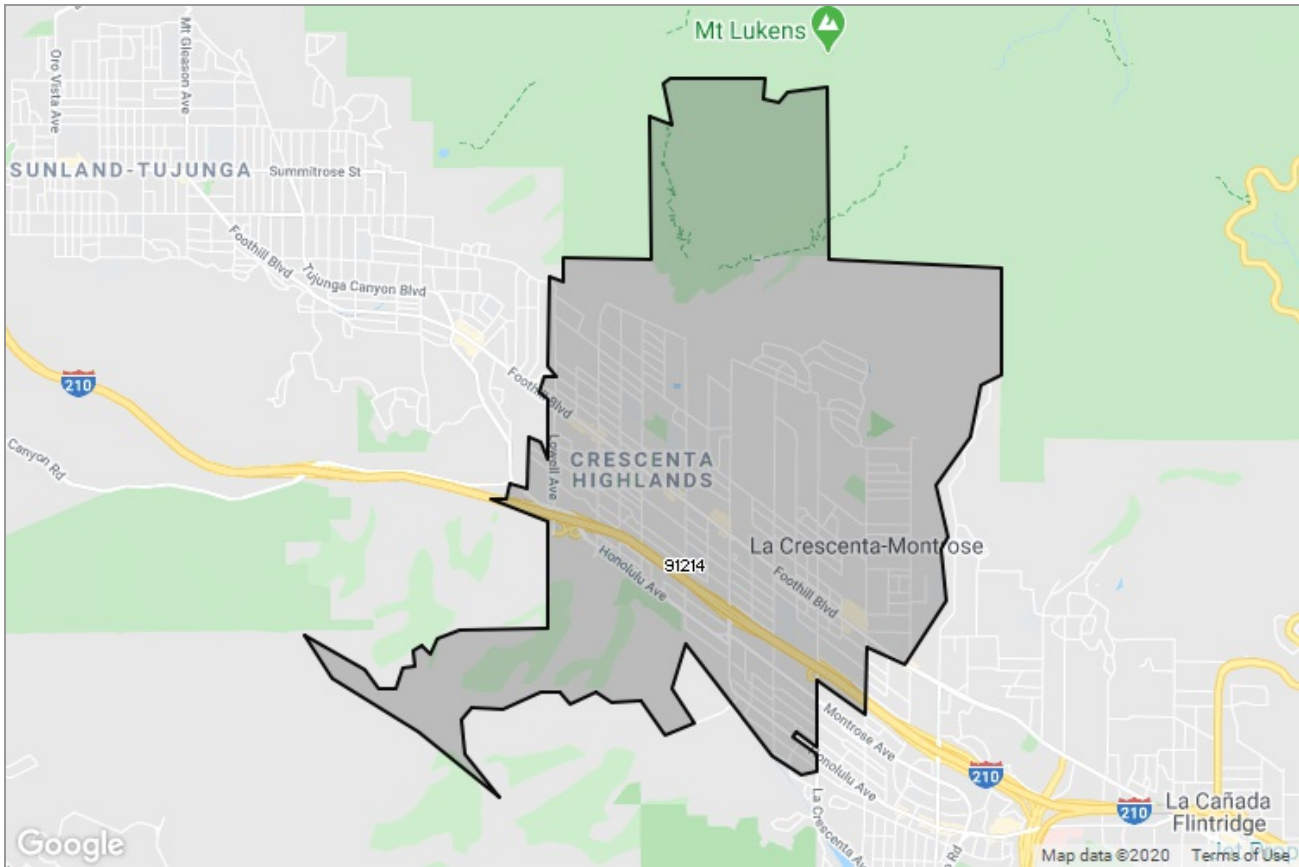




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

La Crescenta



Report Characteristics

Report Name:
La Crescenta

Report Date Range:
5/2019 – 5/2020

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 06/09/2020

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	May 2020	May 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	23	51	-54.9%	117	182	-35.7%
New Listing Volume	\$21,878,900	\$48,475,578	-54.9%	\$112,582,801	\$164,660,870	-31.6%
Active Listing Count	42	70	-40%	N/A	N/A	
Active Listing Volume	\$42,462,766	\$67,698,938	-37.3%	N/A	N/A	
Average Listing Price	\$1,011,018	\$967,128	+4.5%	\$958,429	\$902,255	+6.2%
Median Listing Price	\$950,000	\$906,500	+4.8%	\$890,791	\$867,307	+2.7%
Months of Inventory	3.8	2.7	+41.8%	2	2	+1.2%
Absorption Rate	26.19%	37.14%	-11%	49.78%	50.36%	-0.6%
Sales Activity Charts Metrics						
Pending Sales Count	23	21	+9.5%	N/A	N/A	
Pending Sales Volume	\$22,179,600	\$19,168,999	+15.7%	N/A	N/A	
Closed Sales Count	13	40	-67.5%	89	112	-20.5%
Closed Sales Volume	\$11,713,000	\$36,495,338	-67.9%	\$79,478,706	\$96,198,188	-17.4%
Average Sales Price	\$901,000	\$912,383	-1.2%	\$893,019	\$858,912	+4%
Median Sales Price	\$825,000	\$870,000	-5.2%	\$826,607	\$829,355	-0.3%
Distressed Charts Metrics						
Distressed Listing Count	-	1	-	N/A	N/A	

