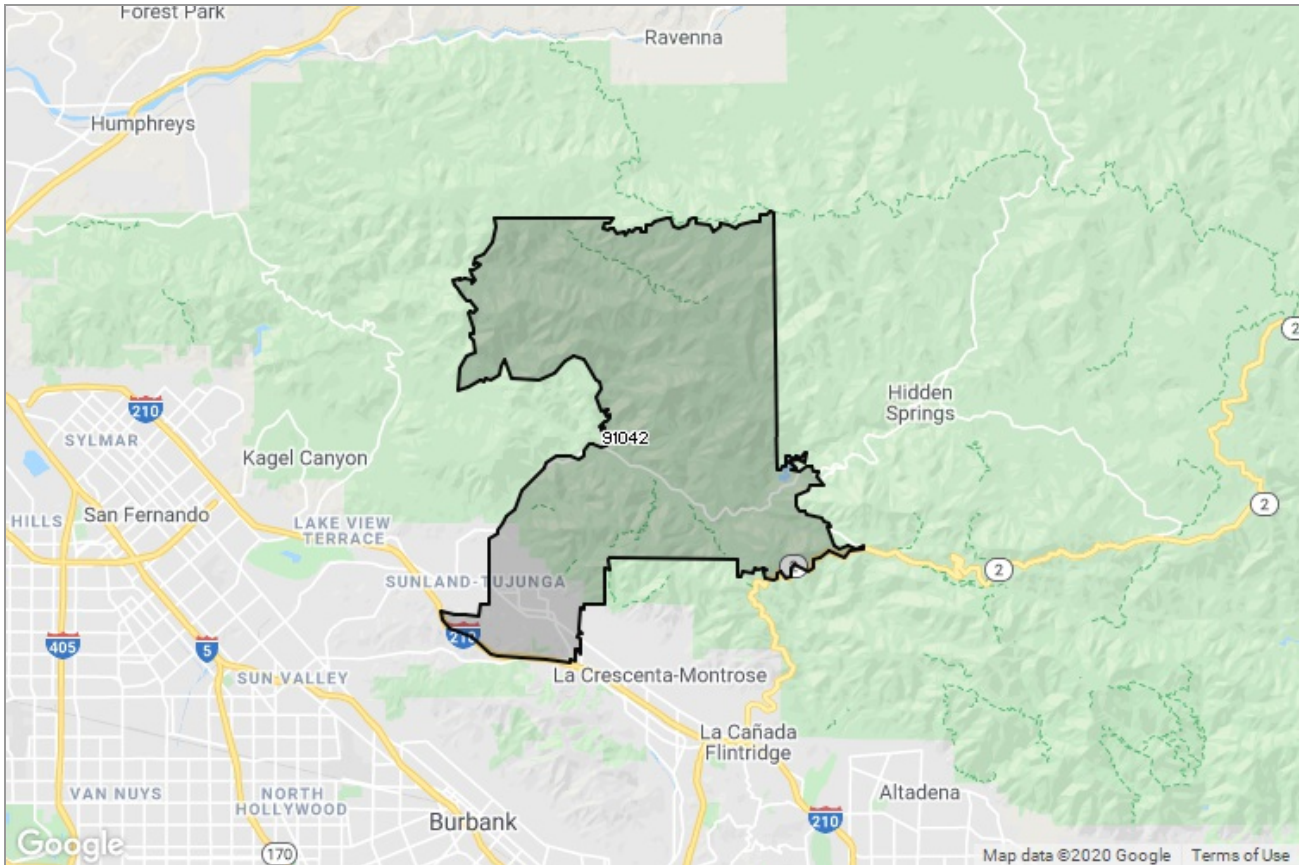




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Tujunga



Report Characteristics

Report Name:
Tujunga

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	13	30	-56.7%	79	106	-25.5%
New Listing Volume	\$10,665,699	\$24,325,734	-56.2%	\$60,643,771	\$75,901,998	-20.1%
Active Listing Count	33	54	-38.9%	N/A	N/A	
Active Listing Volume	\$26,504,598	\$44,265,123	-40.1%	N/A	N/A	
Average Listing Price	\$803,170	\$819,725	-2%	\$816,972	\$769,528	+6.2%
Median Listing Price	\$679,000	\$698,500	-2.8%	\$695,829	\$670,444	+3.8%
Months of Inventory	1.7	2.5	-32.8%	1.7	3.3	-48.5%
Absorption Rate	60.61%	40.74%	+19.9%	59.35%	30.56%	+28.8%
Sales Activity Charts Metrics						
Pending Sales Count	14	17	-17.6%	N/A	N/A	
Pending Sales Volume	\$10,170,999	\$11,007,976	-7.6%	N/A	N/A	
Closed Sales Count	11	25	-56%	72	73	-1.4%
Closed Sales Volume	\$9,160,200	\$16,732,500	-45.3%	\$48,681,275	\$46,037,274	+5.7%
Average Sales Price	\$832,745	\$669,300	+24.4%	\$676,129	\$630,648	+7.2%
Median Sales Price	\$868,000	\$610,000	+42.3%	\$670,806	\$619,097	+8.4%
Distressed Charts Metrics						
Distressed Listing Count	2	1	+100%	N/A	N/A	

