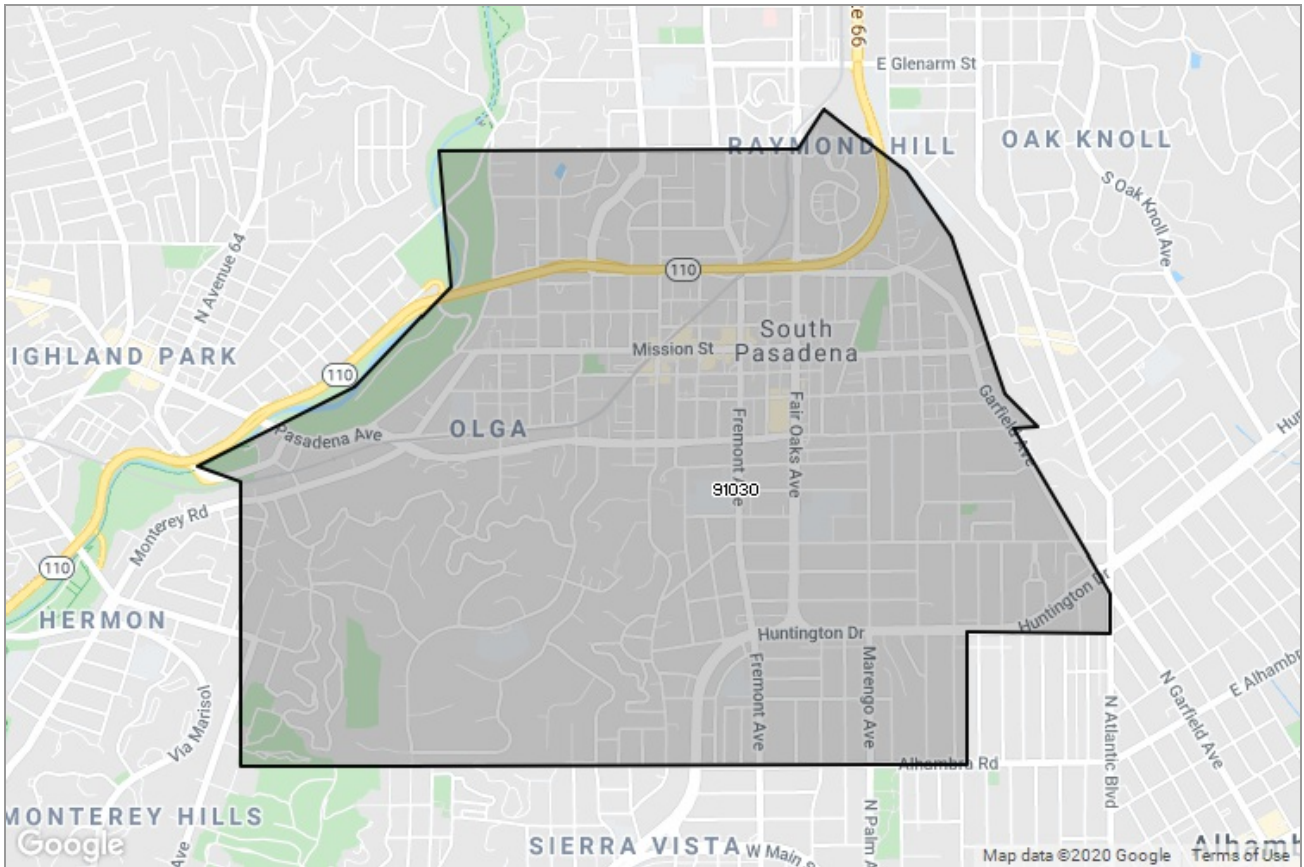




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

South Pasadena



Report Characteristics

Report Name:
South Pasadena

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	9	13	-30.8%	55	52	+5.8%
New Listing Volume	\$12,885,568	\$21,121,000	-39%	\$81,349,548	\$68,107,826	+19.4%
Active Listing Count	20	23	-13%	N/A	N/A	
Active Listing Volume	\$32,430,568	\$32,753,800	-1%	N/A	N/A	
Average Listing Price	\$1,621,528	\$1,424,078	+13.9%	\$1,613,417	\$1,350,926	+19.4%
Median Listing Price	\$1,311,500	\$1,368,000	-4.1%	\$1,331,294	\$1,336,890	-0.4%
Months of Inventory	1.7	1.8	-5.8%	1.9	2.5	-22.7%
Absorption Rate	60%	56.52%	+3.5%	51.76%	40%	+11.8%
Sales Activity Charts Metrics						
Pending Sales Count	12	9	+33.3%	N/A	N/A	
Pending Sales Volume	\$13,105,868	\$13,251,888	-1.1%	N/A	N/A	
Closed Sales Count	10	16	-37.5%	39	44	-11.4%
Closed Sales Volume	\$12,600,422	\$19,146,375	-34.2%	\$54,065,552	\$56,576,375	-4.4%
Average Sales Price	\$1,260,042	\$1,196,648	+5.3%	\$1,386,296	\$1,285,827	+7.8%
Median Sales Price	\$1,344,850	\$1,000,000	+34.5%	\$1,342,385	\$1,208,182	+11.1%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