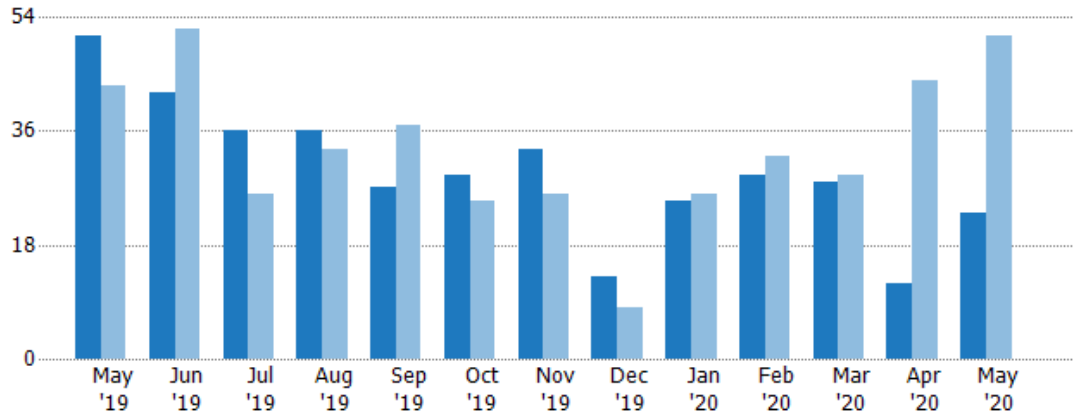
New Listings

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
May '20	23	-54.9%
May '19	51	18.6%
May '18	43	39.5%



Current Year	51	42	36	36	27	29	33	13	25	29	28	12	23
Prior Year	43	52	26	33	37	25	26	8	26	32	29	44	51
Percent Change from Prior Year	19%	-19%	38%	9%	-27%	16%	27%	63%	-4%	-9%	-3%	-73%	-55%

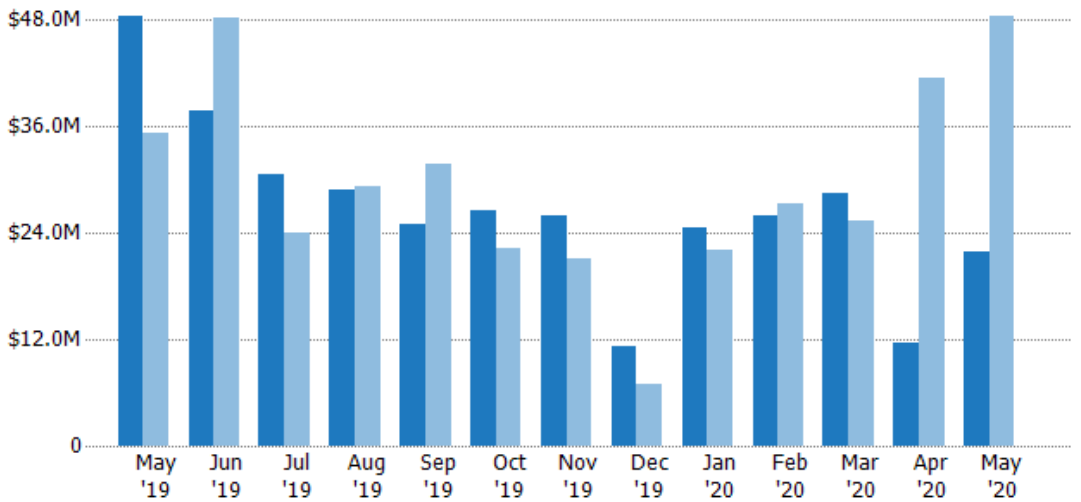
New Listing Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
May '20	\$21.9M	-54.9%
May '19	\$48.5M	37.8%
May '18	\$35.2M	29.7%



Current Year	\$48.5M	\$37.8M	\$30.6M	\$28.9M	\$25.1M	\$26.6M	\$26M	\$11.2M	\$24.6M	\$25.9M	\$28.5M	\$11.7M	\$21.9M
Prior Year	\$35.2M	\$48.3M	\$24M	\$29.3M	\$31.8M	\$22.2M	\$21.1M	\$6.96M	\$22M	\$27.3M	\$25.4M	\$41.5M	\$48.5M
Percent Change from Prior Year	38%	-22%	28%	-1%	-21%	20%	23%	60%	12%	-5%	12%	-72%	-55%

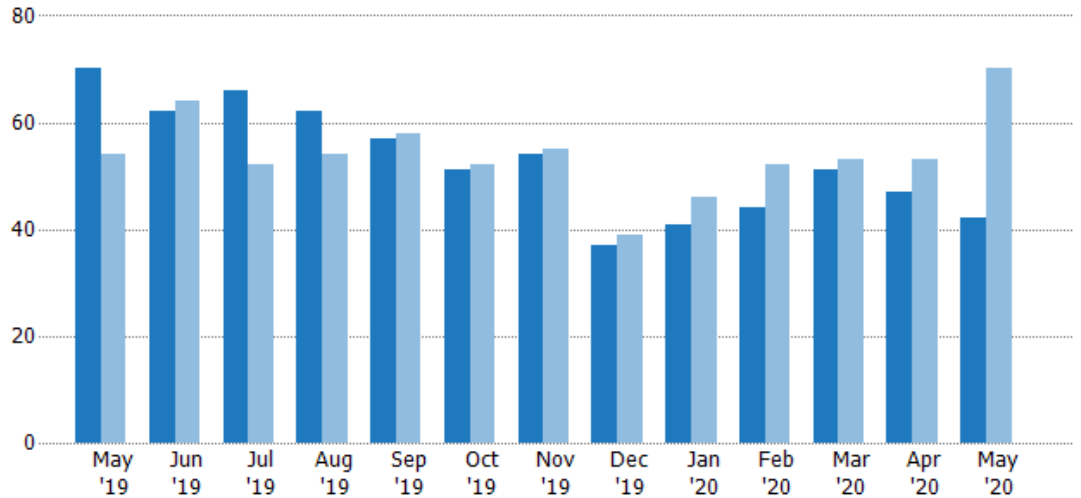
Active Listings

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
May '20	42	-40%
May '19	70	29.6%
May '18	54	42.6%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	70	62	66	62	57	51	54	37	41	44	51	47	42
Prior Year	54	64	52	54	58	52	55	39	46	52	53	53	70
Percent Change from Prior Year	30%	-3%	27%	15%	-2%	-2%	-2%	-5%	-11%	-15%	-4%	-11%	-40%