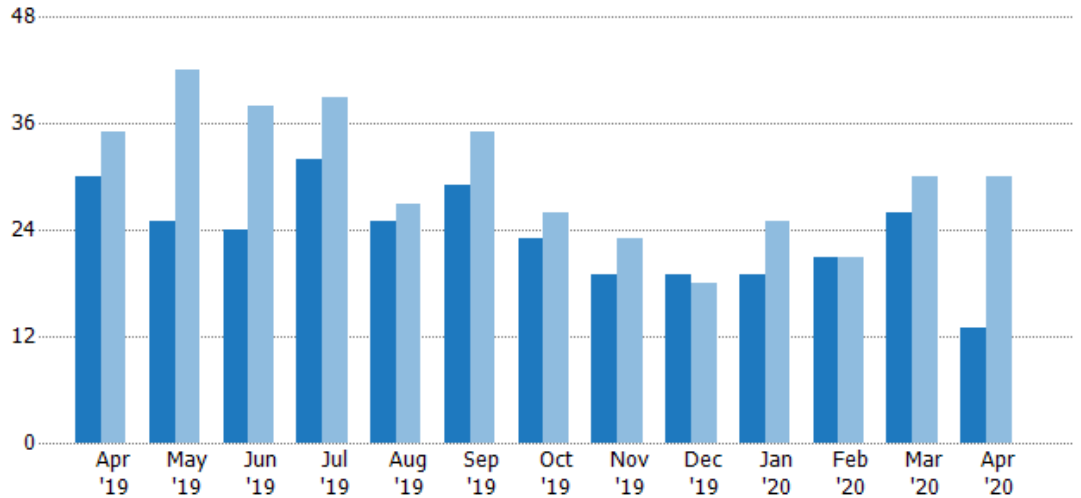
New Listings

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Apr '20	13	-56.7%
Apr '19	30	-14.3%
Apr '18	35	-37.1%



	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	25	24	32	25	29	23	19	19	19	21	26	13
Prior Year	35	42	38	39	27	35	26	23	18	25	21	30	30
Percent Change from Prior Year	-14%	-40%	-37%	-18%	-7%	-17%	-12%	-17%	6%	-24%	0%	-13%	-57%

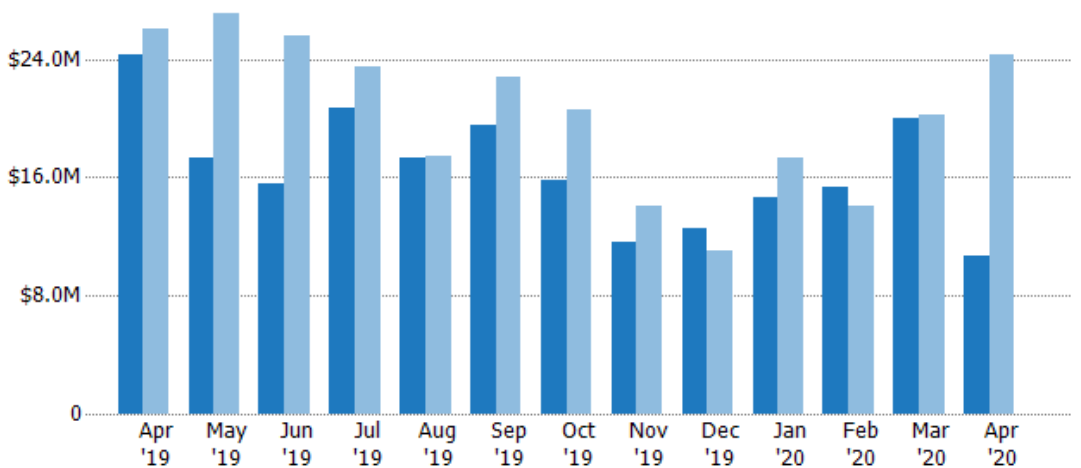
New Listing Volume

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Apr '20	\$10.7M	-56.2%
Apr '19	\$24.3M	-6.4%
Apr '18	\$26M	-50%



	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	\$24.3M	\$17.3M	\$15.6M	\$20.7M	\$17.3M	\$19.5M	\$15.8M	\$11.7M	\$12.6M	\$14.7M	\$15.3M	\$20M	\$10.7M
Prior Year	\$26M	\$27.1M	\$25.6M	\$23.5M	\$17.4M	\$22.8M	\$20.6M	\$14.1M	\$11M	\$17.3M	\$14M	\$20.2M	\$24.3M
Percent Change from Prior Year	-6%	-36%	-39%	-12%	-1%	-14%	-23%	-17%	14%	-15%	9%	-1%	-56%

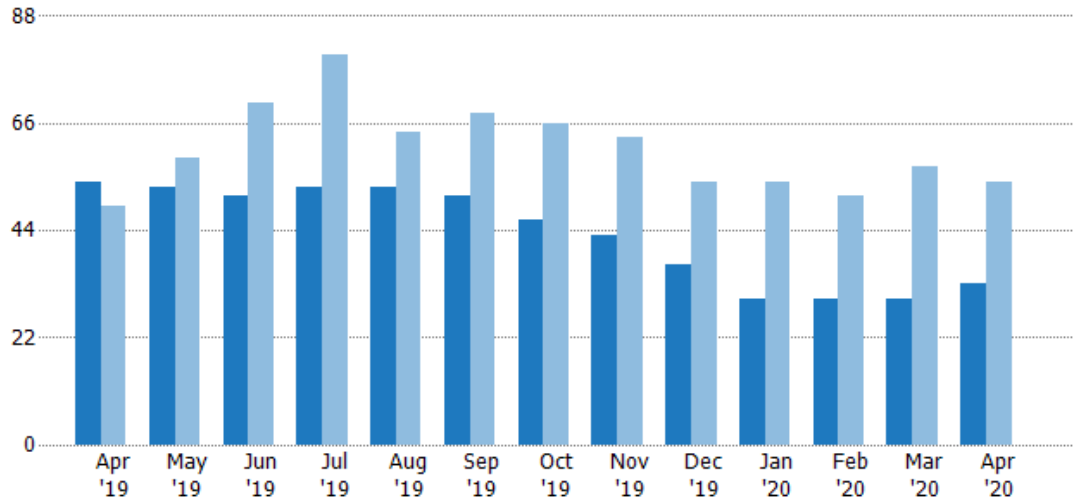
Active Listings

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Apr '20	33	-38.9%
Apr '19	54	10.2%
Apr '18	49	-6.1%



