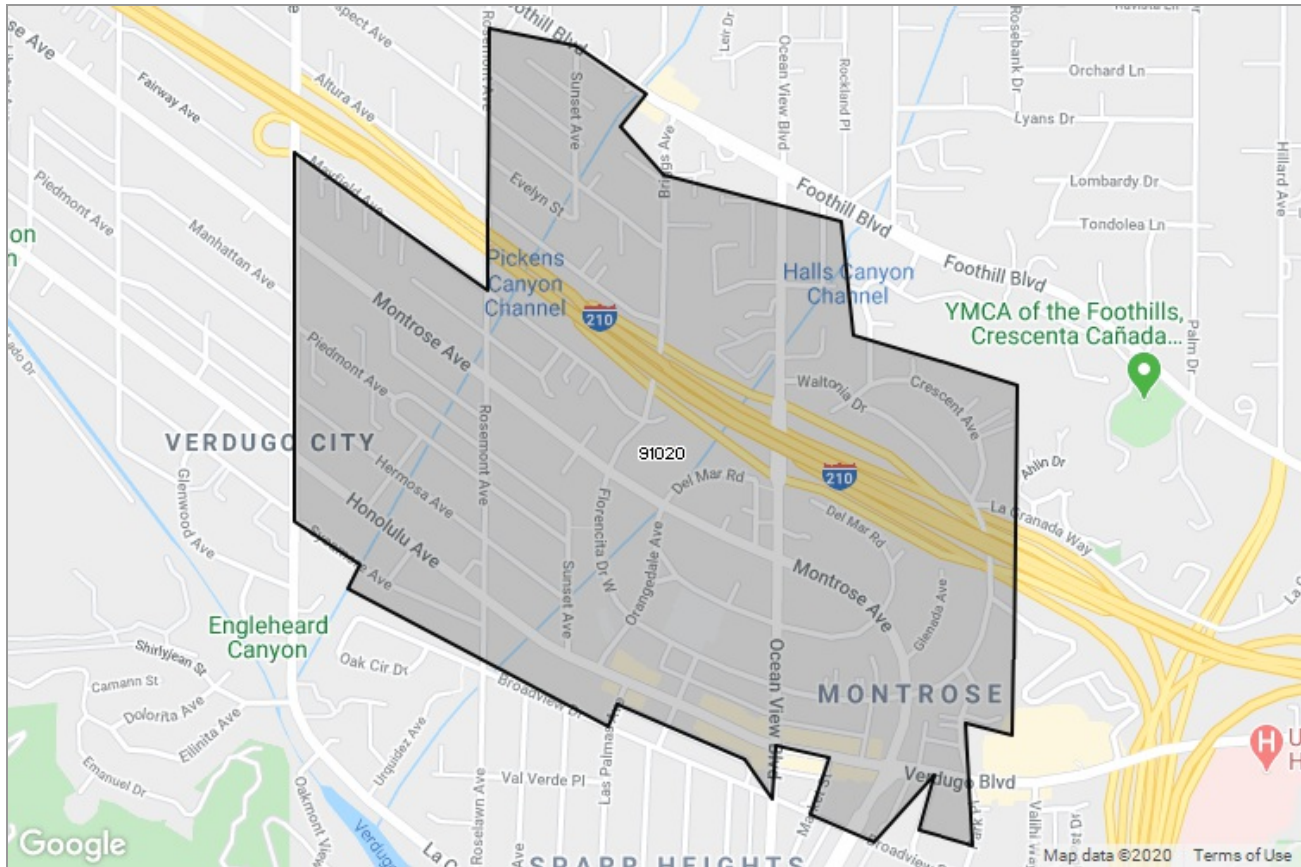




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Montrose



## Report Characteristics

**Report Name:**  
Montrose

**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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	1	10	-90%	11	25	-56%
New Listing Volume	\$649,000	\$8,307,778	-92.2%	\$7,985,600	\$21,197,353	-62.3%
Active Listing Count	3	17	-82.4%	N/A	N/A	
Active Listing Volume	\$2,433,000	\$14,002,677	-82.6%	N/A	N/A	
Average Listing Price	\$811,000	\$823,687	-1.5%	\$877,053	\$836,244	+4.9%
Median Listing Price	\$769,000	\$769,000	+/-	\$787,789	\$782,393	+0.7%
Months of Inventory	1	4.3	-76.5%	1.7	7	-75.3%
Absorption Rate	100%	23.53%	+76.5%	57.89%	14.29%	+43.6%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	3	8	-62.5%	N/A	N/A	
Pending Sales Volume	\$3,046,700	\$6,063,000	-49.7%	N/A	N/A	
Closed Sales Count	4	4	+/-	16	11	+45.5%
Closed Sales Volume	\$2,822,200	\$3,912,000	-27.9%	\$12,745,200	\$9,373,000	+36%
Average Sales Price	\$705,550	\$978,000	-27.9%	\$796,575	\$852,091	-6.5%
Median Sales Price	\$685,000	\$1,065,000	-35.7%	\$798,063	\$883,455	-9.7%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