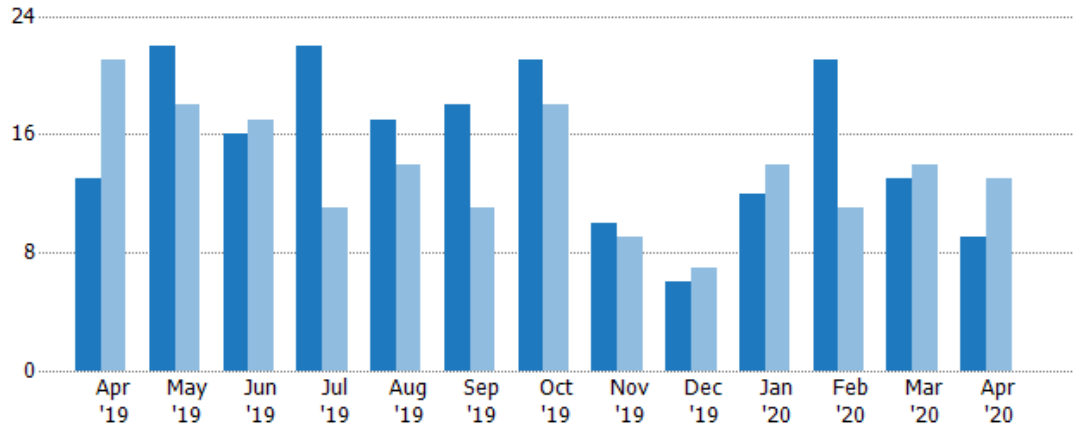
New Listings

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

Month/ Year	Count	% Chg.
Apr '20	9	-30.8%
Apr '19	13	-38.1%
Apr '18	21	-9.5%



Current Year	13	22	16	22	17	18	21	10	6	12	21	13	9
Prior Year	21	18	17	11	14	11	18	9	7	14	11	14	13
Percent Change from Prior Year	-38%	22%	-6%	100%	21%	64%	17%	11%	-14%	-14%	91%	-7%	-31%

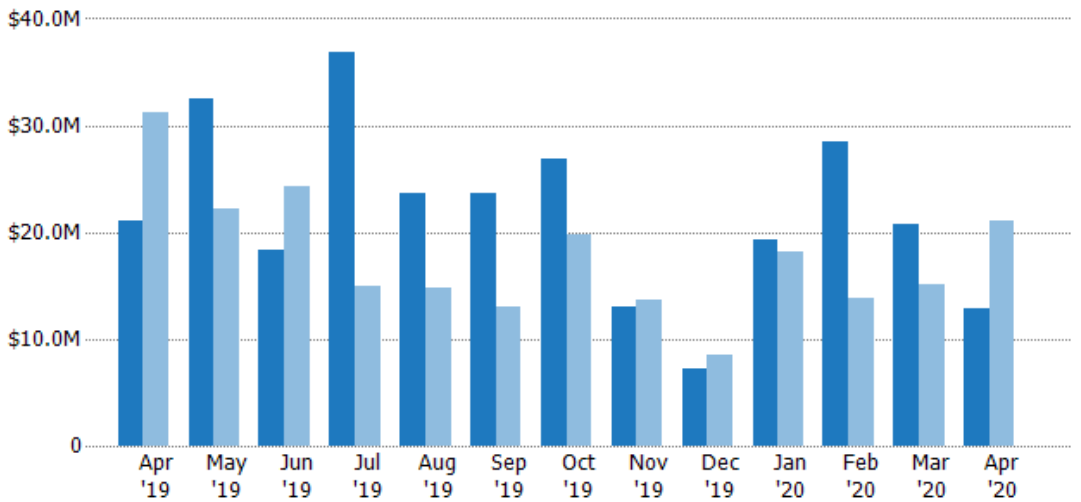
New Listing Volume

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

Month/ Year	Volume	% Chg.
Apr '20	\$12.9M	-39%
Apr '19	\$21.1M	-32.2%
Apr '18	\$31.2M	-28.4%



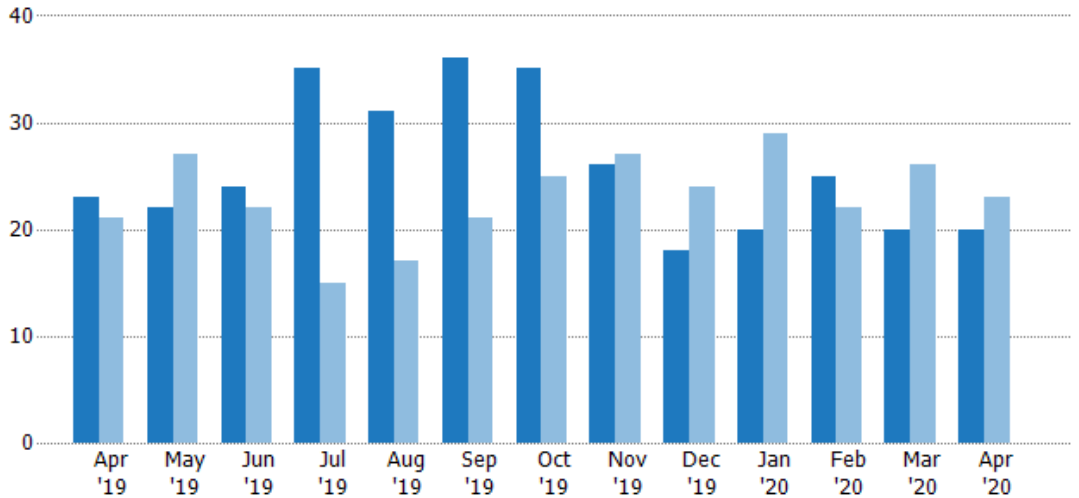
Current Year	\$21.1M	\$32.4M	\$18.3M	\$36.8M	\$23.7M	\$23.6M	\$26.9M	\$13M	\$7.28M	\$19.3M	\$28.5M	\$20.7M	\$12.9M
Prior Year	\$31.2M	\$22.2M	\$24.2M	\$14.9M	\$14.8M	\$13M	\$19.8M	\$13.7M	\$8.45M	\$18.1M	\$13.8M	\$15.1M	\$21.1M
Percent Change from Prior Year	-32%	46%	-25%	147%	60%	82%	36%	-5%	-14%	6%	107%	37%	-39%