	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	54	53	51	53	53	51	46	43	37	30	30	30	33
Prior Year	49	59	70	80	64	68	66	63	54	54	51	57	54
Percent Change from Prior Year	10%	-10%	-27%	-34%	-17%	-25%	-30%	-32%	-31%	-44%	-41%	-47%	-39%

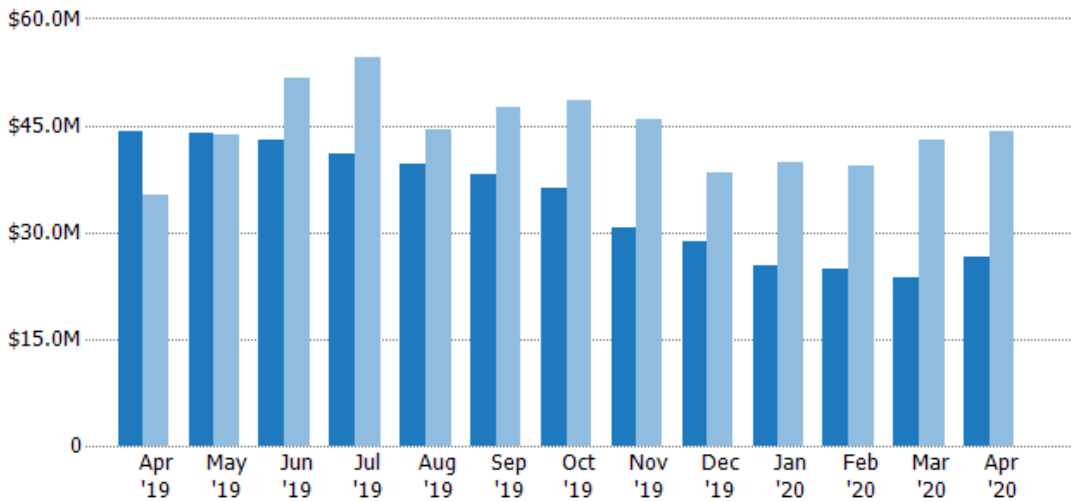
Active Listing Volume

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Apr '20	\$26.5M	-40.1%
Apr '19	\$44.3M	25.6%
Apr '18	\$35.2M	-14.7%



	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	\$44.3M	\$43.8M	\$43M	\$41M	\$39.5M	\$38.1M	\$36.2M	\$30.7M	\$28.6M	\$25.4M	\$24.9M	\$23.7M	\$26.5M
Prior Year	\$35.2M	\$43.6M	\$51.7M	\$54.6M	\$44.5M	\$47.5M	\$48.6M	\$45.8M	\$38.5M	\$39.7M	\$39.2M	\$43M	\$44.3M
Percent Change from Prior Year	26%	0%	-17%	-25%	-11%	-20%	-25%	-33%	-26%	-36%	-37%	-45%	-40%

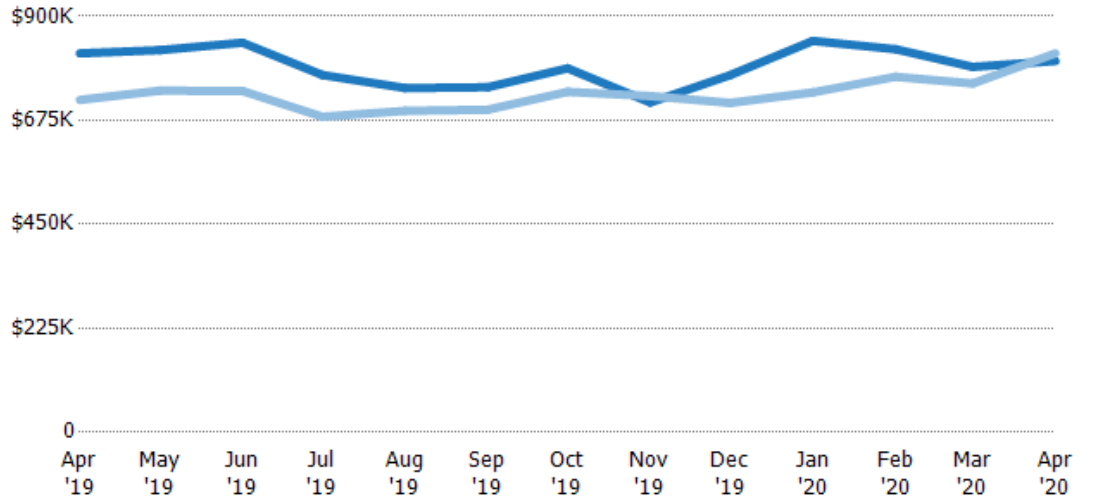
Average Listing Price

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Apr '20	\$803K	-2%
Apr '19	\$820K	14%
Apr '18	\$719K	-9.2%



Current Year	\$820K	\$827K	\$843K	\$773K	\$745K	\$747K	\$787K	\$713K	\$773K	\$847K	\$829K	\$791K	\$803K
Prior Year	\$719K	\$739K	\$738K	\$683K	\$695K	\$698K	\$737K	\$727K	\$713K	\$735K	\$769K	\$755K	\$820K
Percent Change from Prior Year	14%	12%	14%	13%	7%	7%	7%	-2%	8%	15%	8%	5%	-2%