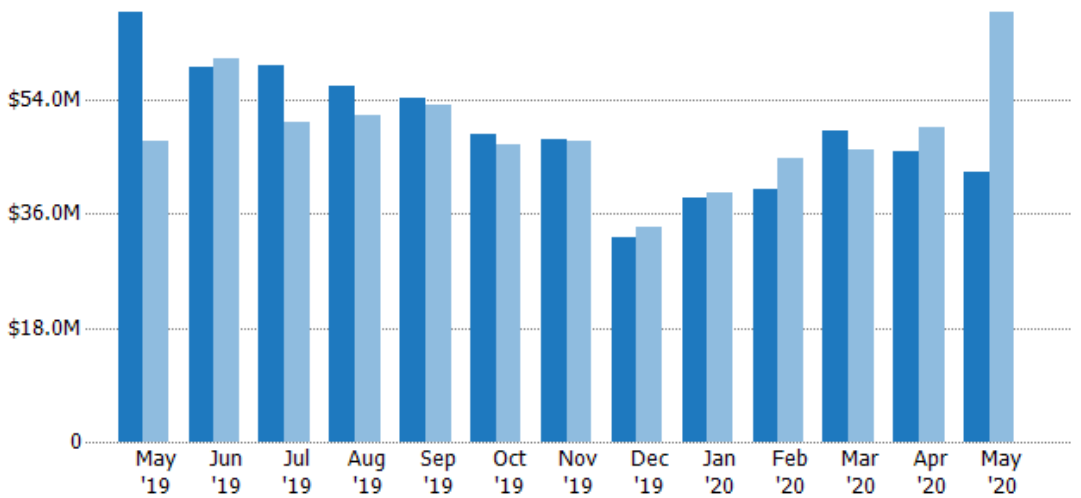
Active Listing Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
May '20	\$42.5M	-37.3%
May '19	\$67.7M	42.9%
May '18	\$47.4M	33.1%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$67.7M	\$59.1M	\$59.3M	\$56.3M	\$54.1M	\$48.7M	\$47.6M	\$32.3M	\$38.5M	\$39.8M	\$49.2M	\$45.8M	\$42.5M
Prior Year	\$47.4M	\$60.4M	\$50.5M	\$51.5M	\$53M	\$47M	\$47.4M	\$33.9M	\$39.3M	\$44.6M	\$46.1M	\$49.5M	\$67.7M
Percent Change from Prior Year	43%	-2%	18%	9%	2%	4%	0%	-5%	-2%	-11%	7%	-8%	-37%

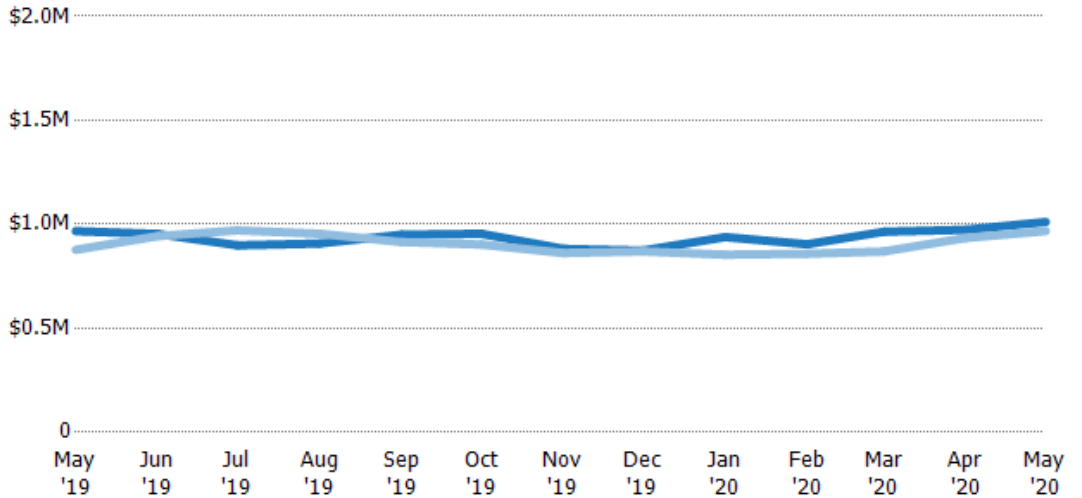
Average Listing Price

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
May '20	\$1.01M	4.5%
May '19	\$967K	10.2%
May '18	\$877K	-6.7%



Current Year	\$967K	\$953K	\$899K	\$908K	\$950K	\$954K	\$882K	\$874K	\$938K	\$904K	\$964K	\$974K	\$1.01M
Prior Year	\$877K	\$943K	\$971K	\$954K	\$915K	\$903K	\$862K	\$870K	\$854K	\$859K	\$869K	\$935K	\$967K
Percent Change from Prior Year	10%	1%	-7%	-5%	4%	6%	2%	0%	10%	5%	11%	4%	5%