## New Listings

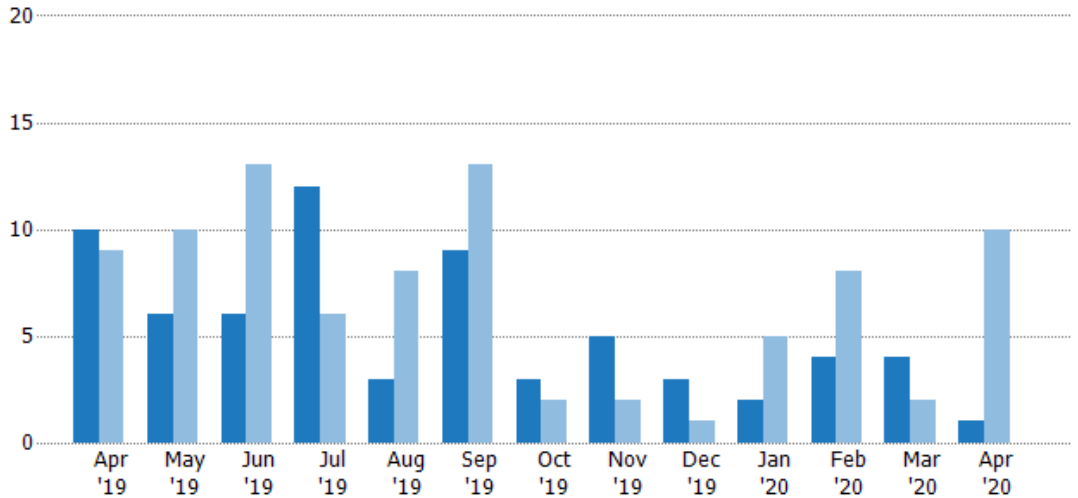
The number of new residential listings that were added each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Count	% Chg.
Apr '20	1	-90%
Apr '19	10	11.1%
Apr '18	9	-55.6%



Current Year	10	6	6	12	3	9	3	5	3	2	4	4	1
Prior Year	9	10	13	6	8	13	2	2	1	5	8	2	10
Percent Change from Prior Year	11%	-40%	-54%	100%	-63%	-31%	50%	150%	200%	-60%	-50%	100%	-90%

## New Listing Volume

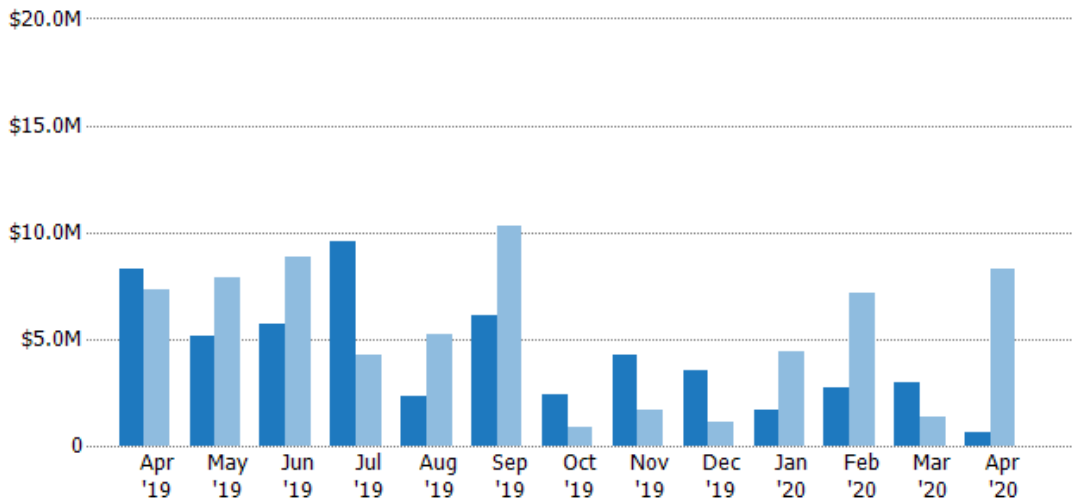
The sum of the listing price of residential listings that were added each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Volume	% Chg.
Apr '20	\$649K	-92.2%
Apr '19	\$8.31M	13.8%
Apr '18	\$7.3M	-65.3%



Current Year	\$8.31M	\$5.16M	\$5.7M	\$9.58M	\$2.3M	\$6.1M	\$2.39M	\$4.24M	\$3.54M	\$1.65M	\$2.7M	\$2.99M	\$649K
Prior Year	\$7.3M	\$7.86M	\$8.82M	\$4.22M	\$5.2M	\$10.3M	\$854K	\$1.64M	\$1.15M	\$4.41M	\$7.14M	\$1.34M	\$8.31M
Percent Change from Prior Year	14%	-34%	-35%	127%	-56%	-41%	180%	159%	208%	-63%	-62%	123%	-92%

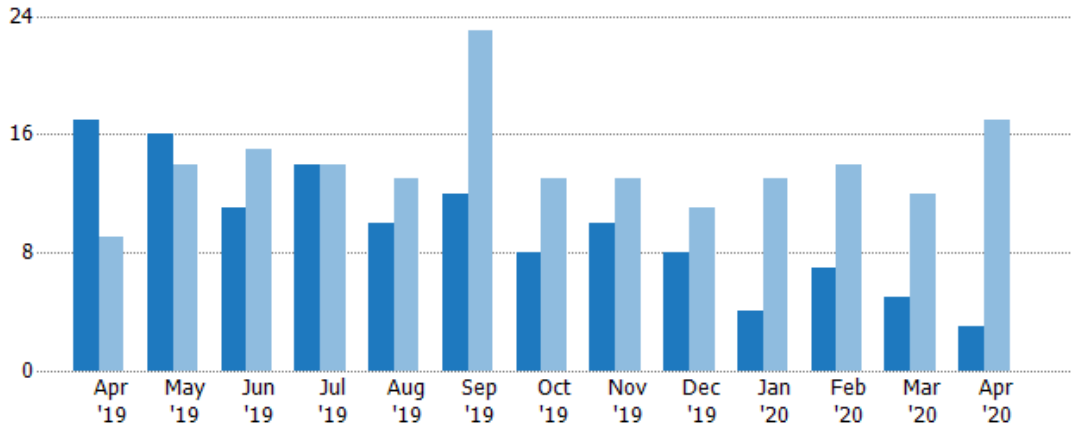
## Active Listings

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.
Apr '20	3	-82.4%
Apr '19	17	88.9%
Apr '18	9	-44.4%