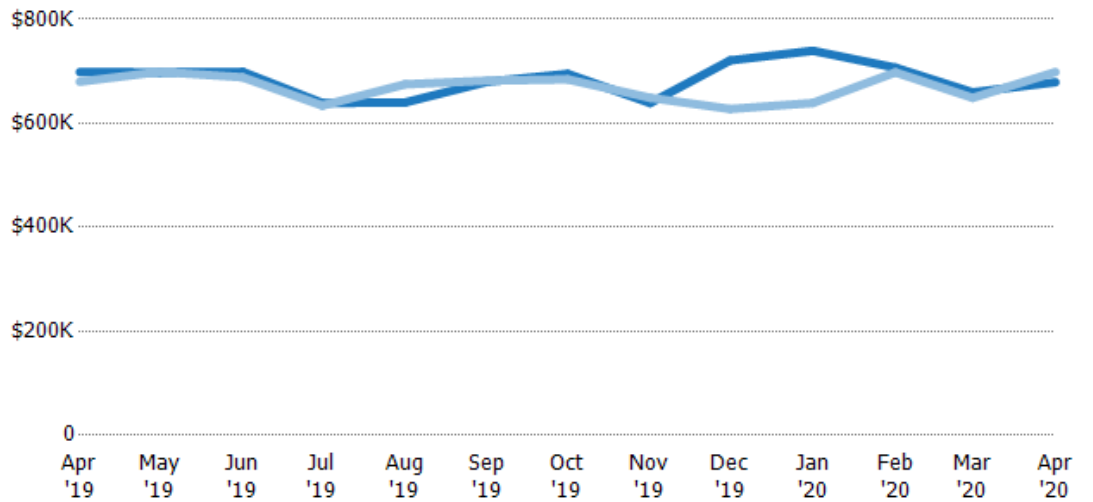
Median Listing Price

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Apr '20	\$679K	-2.8%
Apr '19	\$699K	2.7%
Apr '18	\$680K	-0.7%



Current Year	\$699K	\$698K	\$699K	\$639K	\$640K	\$680K	\$695K	\$639K	\$721K	\$740K	\$707K	\$659K	\$679K
Prior Year	\$680K	\$699K	\$689K	\$634K	\$675K	\$682K	\$684K	\$649K	\$627K	\$639K	\$698K	\$649K	\$699K
Percent Change from Prior Year	3%	0%	2%	1%	-5%	0%	2%	-2%	15%	16%	1%	2%	-3%

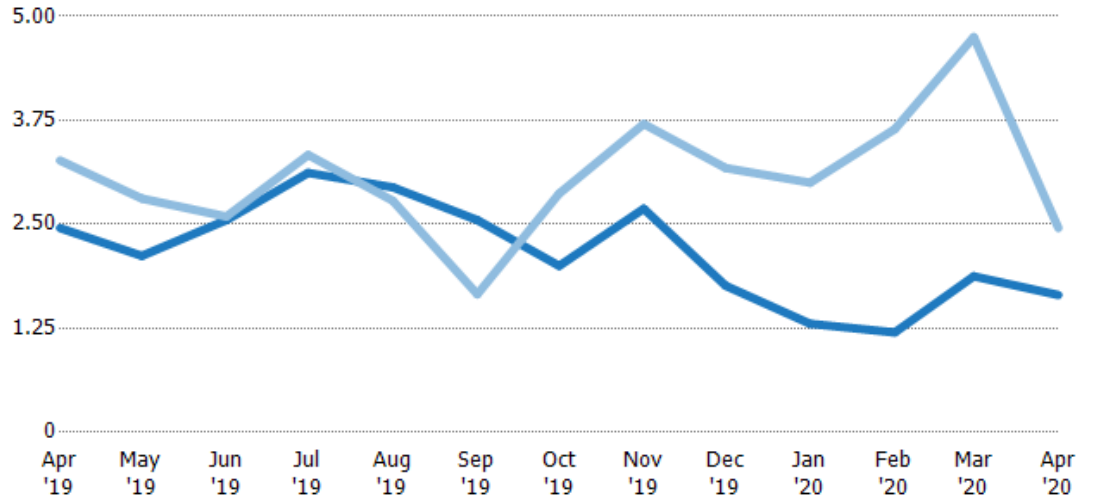
Months of Inventory

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
Apr '20	1.65	-32.8%
Apr '19	2.45	-24.9%
Apr '18	3.27	-6.1%



	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	2.45	2.12	2.55	3.12	2.94	2.55	2	2.69	1.76	1.3	1.2	1.88	1.65
Prior Year	3.27	2.81	2.59	3.33	2.78	1.66	2.87	3.71	3.18	3	3.64	4.75	2.45
Percent Change from Prior Year	-25%	-25%	-2%	-6%	6%	54%	-30%	-27%	-45%	-57%	-67%	-61%	-33%

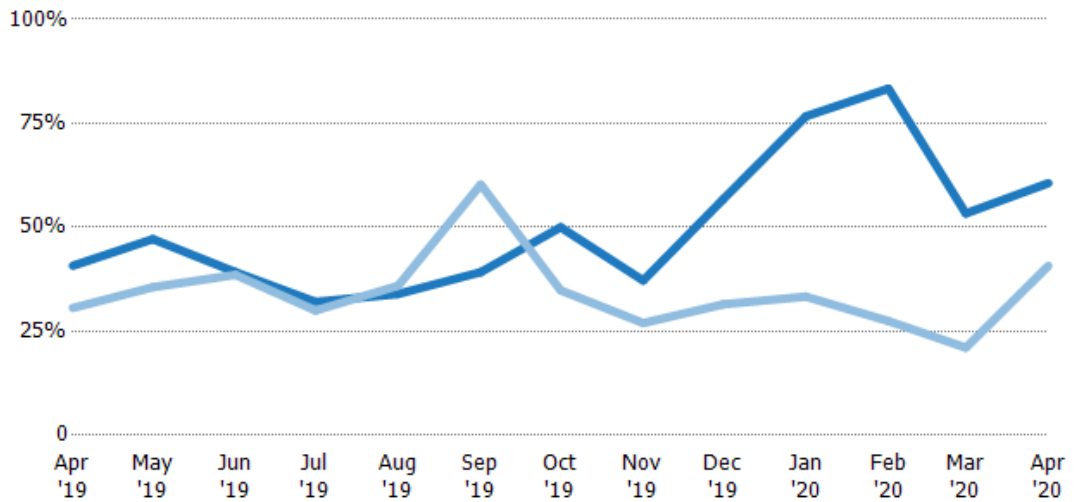
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
Apr '20	61%	-19.9%
Apr '19	41%	-10.1%
Apr '18	31%	6.5%