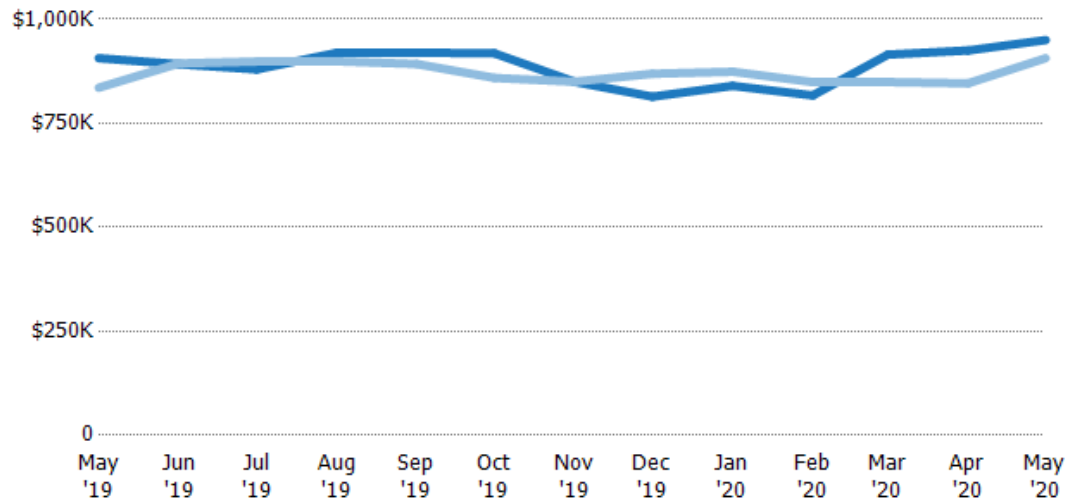
Median Listing Price

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
May '20	\$950K	4.8%
May '19	\$907K	8.5%
May '18	\$836K	-7.2%



Current Year	\$907K	\$892K	\$880K	\$920K	\$920K	\$918K	\$850K	\$814K	\$840K	\$817K	\$915K	\$925K	\$950K
Prior Year	\$836K	\$894K	\$899K	\$899K	\$893K	\$859K	\$850K	\$869K	\$874K	\$849K	\$849K	\$846K	\$907K
Percent Change from Prior Year	8%	0%	-2%	2%	3%	7%	0%	-6%	-4%	-4%	8%	9%	5%

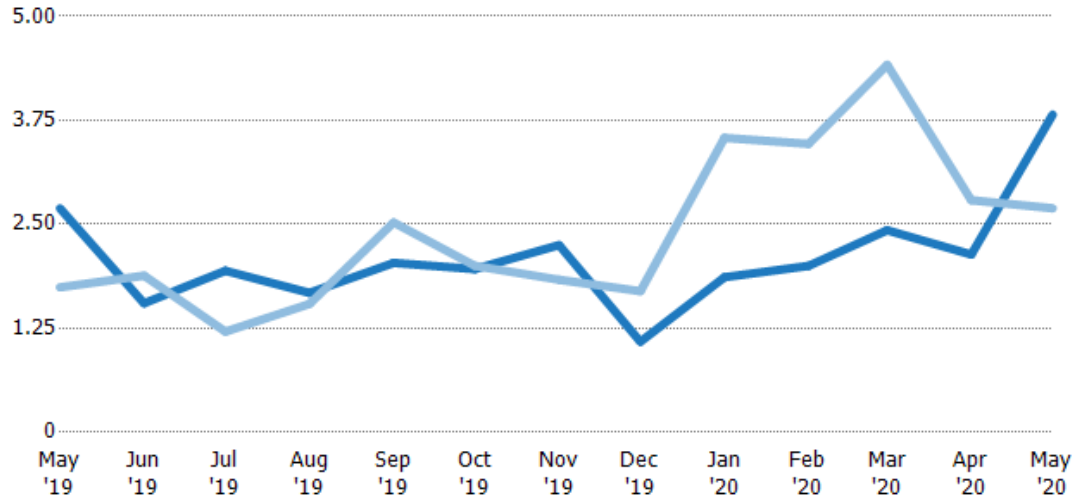
Months of Inventory

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Months	% Chg.
May '20	3.82	41.8%
May '19	2.69	54.6%
May '18	1.74	16.3%



Current Year	2.69	1.55	1.94	1.68	2.04	1.96	2.25	1.09	1.86	2	2.43	2.14	3.82
Prior Year	1.74	1.88	1.21	1.54	2.52	2	1.83	1.7	3.54	3.47	4.42	2.79	2.69
Percent Change from Prior Year	55%	-18%	61%	9%	-19%	-2%	23%	-36%	-47%	-42%	-45%	-23%	42%

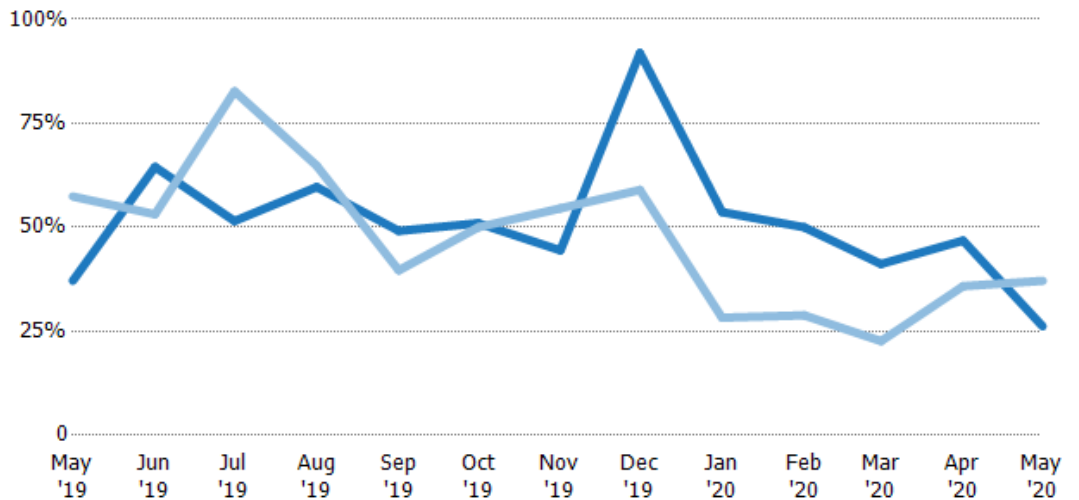
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Rate	Chg.
May '20	26%	11%
May '19	37%	20.3%
May '18	57%	-14%