	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	17	16	11	14	10	12	8	10	8	4	7	5	3
Prior Year	9	14	15	14	13	23	13	13	11	13	14	12	17
Percent Change from Prior Year	89%	14%	-27%	0%	-23%	-48%	-38%	-23%	-27%	-69%	-50%	-58%	-82%

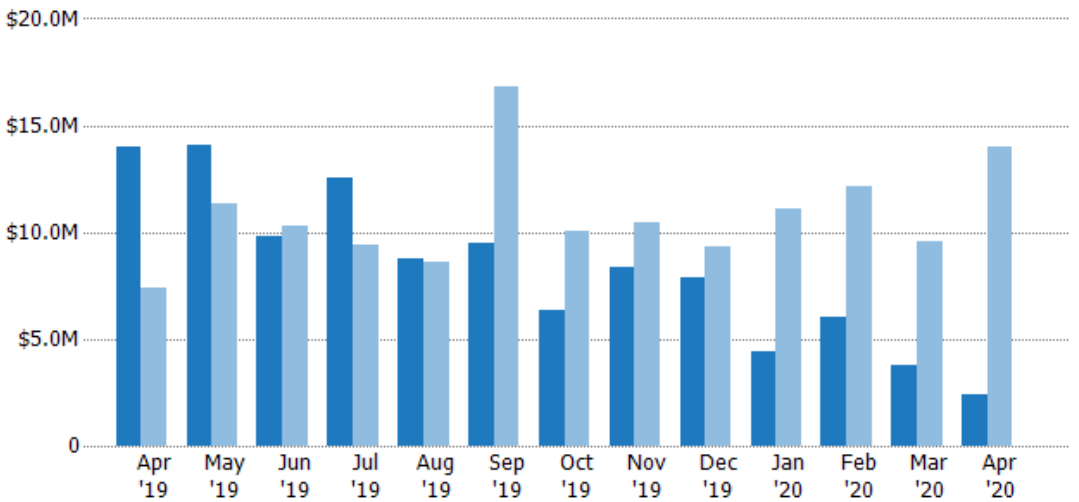
## Active Listing Volume

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.
Apr '20	\$2.43M	-82.6%
Apr '19	\$14M	89.6%
Apr '18	\$7.39M	-57.9%

	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	\$14M	\$14.1M	\$9.8M	\$12.5M	\$8.75M	\$9.5M	\$6.33M	\$8.35M	\$7.89M	\$4.44M	\$6.04M	\$3.75M	\$2.43M
Prior Year	\$7.39M	\$11.4M	\$10.3M	\$9.43M	\$8.59M	\$16.8M	\$10.1M	\$10.5M	\$9.36M	\$11.1M	\$12.1M	\$9.59M	\$14M
Percent Change from Prior Year	90%	24%	-5%	33%	2%	-44%	-37%	-20%	-16%	-60%	-50%	-61%	-83%

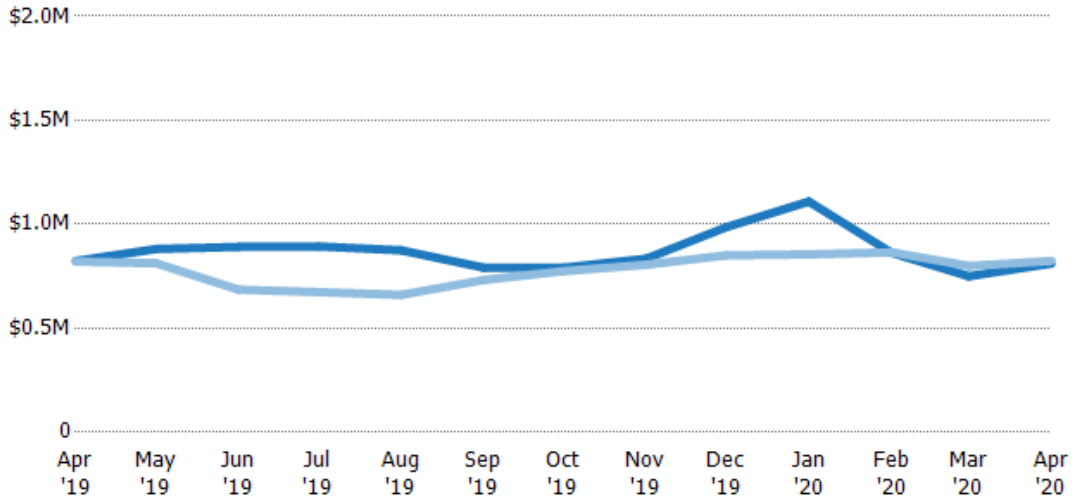
## Average Listing Price

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	Price	% Chg.
Apr '20	\$811K	-1.5%
Apr '19	\$824K	0.4%
Apr '18	\$821K	-24.2%

Current Year	\$824K	\$881K	\$891K	\$893K	\$875K	\$791K	\$791K	\$835K	\$986K	\$1.11M	\$863K	\$750K	\$811K
Prior Year	\$821K	\$813K	\$686K	\$674K	\$660K	\$732K	\$775K	\$806K	\$851K	\$855K	\$865K	\$800K	\$824K
Percent Change from Prior Year	0%	8%	30%	33%	32%	8%	2%	4%	16%	30%	0%	-6%	-2%