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



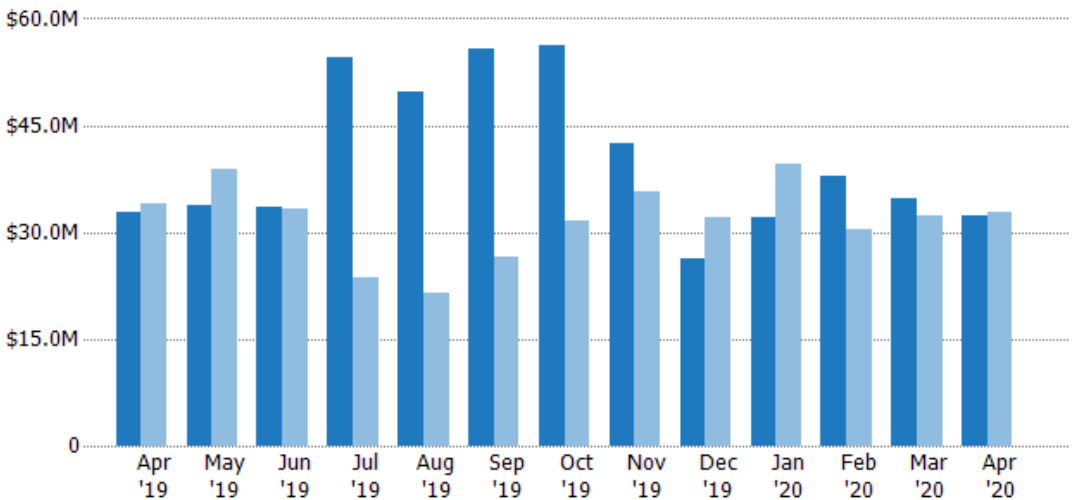
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	23	22	24	35	31	36	35	26	18	20	25	20	20
Prior Year	21	27	22	15	17	21	25	27	24	29	22	26	23
Percent Change from Prior Year	10%	-19%	9%	133%	82%	71%	40%	-4%	-25%	-31%	14%	-23%	-13%

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



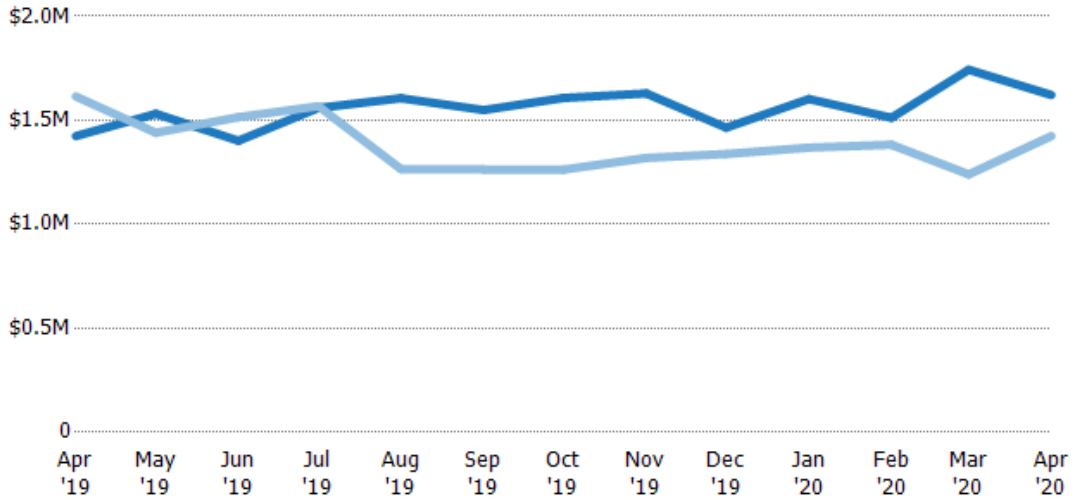
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$32.8M	\$33.7M	\$33.6M	\$54.6M	\$49.8M	\$55.8M	\$56.3M	\$42.4M	\$26.4M	\$32M	\$37.8M	\$34.9M	\$32.4M
Prior Year	\$33.9M	\$38.9M	\$33.3M	\$23.5M	\$21.5M	\$26.5M	\$31.6M	\$35.6M	\$32.1M	\$39.7M	\$30.4M	\$32.2M	\$32.8M
Percent Change from Prior Year	-3%	-13%	1%	132%	132%	110%	78%	19%	-18%	-19%	24%	8%	-1%