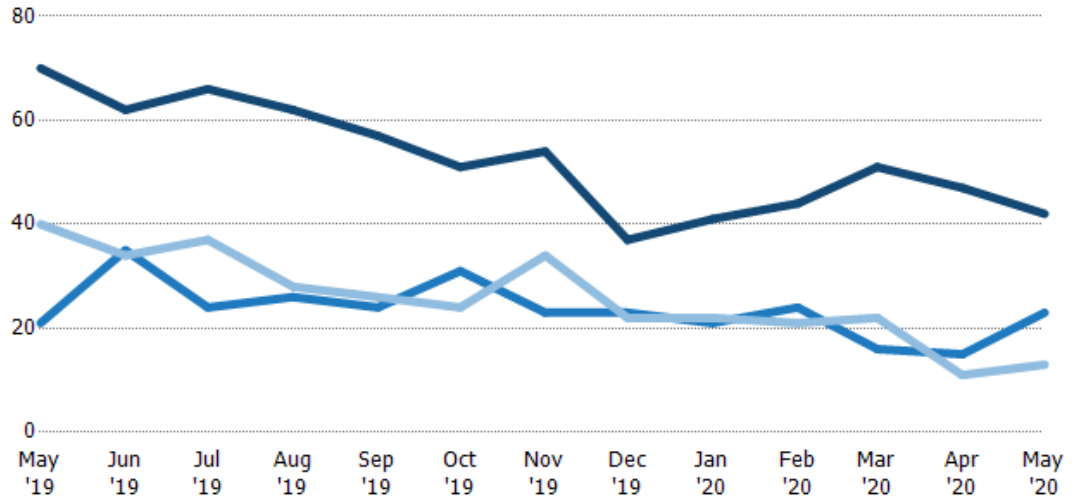
Current Year	37%	65%	52%	60%	49%	51%	44%	92%	54%	50%	41%	47%	26%
Prior Year	57%	53%	83%	65%	40%	50%	55%	59%	28%	29%	23%	36%	37%
Change from Prior Year	20%	-11%	31%	5%	-9%	-1%	10%	-33%	-25%	-21%	-19%	-11%	11%

Active/Pending/Sold Units

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



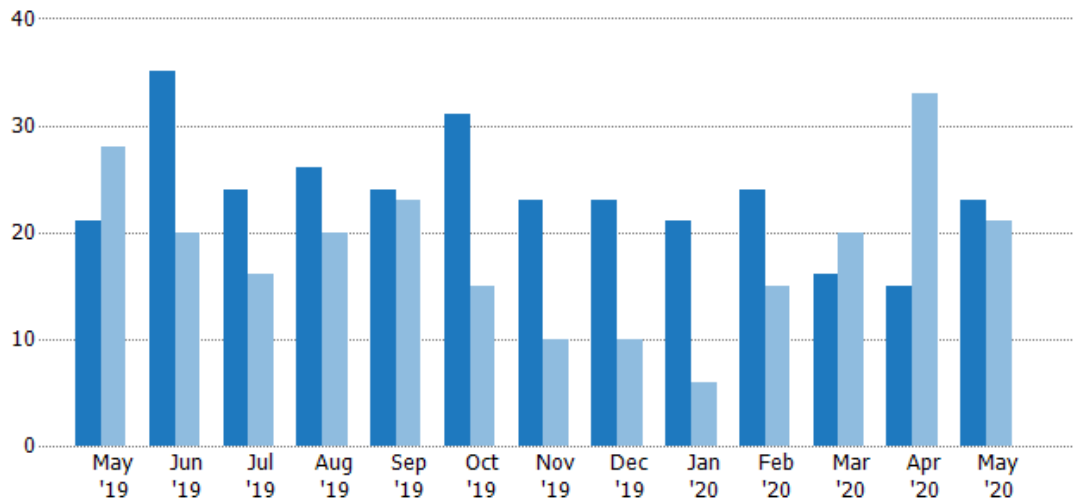
Active	70	62	66	62	57	51	54	37	41	44	51	47	42
Pending	21	35	24	26	24	31	23	23	21	24	16	15	23
Sold	40	34	37	28	26	24	34	22	22	21	22	11	13

Pending Sales

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Count	% Chg.
May '20	23	9.5%
May '19	21	-25%
May '18	28	-3.6%

Current Year	21	35	24	26	24	31	23	23	21	24	16	15	23
Prior Year	28	20	16	20	23	15	10	10	6	15	20	33	21
Percent Change from Prior Year	-25%	75%	50%	30%	4%	107%	130%	130%	250%	60%	-20%	-55%	10%