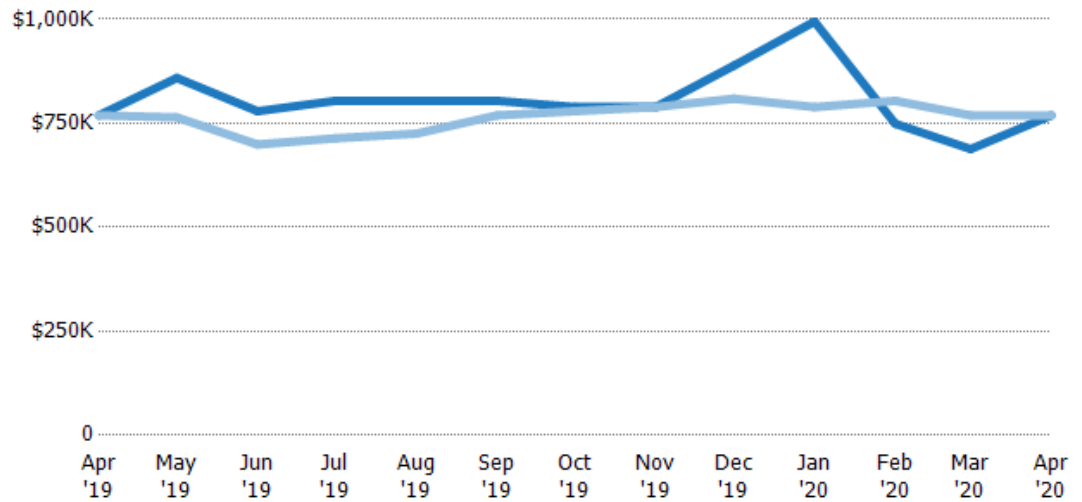
## Median Listing Price

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	Price	% Chg.
Apr '20	\$769K	0%
Apr '19	\$769K	0%
Apr '18	\$769K	-24.7%

Current Year	\$769K	\$859K	\$779K	\$804K	\$804K	\$804K	\$789K	\$789K	\$889K	\$995K	\$749K	\$688K	\$769K
Prior Year	\$769K	\$764K	\$699K	\$714K	\$725K	\$769K	\$779K	\$789K	\$809K	\$789K	\$804K	\$769K	\$769K
Percent Change from Prior Year	0%	12%	11%	13%	11%	5%	1%	0%	10%	26%	-7%	-11%	0%

## Months of Inventory

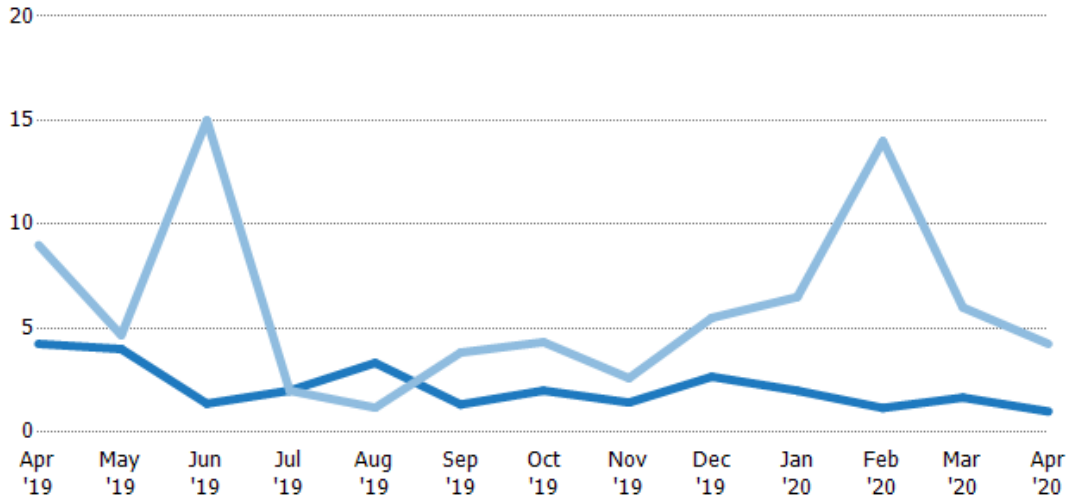
The number of months it would take to exhaust active listings at the current sales rate.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Months	% Chg.
Apr '20	1	-76.5%
Apr '19	4.25	-52.8%
Apr '18	9	-92.1%



Current Year	4.25	4	1.38	2	3.33	1.33	2	1.43	2.67	2	1.17	1.67	1
Prior Year	9	4.67	15	2	1.18	3.83	4.33	2.6	5.5	6.5	14	6	4.25
Percent Change from Prior Year	-53%	-14%	-91%	0%	182%	-65%	-54%	-45%	-52%	-69%	-92%	-72%	-76%

## Absorption Rate

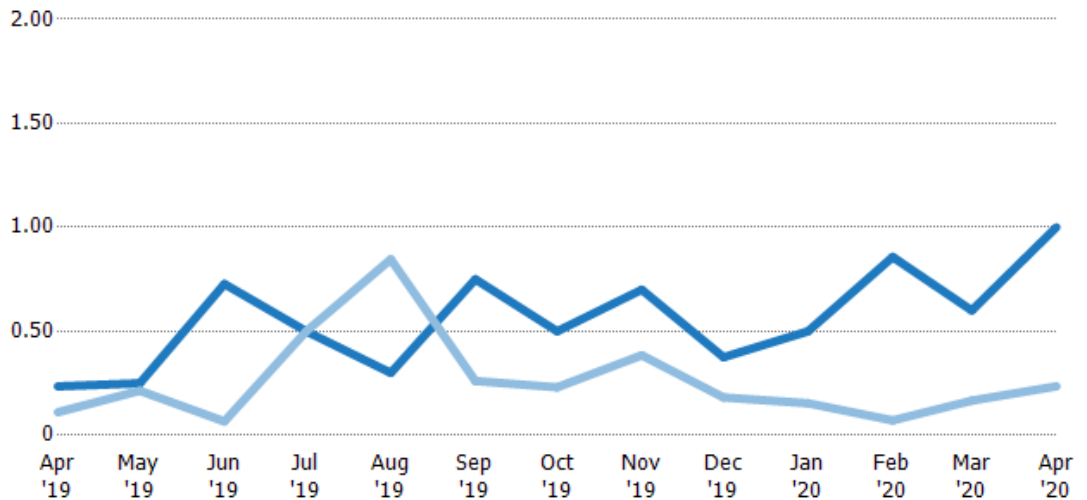
The percentage of inventory sold per month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Rate	Chg.
Apr '20	100%	-76.5%
Apr '19	24%	-12.4%
Apr '18	11%	1,160.1%