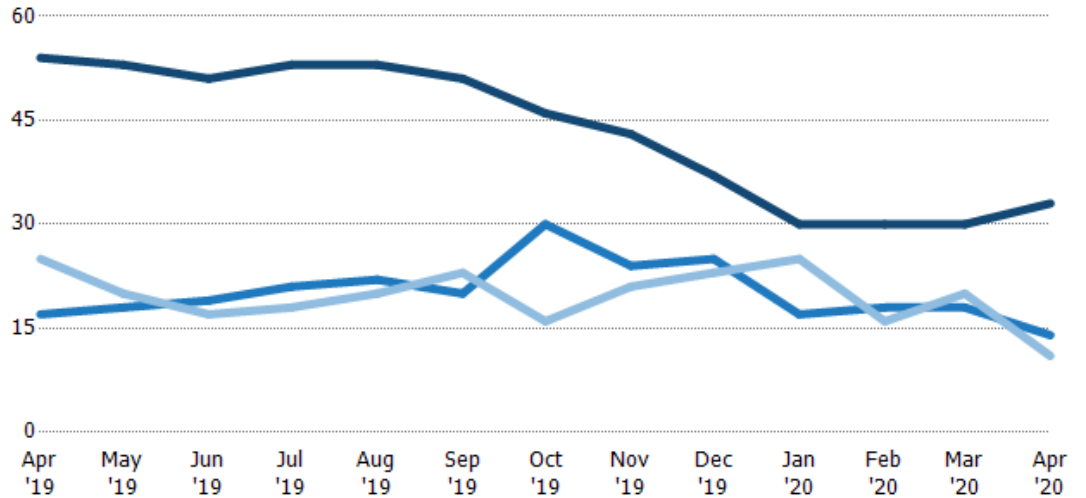
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	41%	47%	39%	32%	34%	39%	50%	37%	57%	77%	83%	53%	61%
Prior Year	31%	36%	39%	30%	36%	60%	35%	27%	31%	33%	27%	21%	41%
Change from Prior Year	-10%	-12%	-1%	-2%	2%	21%	-15%	-10%	-25%	-43%	-56%	-32%	-20%

Active/Pending/Sold Units

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



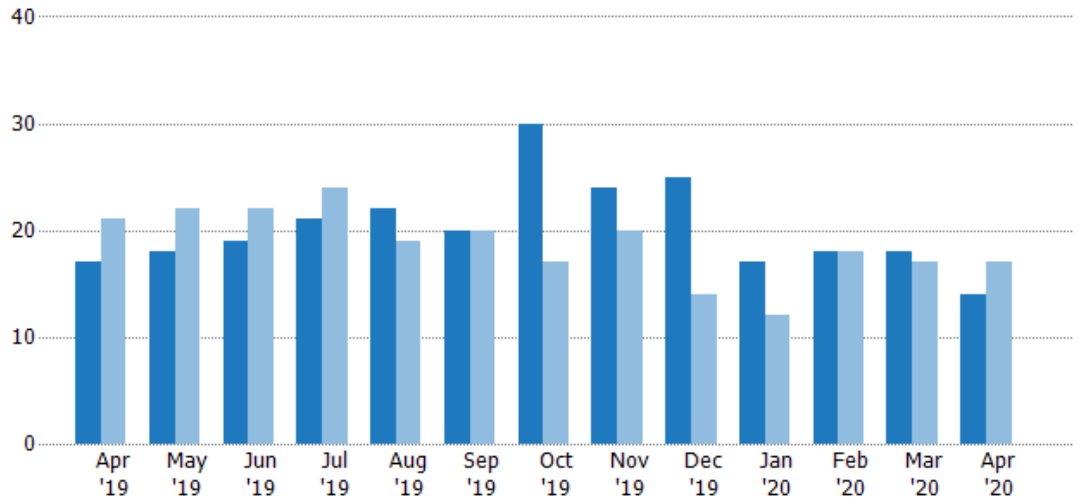
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Active	54	53	51	53	53	51	46	43	37	30	30	30	33
Pending	17	18	19	21	22	20	30	24	25	17	18	18	14
Sold	25	20	17	18	20	23	16	21	23	25	16	20	11

Pending Sales

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Current Year	Prior Year	% Chg.
Apr '20	14	17	-17.6%
Apr '19	17	21	-19%
Apr '18	21	24	-12.5%

Month/Year	Current Year	Prior Year	% Chg.
Apr '20	14	17	-17.6%
Apr '19	17	21	-19%
Apr '18	21	24	-12.5%