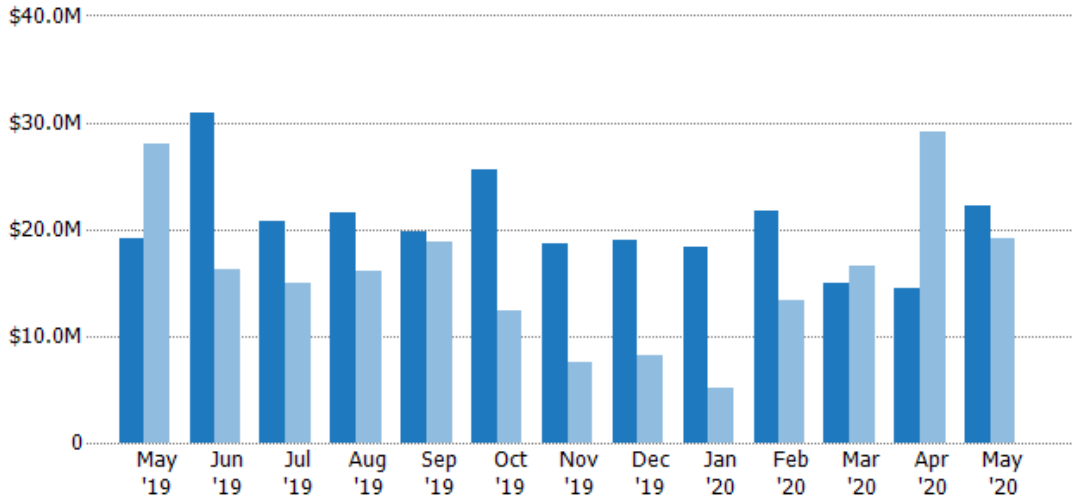
Pending Sales Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
May '20	\$22.2M	15.7%
May '19	\$19.2M	-31.5%
May '18	\$28M	-30.2%



Current Year	\$19.2M	\$31M	\$20.7M	\$21.5M	\$19.8M	\$25.5M	\$18.6M	\$19M	\$18.4M	\$21.7M	\$15M	\$14.5M	\$22.2M
Prior Year	\$28M	\$16.2M	\$14.9M	\$16.1M	\$18.8M	\$12.4M	\$7.61M	\$8.2M	\$5.14M	\$13.3M	\$16.6M	\$29.2M	\$19.2M
Percent Change from Prior Year	-32%	91%	39%	34%	5%	106%	145%	132%	258%	64%	-10%	-50%	16%

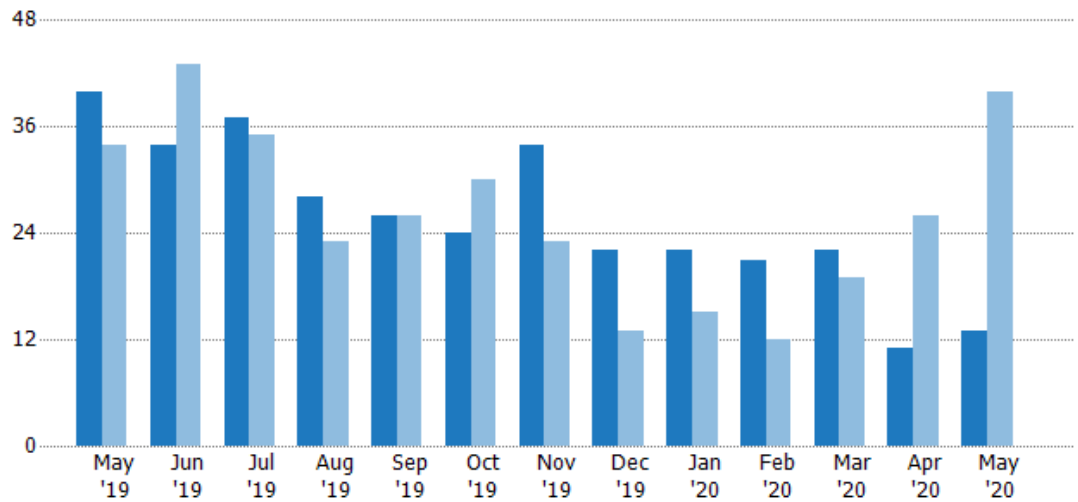
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
May '20	13	-67.5%
May '19	40	17.6%
May '18	34	8.8%



Current Year	40	34	37	28	26	24	34	22	22	21	22	11	13
Prior Year	34	43	35	23	26	30	23	13	15	12	19	26	40
Percent Change from Prior Year	18%	-21%	6%	22%	0%	-20%	48%	69%	47%	75%	16%	-58%	-68%

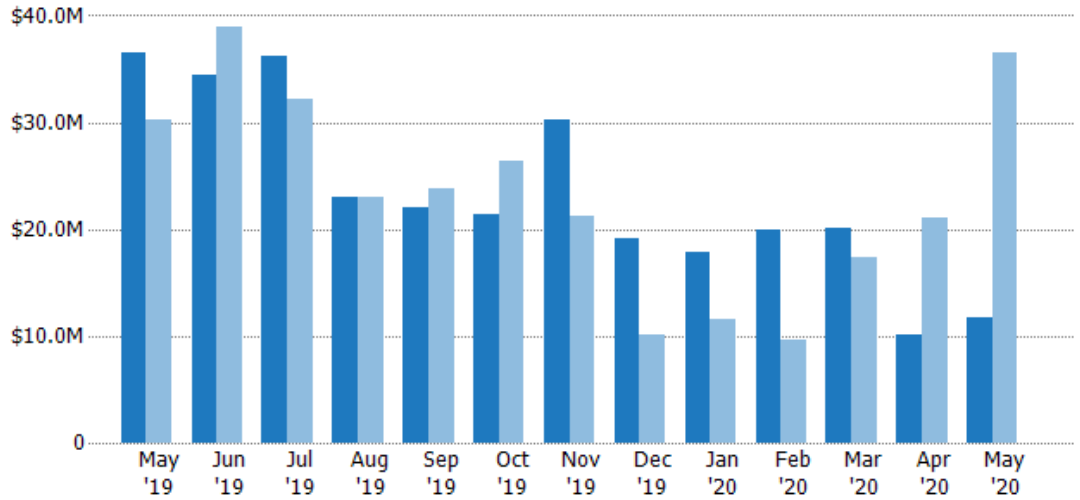
Closed Sales Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
May '20	\$11.7M	-67.9%
May '19	\$36.5M	20.6%
May '18	\$30.3M	-22.7%