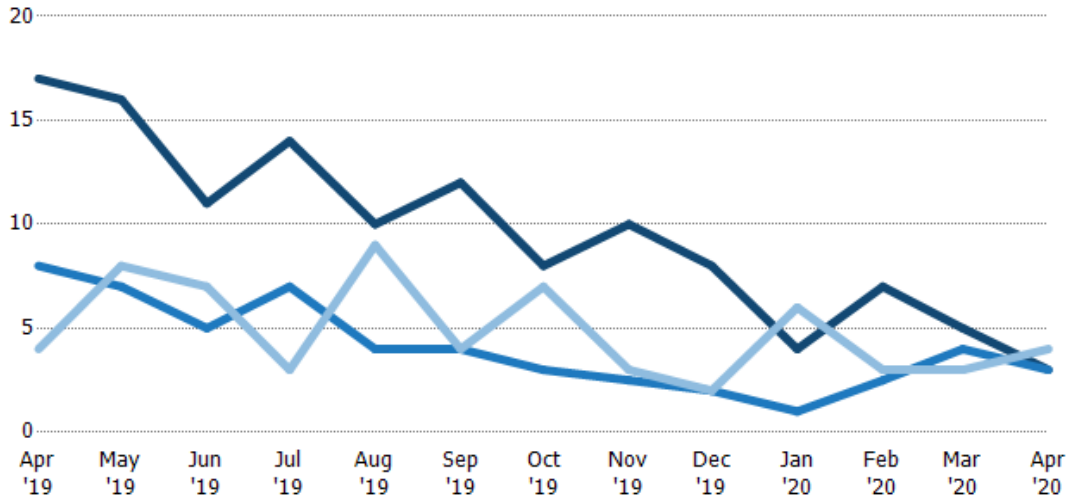
Current Year	24%	25%	73%	50%	30%	75%	50%	70%	38%	50%	86%	60%	100%
Prior Year	11%	21%	7%	50%	85%	26%	23%	38%	18%	15%	7%	17%	24%
Change from Prior Year	-12%	-4%	-66%	0%	55%	-49%	-27%	-32%	-19%	-35%	-79%	-43%	-76%

## 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



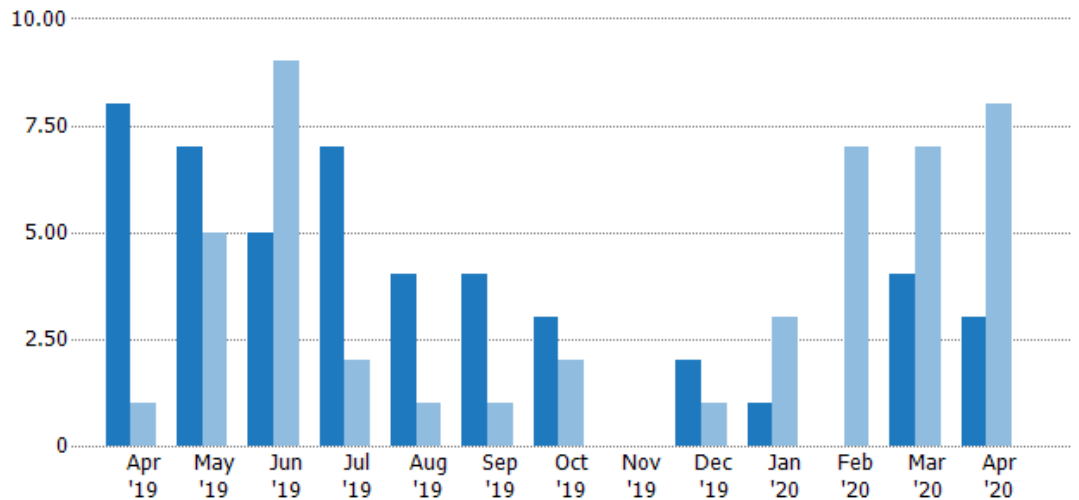
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Active	17	16	11	14	10	12	8	10	8	4	7	5	3
Pending	8	7	5	7	4	4	3	2.5	2	1	2.5	4	3
Sold	4	8	7	3	9	4	7	3	2	6	3	3	4

## 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



	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	8	7	5	7	4	4	3	-	2	1	-	4	3
Prior Year	1	5	9	2	1	1	2	-	1	3	7	7	8
Percent Change from Prior Year	700%	40%	-44%	250%	300%	300%	50%	-	100%	-67%	-100%	-43%	-63%