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



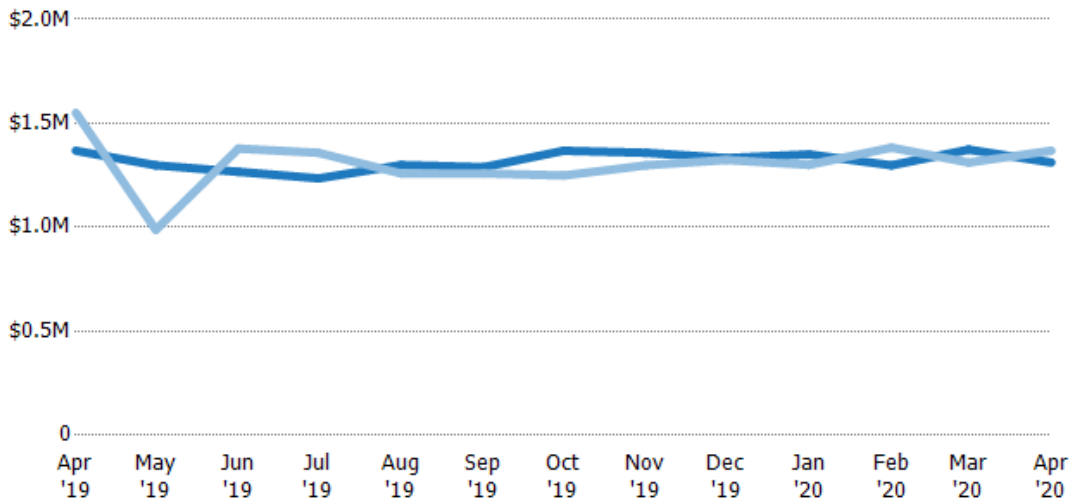
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Apr '19	\$1.42M	\$1.61M	-12%
May '19	\$1.53M	\$1.44M	6%
Jun '19	\$1.4M	\$1.51M	-7%
Jul '19	\$1.56M	\$1.57M	-1%
Aug '19	\$1.61M	\$1.27M	27%
Sep '19	\$1.55M	\$1.26M	23%
Oct '19	\$1.61M	\$1.26M	27%
Nov '19	\$1.63M	\$1.32M	24%
Dec '19	\$1.46M	\$1.34M	9%
Jan '20	\$1.6M	\$1.37M	17%
Feb '20	\$1.51M	\$1.38M	9%
Mar '20	\$1.74M	\$1.24M	41%
Apr '20	\$1.62M	\$1.42M	14%

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
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%
Apr '20	\$1.31M	\$1.37M	-4%

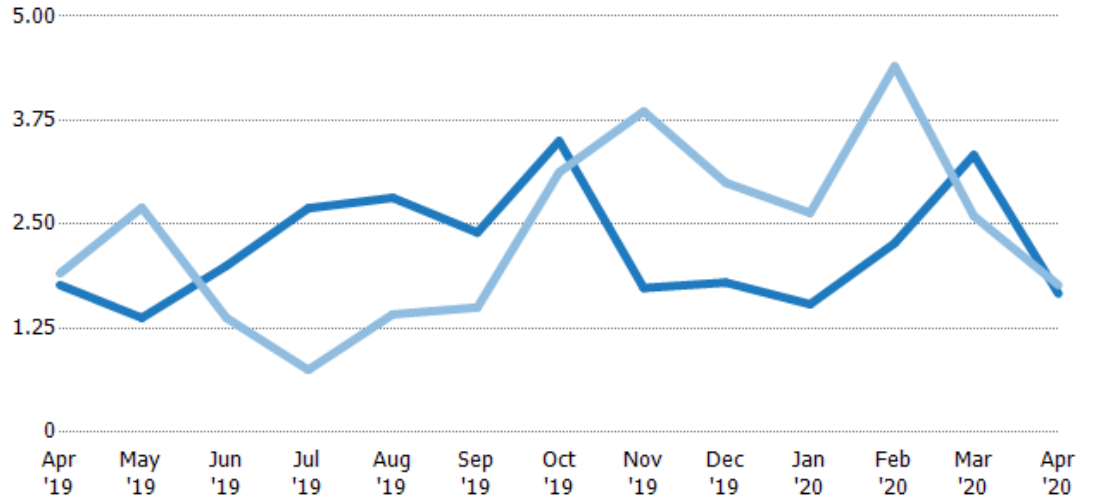
Months of Inventory

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.
Apr '20	1.67	-5.8%
Apr '19	1.77	-7.3%
Apr '18	1.91	-9.8%



	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	1.77	1.38	2	2.69	2.82	2.4	3.5	1.73	1.8	1.54	2.27	3.33	1.67
Prior Year	1.91	2.7	1.38	0.75	1.42	1.5	3.13	3.86	3	2.64	4.4	2.6	1.77
Percent Change from Prior Year	-7%	-49%	45%	259%	99%	60%	12%	-55%	-40%	-42%	-48%	28%	-6%

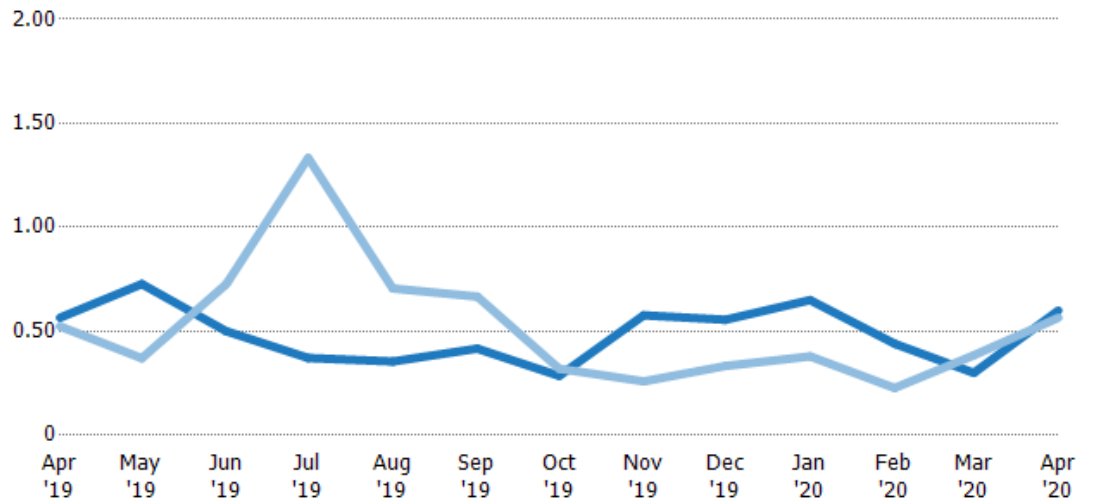
Absorption Rate

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.
Apr '20	60%	-3.5%
Apr '19	57%	-4.1%
Apr '18	52%	10.8%