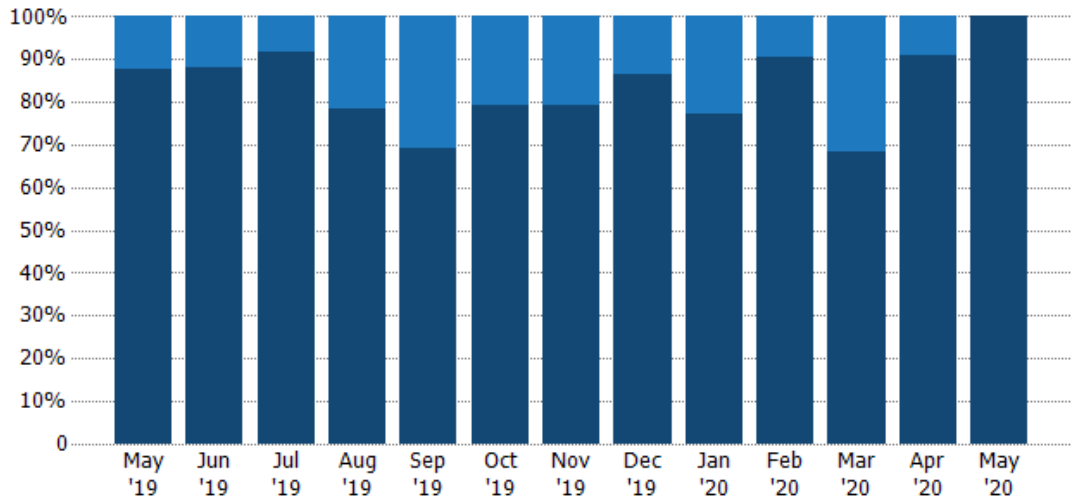
Current Year	\$36.5M	\$34.4M	\$36.1M	\$23M	\$22.1M	\$21.5M	\$30.2M	\$19.1M	\$17.8M	\$19.9M	\$20M	\$10.1M	\$11.7M
Prior Year	\$30.3M	\$38.9M	\$32.2M	\$23M	\$23.9M	\$26.3M	\$21.3M	\$10.2M	\$11.6M	\$9.68M	\$17.3M	\$21.1M	\$36.5M
Percent Change from Prior Year	21%	-12%	12%	0%	-7%	-19%	42%	88%	54%	105%	16%	-52%	-68%

Closed Sales by Property Type

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Condo/Townhouse	13%	12%	8%	21%	31%	21%	21%	14%	23%	10%	32%	9%	-
Single Family Residence	88%	88%	92%	79%	69%	79%	79%	86%	77%	90%	68%	91%	100%

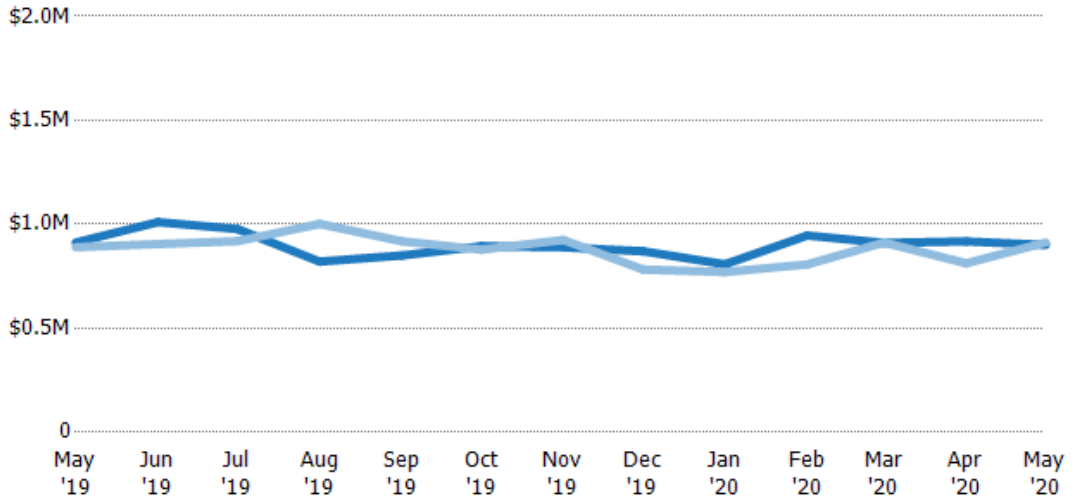
Average Sales Price

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
May '20	\$901K	-1.2%
May '19	\$912K	2.5%
May '18	\$890K	-29%



Current Year	\$912K	\$1.01M	\$977K	\$821K	\$850K	\$894K	\$889K	\$870K	\$808K	\$946K	\$911K	\$918K	\$901K
Prior Year	\$890K	\$905K	\$919K	\$1M	\$918K	\$878K	\$925K	\$783K	\$771K	\$807K	\$913K	\$812K	\$912K
Percent Change from Prior Year	3%	12%	6%	-18%	-7%	2%	-4%	11%	5%	17%	0%	13%	-1%