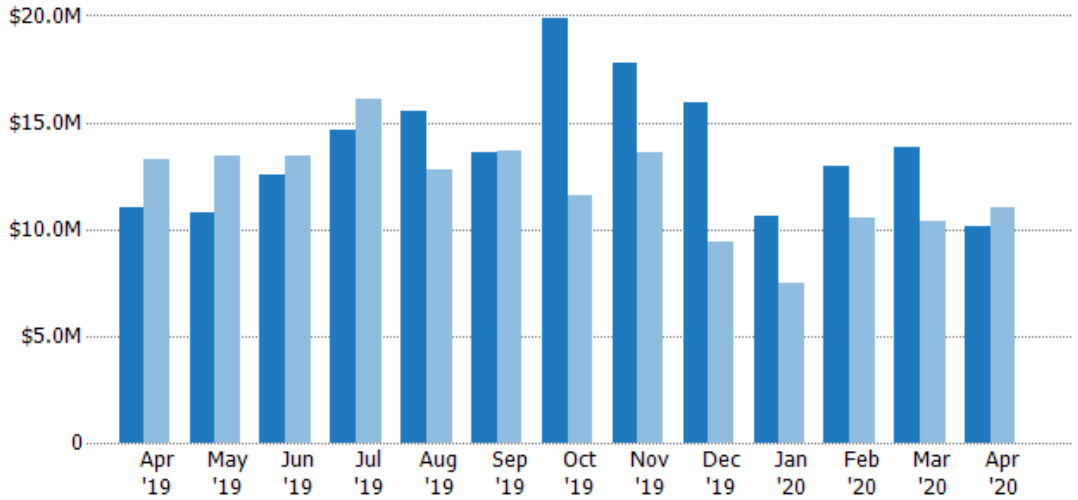
Pending Sales Volume

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Apr '20	\$10.2M	-7.6%
Apr '19	\$11M	-16.8%
Apr '18	\$13.2M	-17.1%



Current Year	\$11M	\$10.8M	\$12.5M	\$14.6M	\$15.5M	\$13.6M	\$19.9M	\$17.8M	\$16M	\$10.6M	\$12.9M	\$13.9M	\$10.2M
Prior Year	\$13.2M	\$13.5M	\$13.4M	\$16M	\$12.8M	\$13.7M	\$11.6M	\$13.6M	\$9.39M	\$7.44M	\$10.6M	\$10.4M	\$11M
Percent Change from Prior Year	-17%	-20%	-7%	-9%	21%	-1%	71%	30%	70%	43%	22%	34%	-8%

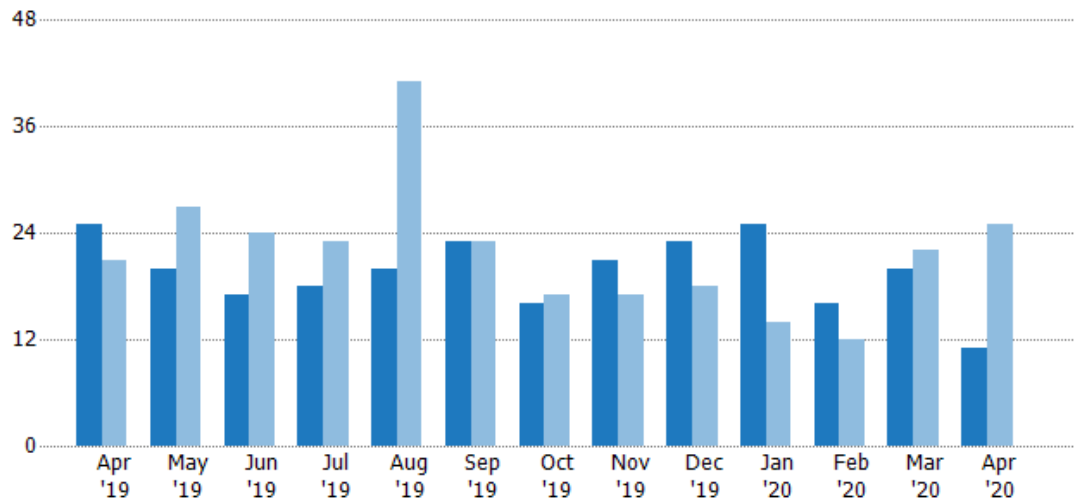
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Apr '20	11	-56%
Apr '19	25	19%
Apr '18	21	0%



Current Year	25	20	17	18	20	23	16	21	23	25	16	20	11
Prior Year	21	27	24	23	41	23	17	17	18	14	12	22	25
Percent Change from Prior Year	19%	-26%	-29%	-22%	-51%	0%	-6%	24%	28%	79%	33%	-9%	-56%

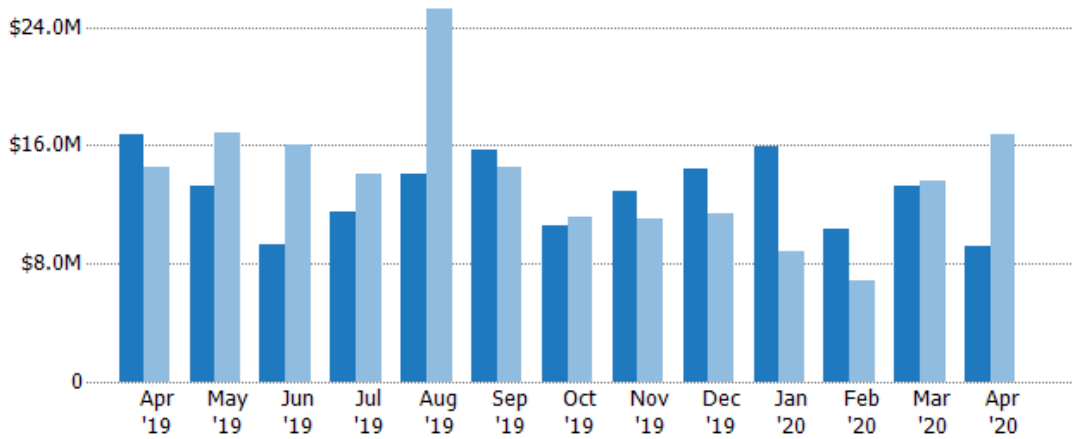
Closed Sales Volume

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Apr '20	\$9.16M	-45.3%
Apr '19	\$16.7M	15.5%
Apr '18	\$14.5M	-12.2%