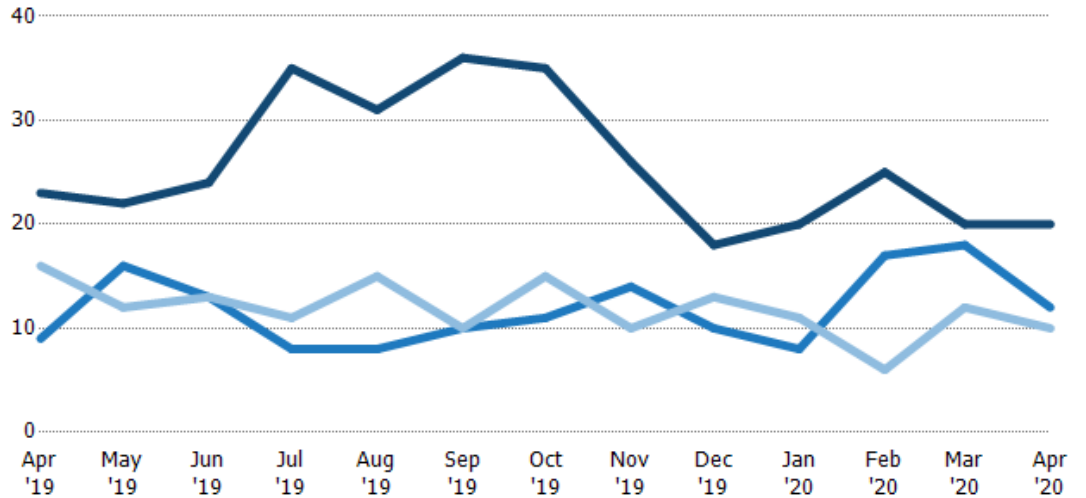
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	57%	73%	50%	37%	35%	42%	29%	58%	56%	65%	44%	30%	60%
Prior Year	52%	37%	73%	133%	71%	67%	32%	26%	33%	38%	23%	38%	57%
Change from Prior Year	-4%	-36%	23%	96%	35%	25%	3%	-32%	-22%	-27%	-21%	8%	-3%

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



	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	23	22	24	35	31	36	35	26	18	20	25	20	20
Pending	9	16	13	8	8	10	11	14	10	8	17	18	12
Sold	16	12	13	11	15	10	15	10	13	11	6	12	10

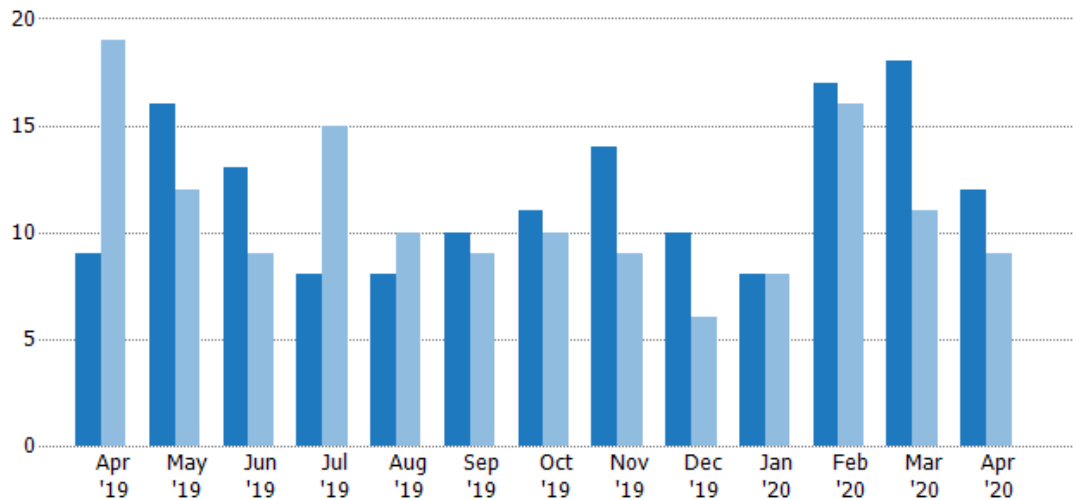
Pending Sales

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.
Apr '20	12	33.3%
Apr '19	9	-52.6%
Apr '18	19	-5.3%



	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	9	16	13	8	8	10	11	14	10	8	17	18	12
Prior Year	19	12	9	15	10	9	10	9	6	8	16	11	9
Percent Change from Prior Year	-53%	33%	44%	-47%	-20%	11%	10%	56%	67%	0%	6%	64%	33%

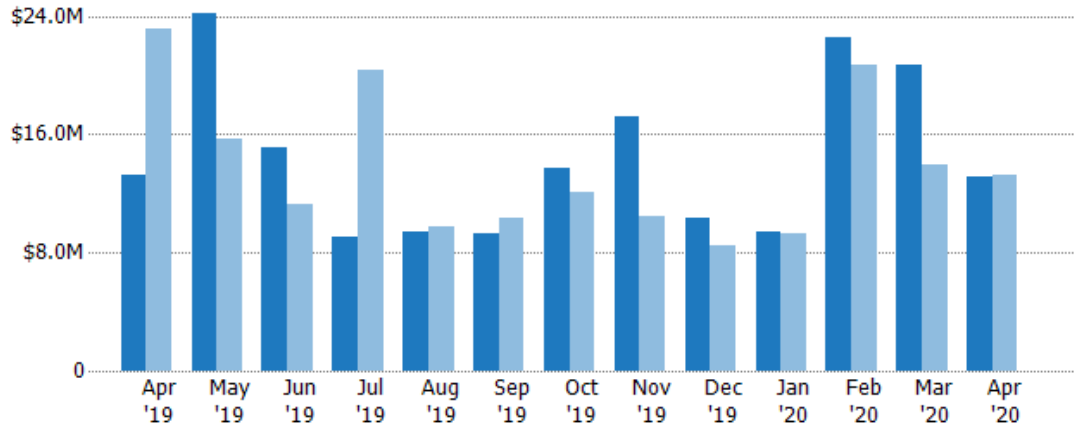
Pending Sales Volume

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.
Apr '20	\$13.1M	-1.1%
Apr '19	\$13.3M	-42.8%
Apr '18	\$23.2M	-7.9%