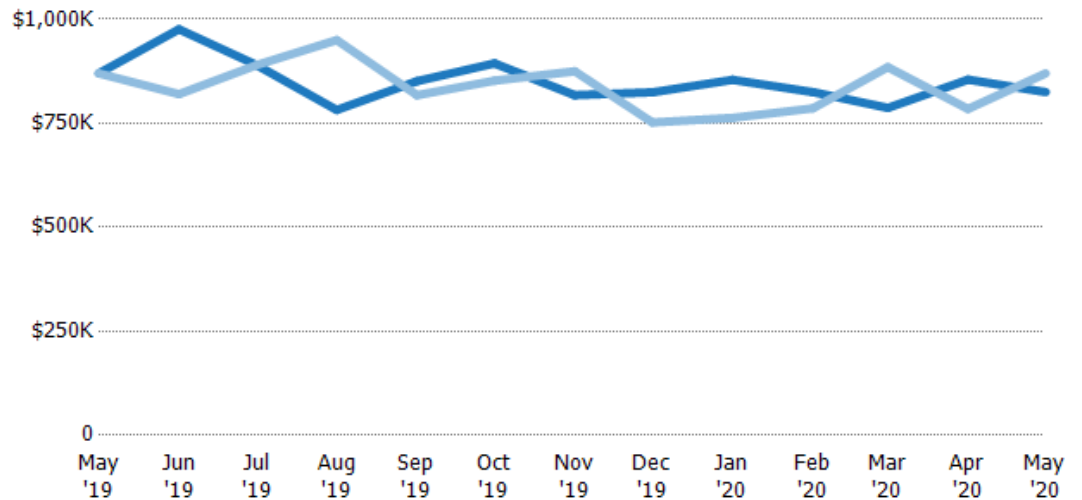
Median Sales Price

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
May '20	\$825K	-5.2%
May '19	\$870K	0%
May '18	\$870K	-27%



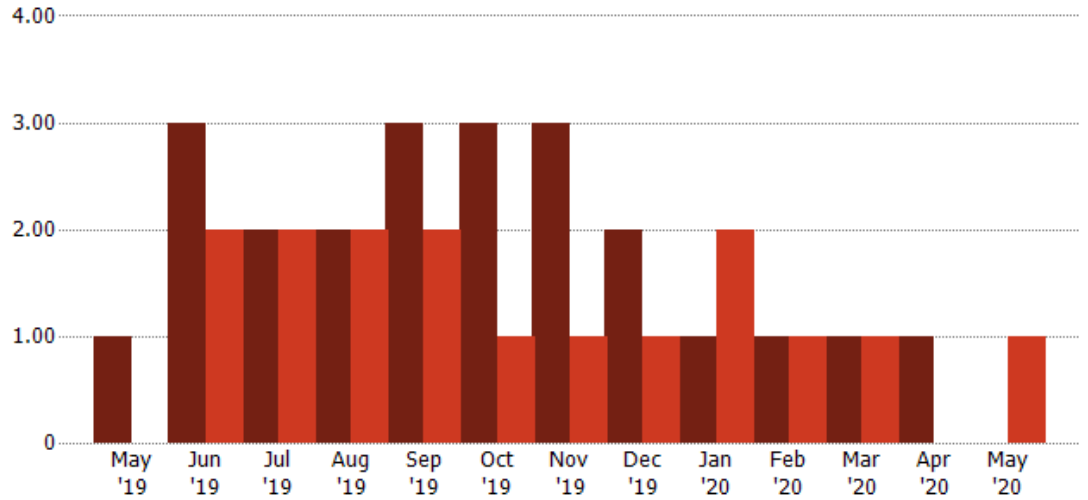
Current Year	\$870K	\$976K	\$890K	\$782K	\$851K	\$894K	\$818K	\$825K	\$855K	\$825K	\$787K	\$855K	\$825K
Prior Year	\$870K	\$820K	\$890K	\$950K	\$818K	\$853K	\$875K	\$752K	\$763K	\$786K	\$885K	\$785K	\$870K
Percent Change from Prior Year	0%	19%	0%	-18%	4%	5%	-7%	10%	12%	5%	-11%	9%	-5%

Distressed Listings

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



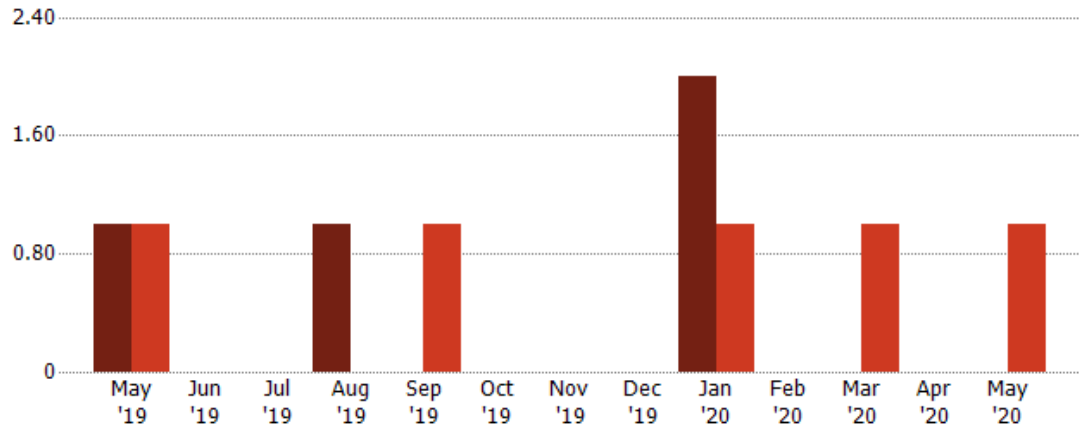
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	1	3	2	2	3	3	3	2	1	1	1	1	-
Prior Year	-	2	2	2	2	1	1	1	2	1	1	-	1
Percent Change from Prior Year	100%	50%	0%	0%	50%	200%	200%	100%	-50%	0%	0%	100%	-100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



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

Run Date: 06/09/2020

Scheduled: No

Report Date Range: From 5/2019 To: 5/2020

Information Included

- | | |
|--|--|
| <input checked="" type="checkbox"/> Include Cover Sheet | <input checked="" type="checkbox"/> Averages |
| <input checked="" type="checkbox"/> Include Key Metric Summary * | <input checked="" type="checkbox"/> Include Appendix |
| <input type="checkbox"/> Include Metrics By | <input checked="" type="checkbox"/> 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: La Crescenta, CA 91214

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 5/2020 data

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