales Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '20	\$1.05M	\$1.05M	0%
May '20	\$1.01M	\$1.02M	-2%
Jun '20	\$1.03M	\$1.01M	2%
Jul '20	\$1.03M	\$917K	13%
Aug '20	\$1.15M	\$967K	19%
Sep '20	\$921K	\$942K	-2%
Oct '20	\$1.03M	\$1.06M	-3%
Nov '20	\$941K	\$909K	3%
Dec '20	\$1.08M	\$918K	18%
Jan '20	\$853K	\$824K	4%
Feb '20	\$1.06M	\$1.03M	3%
Mar '20	\$930K	\$1.08M	-14%
Apr '20	\$1.05M	\$1.05M	0%

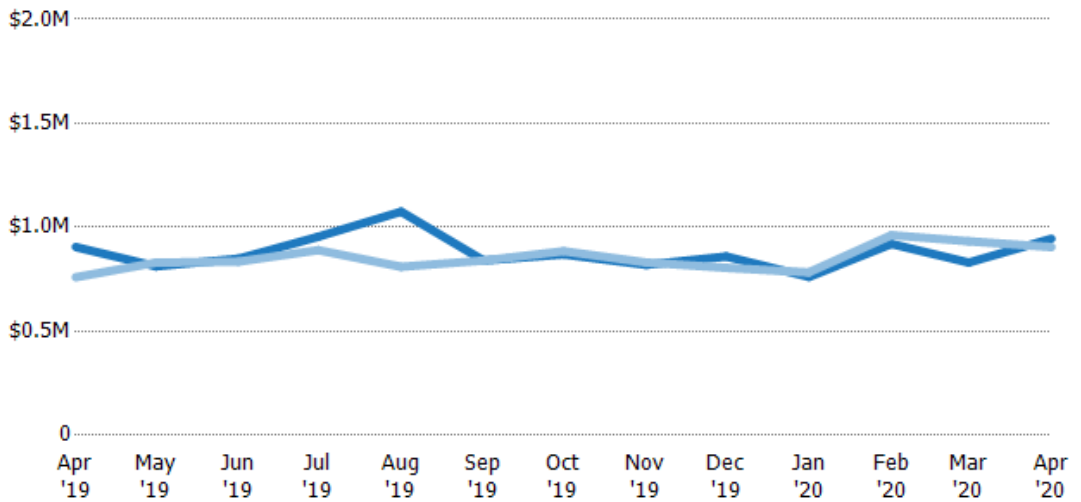
Median Sales Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '20	\$945K	\$905K	4.4%
May '20	\$812K	\$830K	-2%
Jun '20	\$849K	\$835K	2%
Jul '20	\$955K	\$890K	7%
Aug '20	\$1.08M	\$810K	33%
Sep '20	\$840K	\$840K	0%
Oct '20	\$870K	\$885K	-2%
Nov '20	\$820K	\$831K	-1%
Dec '20	\$859K	\$805K	7%
Jan '20	\$762K	\$783K	-3%
Feb '20	\$920K	\$962K	-4%
Mar '20	\$831K	\$933K	-11%
Apr '20	\$945K	\$905K	4%

Distressed Listings

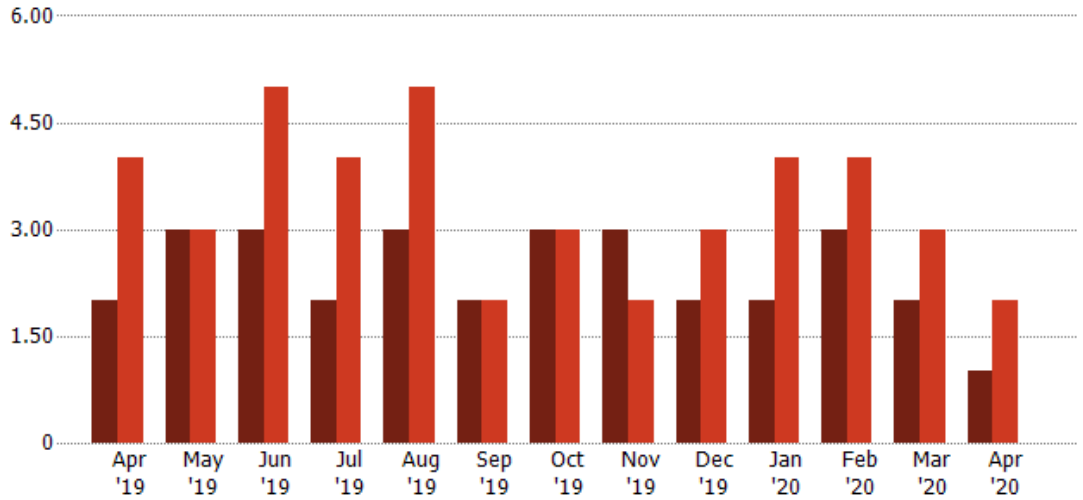
The number of distressed residential properties that were for sale at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Apr '20	1	-50%
Apr '19	2	-50%
Apr '18	4	-75%



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	2	3	3	2	3	2	3	3	2	2	3	2	1
Prior Year	4	3	5	4	5	2	3	2	3	4	4	3	2
Percent Change from Prior Year	-50%	0%	-40%	-50%	-40%	0%	0%	50%	-33%	-50%	-25%	-33%	-50%

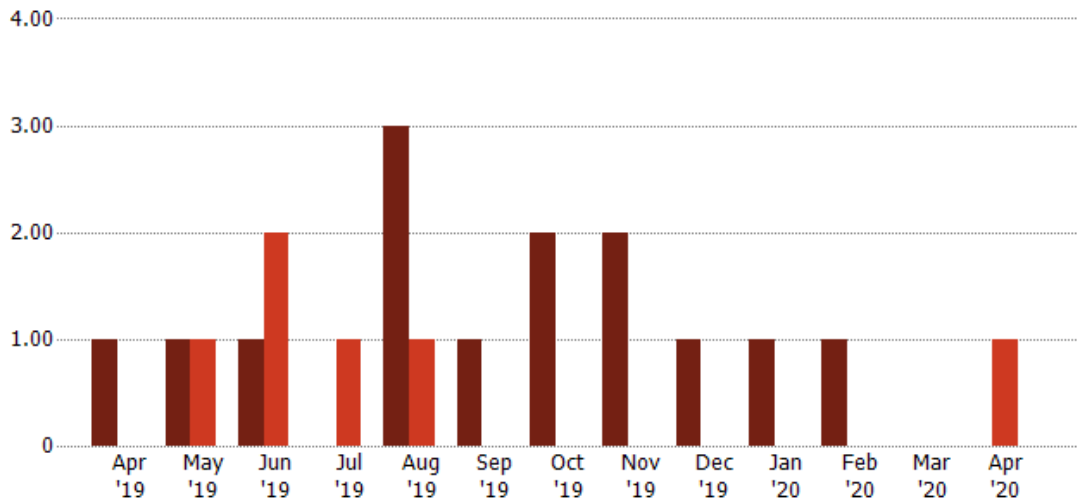
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



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

Run Date: 05/11/2020

Scheduled: No

Report Date Range: From 4/2019 To: 4/2020

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: Altadena, CA 91001 Altadena, CA 91003

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 4/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area