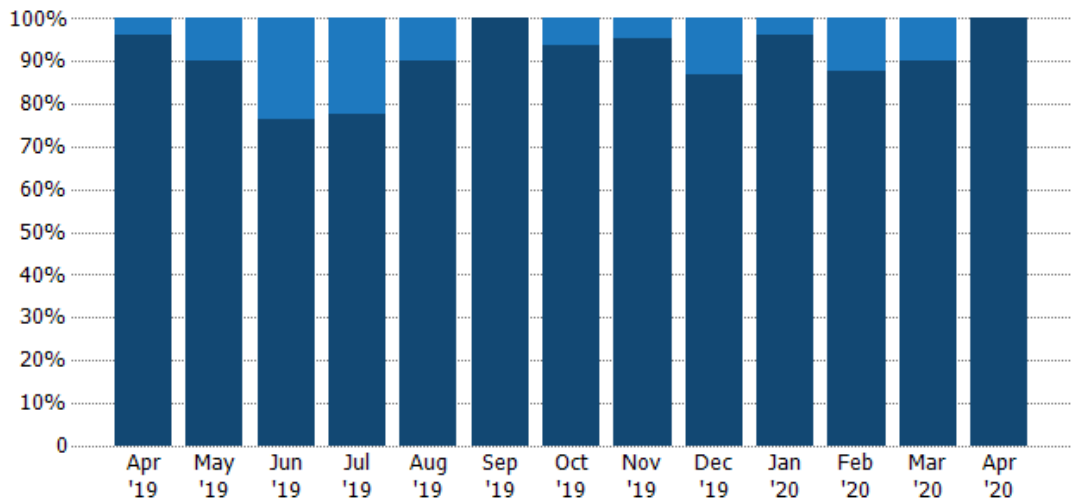
Current Year	\$16.7M	\$13.3M	\$9.27M	\$11.6M	\$14M	\$15.7M	\$10.6M	\$12.8M	\$14.4M	\$15.9M	\$10.3M	\$13.3M	\$9.16M
Prior Year	\$14.5M	\$16.9M	\$16.1M	\$14.1M	\$25.3M	\$14.6M	\$11.2M	\$11M	\$11.4M	\$8.87M	\$6.81M	\$13.6M	\$16.7M
Percent Change from Prior Year	16%	-21%	-42%	-18%	-45%	8%	-5%	17%	27%	79%	52%	-2%	-45%

Closed Sales by Property Type

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	4%	10%	24%	22%	10%	-	6%	5%	13%	4%	13%	10%	-
Single Family Residence	96%	90%	76%	78%	90%	100%	94%	95%	87%	96%	88%	90%	100%

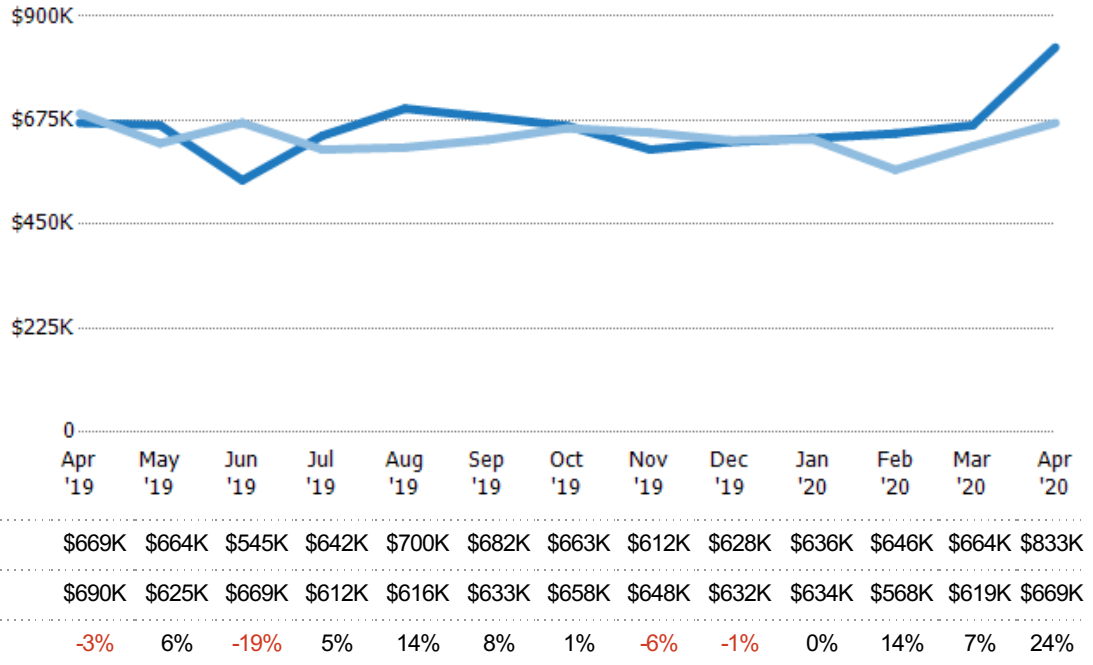
Average Sales Price

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Apr '20	\$833K	24.4%
Apr '19	\$669K	-2.9%
Apr '18	\$690K	-12.2%