Current Year	\$13.3M	\$24.2M	\$15.1M	\$9M	\$9.39M	\$9.31M	\$13.7M	\$17.2M	\$10.3M	\$9.39M	\$22.6M	\$20.7M	\$13.1M
Prior Year	\$23.2M	\$15.7M	\$11.2M	\$20.3M	\$9.73M	\$10.4M	\$12M	\$10.5M	\$8.47M	\$9.34M	\$20.7M	\$14M	\$13.3M
Percent Change from Prior Year	-43%	55%	35%	-56%	-3%	-10%	13%	64%	21%	1%	9%	48%	-1%

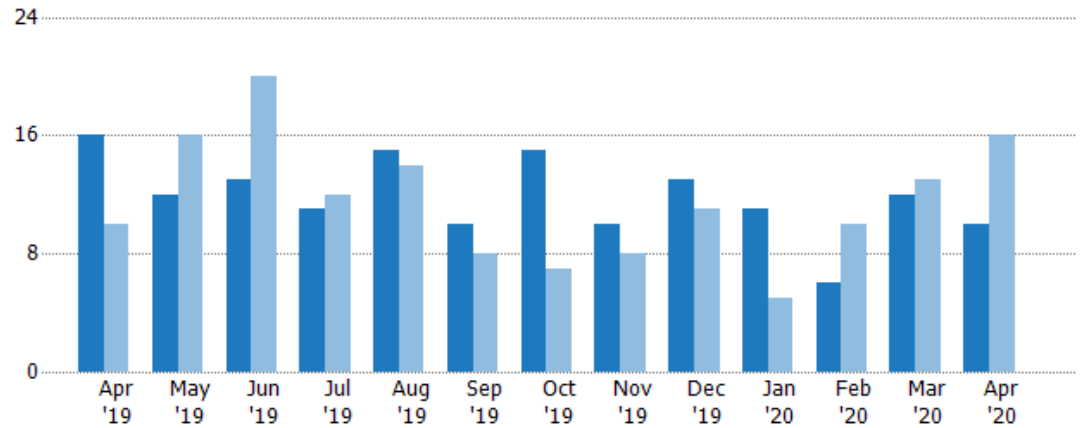
Closed Sales

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.
Apr '20	10	-37.5%
Apr '19	16	60%
Apr '18	10	40%



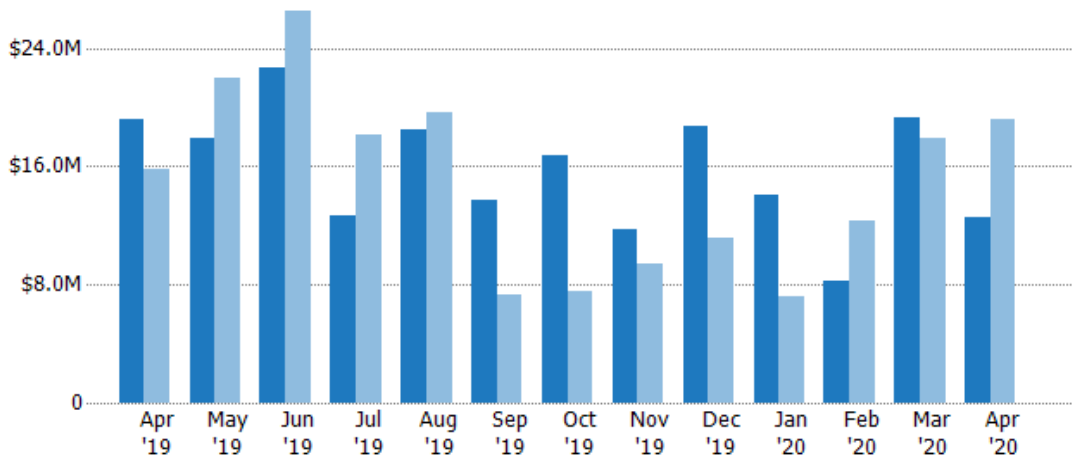
Current Year	16	12	13	11	15	10	15	10	13	11	6	12	10
Prior Year	10	16	20	12	14	8	7	8	11	5	10	13	16
Percent Change from Prior Year	60%	-25%	-35%	-8%	7%	25%	114%	25%	18%	120%	-40%	-8%	-38%