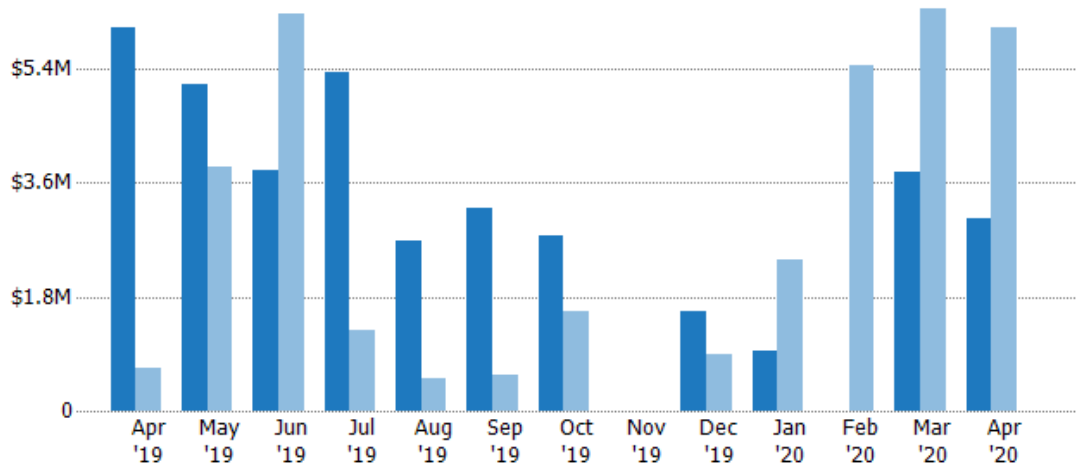
## Pending Sales Volume

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	\$6.06M	\$5.15M	\$3.8M	\$5.35M	\$2.69M	\$3.19M	\$2.77M	-	\$1.57M	\$950K	-	\$3.78M	\$3.05M
Prior Year	\$670K	\$3.86M	\$6.28M	\$1.28M	\$499K	\$560K	\$1.58M	-	\$879K	\$2.38M	\$5.46M	\$6.36M	\$6.06M
Percent Change from Prior Year	805%	34%	-40%	319%	438%	469%	75%	-	78%	-60%	-100%	-41%	-50%

## Closed Sales

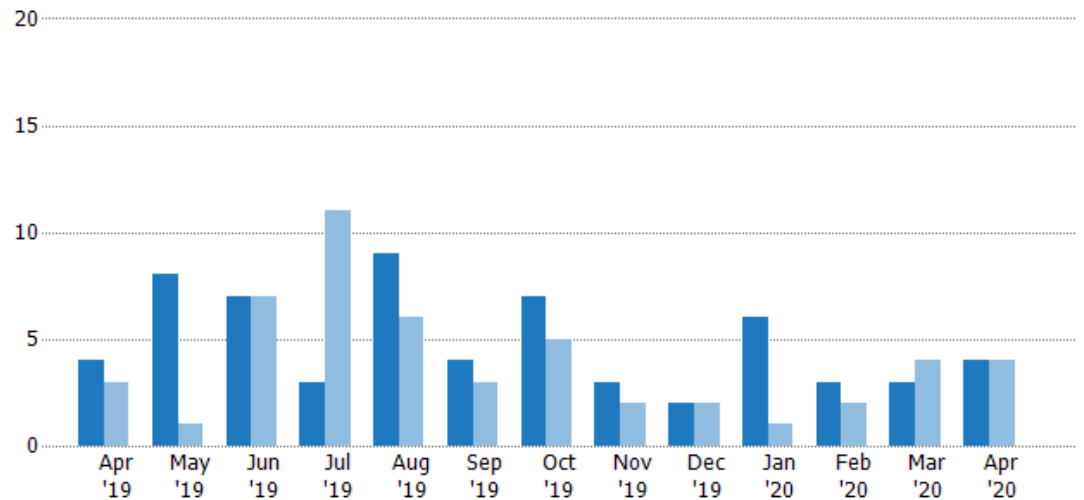
The total number of residential properties sold each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Count	% Chg.
Apr '20	4	0%
Apr '19	4	33.3%
Apr '18	3	33.3%



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



## Closed Sales Volume

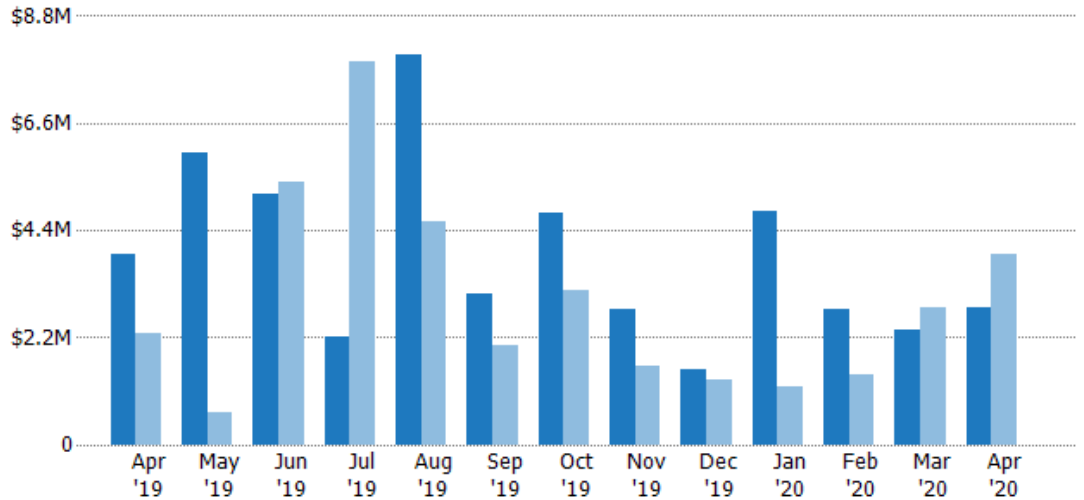
The sum of the sales price of residential properties sold each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Volume	% Chg.
Apr '20	\$2.82M	-27.9%
Apr '19	\$3.91M	69.7%
Apr '18	\$2.31M	5.3%