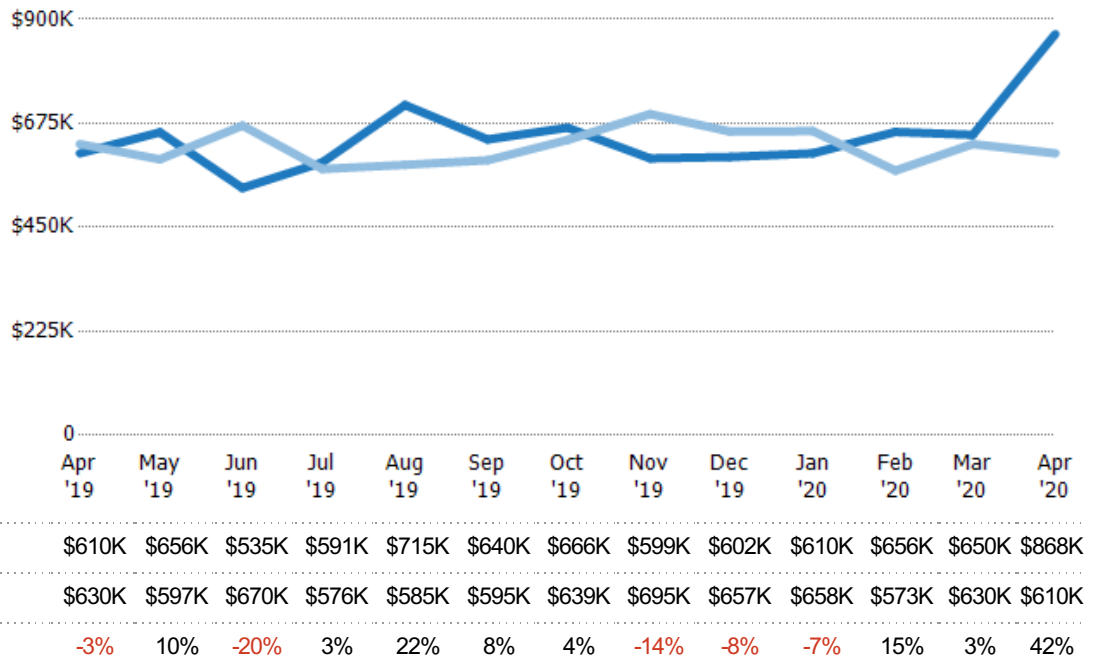
Median Sales Price

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Apr '20	\$868K	42.3%
Apr '19	\$610K	-3.2%
Apr '18	\$630K	-11.1%

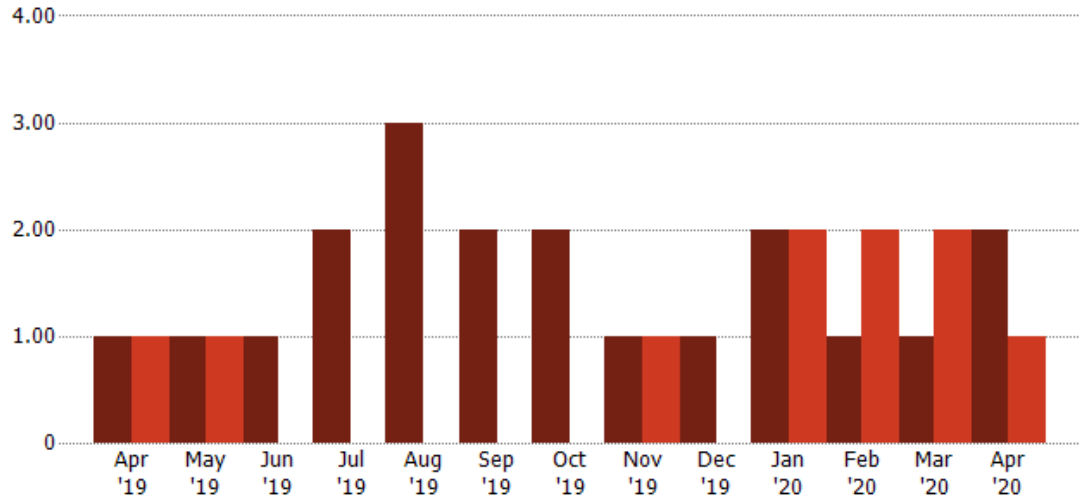


Distressed Listings

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



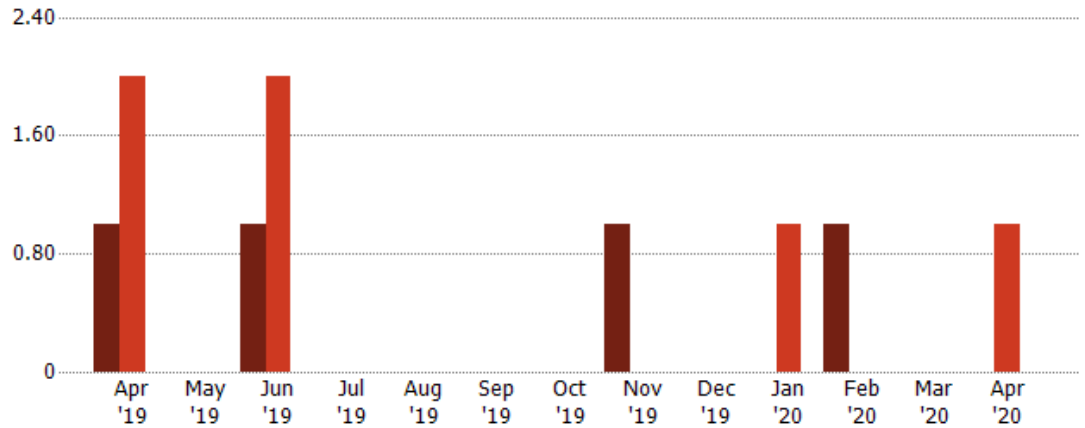
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	1	1	1	2	3	2	2	1	1	2	1	1	2
Prior Year	1	1	-	-	-	-	-	1	-	2	2	2	1
Percent Change from Prior Year	0%	0%	100%	100%	100%	100%	100%	0%	100%	0%	-50%	-50%	100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Tujunga, CA 91042
 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	-	-	1	-	-
Prior Year	2	-	2	-	-	-	-	-	-	1	-	-	1
Percent Change from Prior Year	-50%	-	-50%	-	-	-	-	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: Tujunga

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: Tujunga, CA 91042

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