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



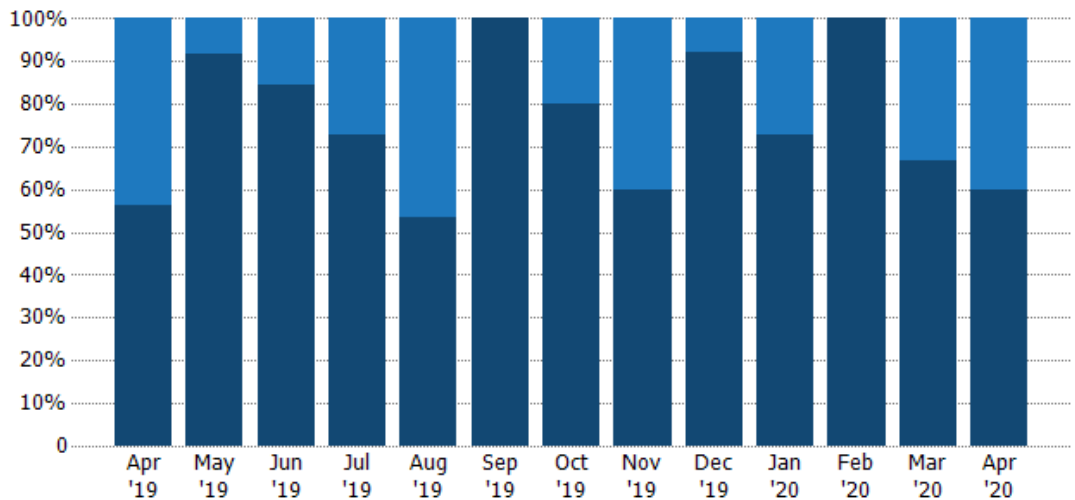
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '20	\$12.6M	\$19.1M	-34.2%
Apr '19	\$19.1M	\$15.8M	21%
Apr '18	\$15.8M	\$22M	-18%
May '19	\$18M	\$26.6M	-15%
Jun '19	\$22.6M	\$18.1M	-30%
Jul '19	\$12.7M	\$19.6M	-6%
Aug '19	\$18.5M	\$7.37M	86%
Sep '19	\$13.7M	\$7.5M	123%
Oct '19	\$16.7M	\$9.43M	25%
Nov '19	\$11.8M	\$11.2M	68%
Dec '19	\$18.8M	\$7.15M	96%
Jan '20	\$14M	\$12.3M	-34%
Feb '20	\$8.2M	\$17.9M	7%
Mar '20	\$19.3M	\$19.1M	-34%
Apr '20	\$12.6M	\$19.1M	-34%

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
Apr '20	60%	40%
Apr '19	56%	44%
Apr '18	56%	44%
May '19	92%	8%
Jun '19	85%	15%
Jul '19	73%	27%
Aug '19	53%	47%
Sep '19	100%	-
Oct '19	80%	20%
Nov '19	60%	40%
Dec '19	92%	8%
Jan '20	73%	27%
Feb '20	100%	-
Mar '20	67%	33%
Apr '20	60%	40%

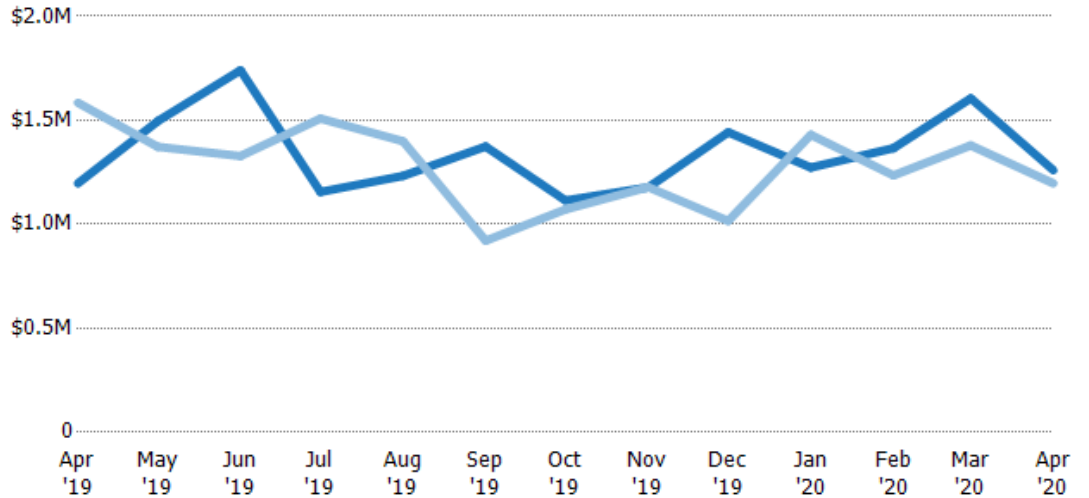
Average Sales Price

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	Price	% Chg.
Apr '20	\$1.26M	5.3%
Apr '19	\$1.2M	-24.5%
Apr '18	\$1.58M	-21.7%



Current Year	\$1.2M	\$1.5M	\$1.74M	\$1.16M	\$1.23M	\$1.37M	\$1.11M	\$1.18M	\$1.44M	\$1.27M	\$1.37M	\$1.61M	\$1.26M
Prior Year	\$1.58M	\$1.37M	\$1.33M	\$1.51M	\$1.4M	\$921K	\$1.07M	\$1.18M	\$1.02M	\$1.43M	\$1.23M	\$1.38M	\$1.2M
Percent Change from Prior Year	-24%	9%	31%	-23%	-12%	49%	4%	0%	42%	-11%	11%	16%	5%