Current Year	\$3.91M	\$6.01M	\$5.13M	\$2.23M	\$8.01M	\$3.11M	\$4.75M	\$2.79M	\$1.53M	\$4.8M	\$2.77M	\$2.36M	\$2.82M
Prior Year	\$2.31M	\$660K	\$5.4M	\$7.85M	\$4.6M	\$2.05M	\$3.17M	\$1.6M	\$1.35M	\$1.2M	\$1.46M	\$2.8M	\$3.91M
Percent Change from Prior Year	70%	810%	-5%	-72%	74%	52%	50%	74%	14%	300%	90%	-16%	-28%

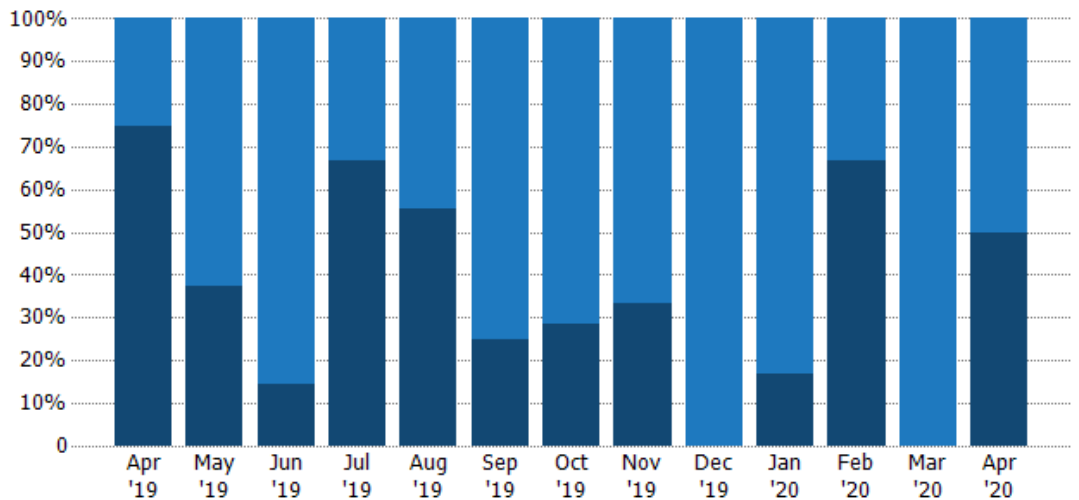
## Closed Sales by Property Type

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



Condo/Townhouse	25%	63%	86%	33%	44%	75%	71%	67%	100%	83%	33%	100%	50%
Single Family Residence	75%	38%	14%	67%	56%	25%	29%	33%	-	17%	67%	-	50%

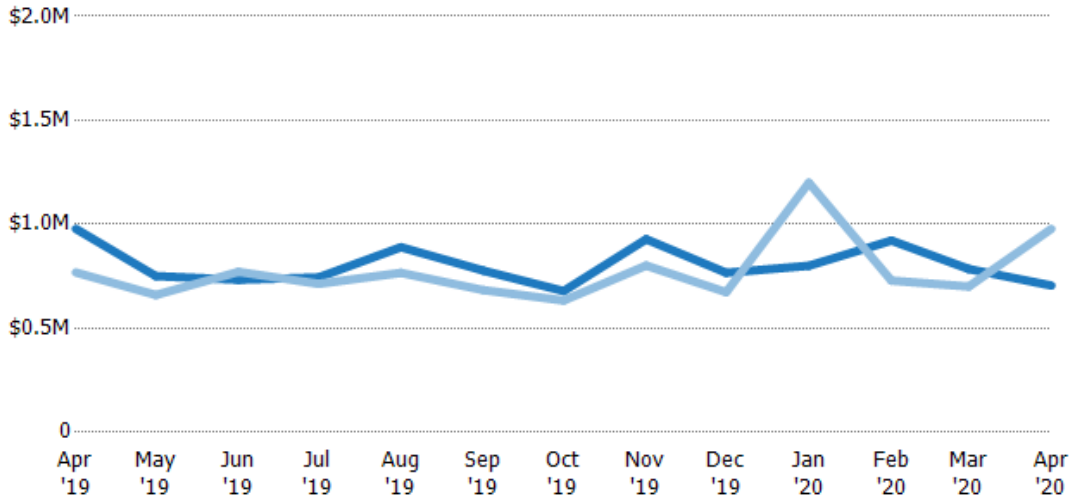
## Average Sales Price

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	Current Year	Prior Year	Percent Change from Prior Year
Apr '19	\$978K	\$768K	27%
May '19	\$751K	\$660K	14%
Jun '19	\$733K	\$771K	-5%
Jul '19	\$745K	\$714K	4%
Aug '19	\$890K	\$766K	16%
Sep '19	\$777K	\$683K	14%
Oct '19	\$679K	\$634K	7%
Nov '19	\$928K	\$802K	16%
Dec '19	\$767K	\$674K	14%
Jan '20	\$801K	\$1.2M	-33%
Feb '20	\$922K	\$729K	26%
Mar '20	\$785K	\$701K	12%
Apr '20	\$706K	\$978K	-28%