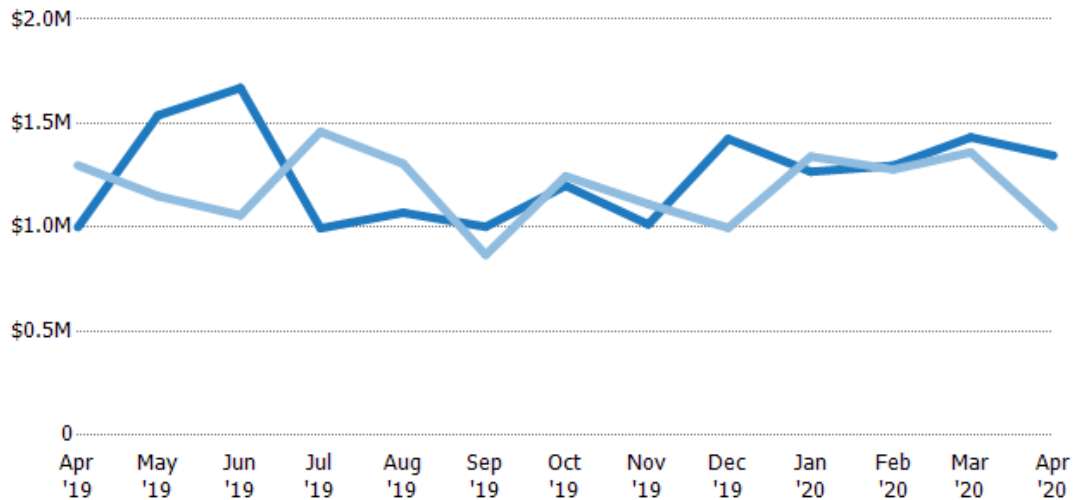
Median Sales Price

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	Price	% Chg.
Apr '20	\$1.34M	34.5%
Apr '19	\$1M	-22.9%
Apr '18	\$1.3M	-11%



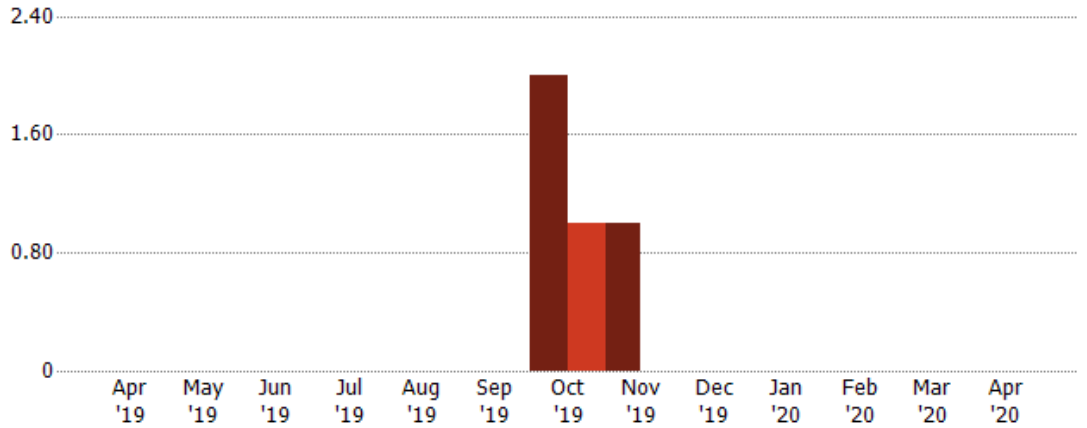
Current Year	\$1M	\$1.54M	\$1.67M	\$995K	\$1.07M	\$1M	\$1.2M	\$1.01M	\$1.43M	\$1.27M	\$1.3M	\$1.43M	\$1.34M
Prior Year	\$1.3M	\$1.15M	\$1.06M	\$1.46M	\$1.31M	\$867K	\$1.25M	\$1.11M	\$997K	\$1.34M	\$1.28M	\$1.36M	\$1M
Percent Change from Prior Year	-23%	34%	58%	-32%	-18%	16%	-4%	-9%	43%	-5%	1%	5%	34%

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



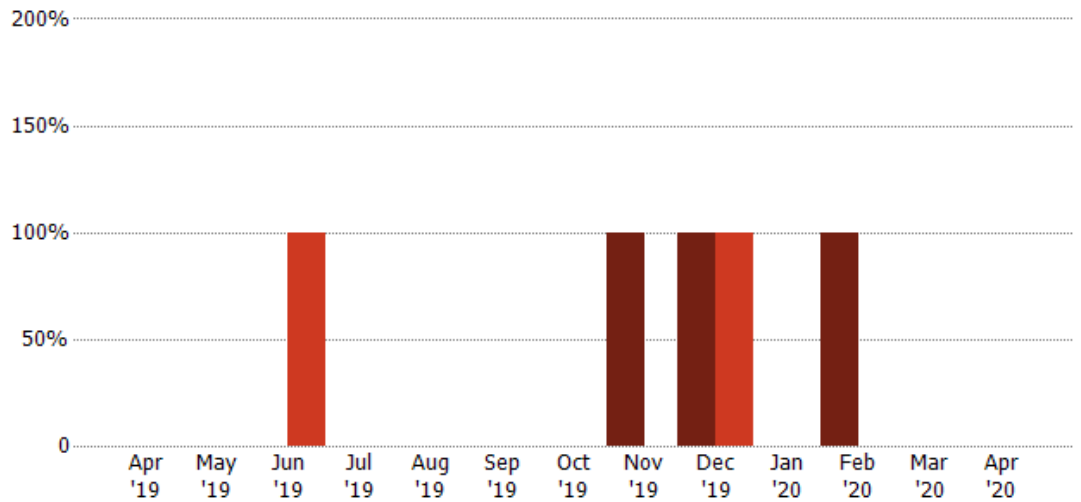
Current Year	-	-	-	-	-	-	2	1	-	-	-	-	-
Prior Year	-	-	-	-	-	-	1	-	-	-	-	-	-
Percent Change from Prior Year	-	-	-	-	-	-	100%	100%	-	-	-	-	-

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: 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
- Medians
- Include Appendix

* 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: 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 4/2020 data

- Listing Activity by ZIP
- Listing Activity by Metro Area
- Sales Activity by ZIP
- Sales Activity by Metro Area