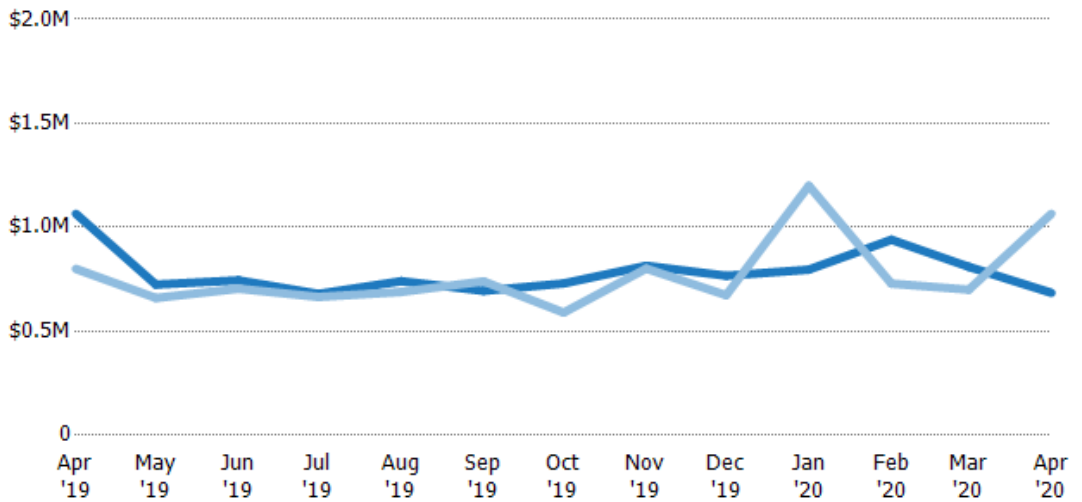
## Median Sales Price

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	Current Year	Prior Year	Percent Change from Prior Year
Apr '19	\$1.07M	\$800K	33%
May '19	\$725K	\$660K	10%
Jun '19	\$745K	\$705K	6%
Jul '19	\$680K	\$665K	2%
Aug '19	\$741K	\$689K	8%
Sep '19	\$695K	\$740K	-6%
Oct '19	\$730K	\$590K	24%
Nov '19	\$815K	\$802K	2%
Dec '19	\$767K	\$674K	14%
Jan '20	\$797K	\$1.2M	-34%
Feb '20	\$940K	\$729K	29%
Mar '20	\$810K	\$700K	16%
Apr '20	\$685K	\$1.07M	-36%

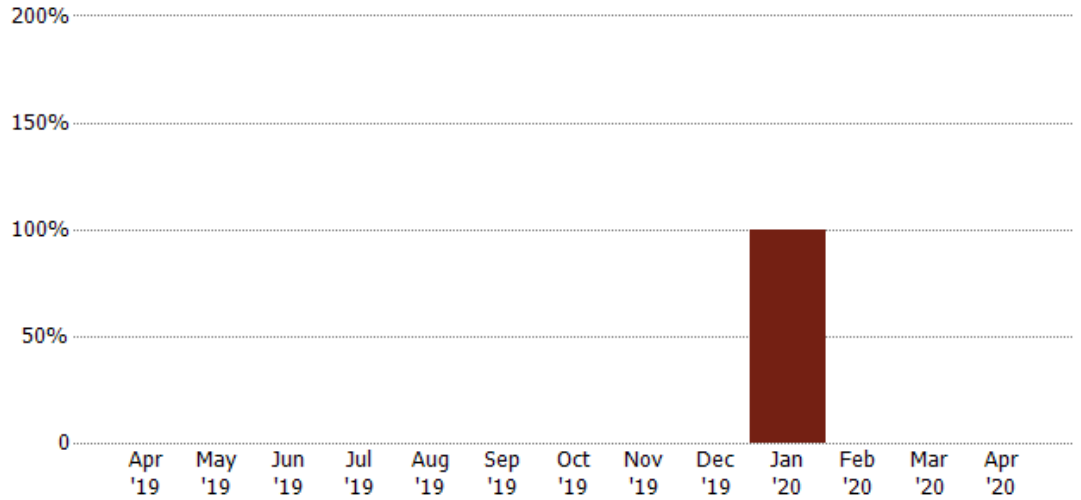
## Distressed Listings

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

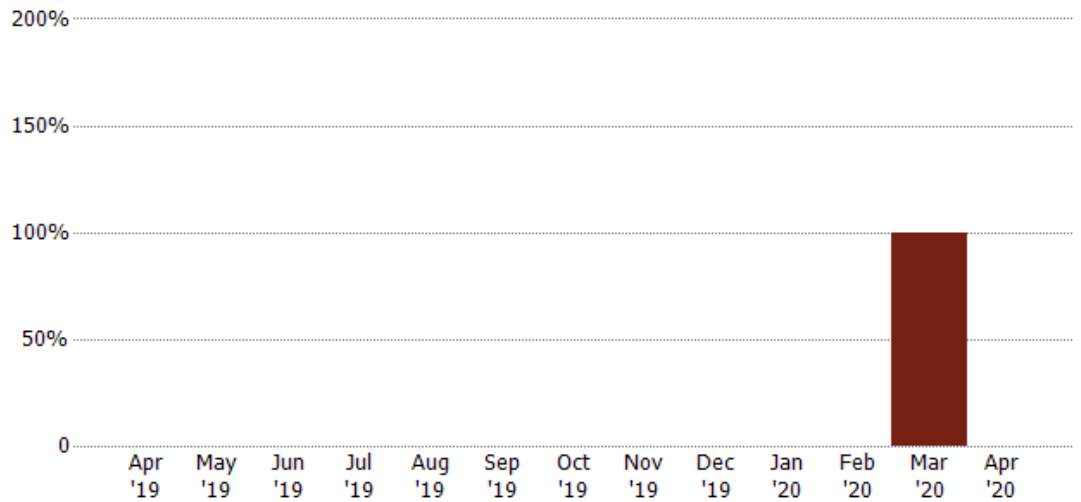
## Distressed Sales

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

## 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:** 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

<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:** 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 4/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area