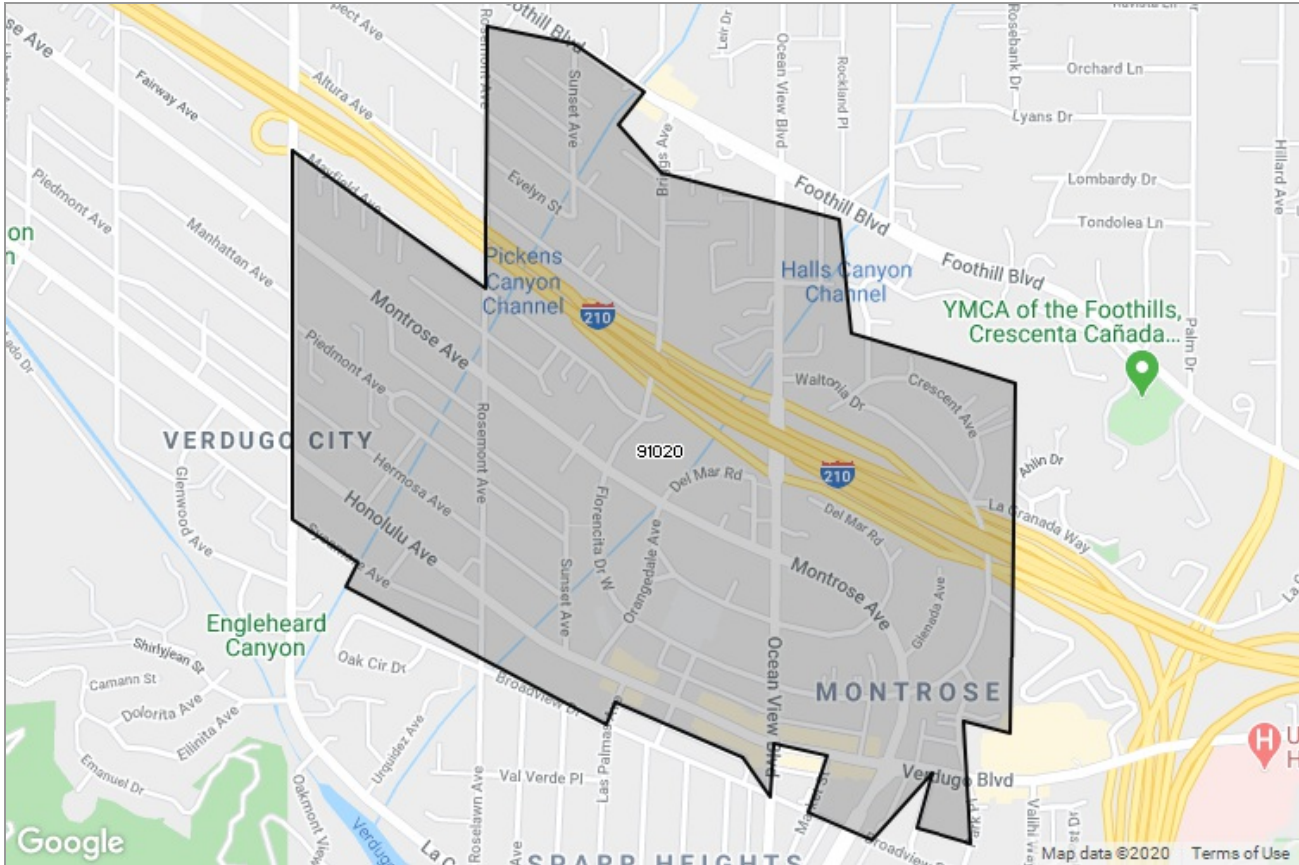




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Montrose



## Report Characteristics

**Report Name:**  
Montrose

**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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	6	6	+ -	17	31	-45.2%
New Listing Volume	\$5,011,000	\$5,155,490	-2.8%	\$12,996,600	\$26,352,843	-50.7%
Active Listing Count	6	16	-62.5%	N/A	N/A	
Active Listing Volume	\$5,181,000	\$14,095,677	-63.2%	N/A	N/A	
Average Listing Price	\$863,500	\$880,980	-2%	\$845,407	\$846,185	-0.1%
Median Listing Price	\$814,000	\$859,000	-5.2%	\$772,093	\$799,417	-3.4%
Months of Inventory	1.5	4	-62.5%	1.5	8	-81.6%
Absorption Rate	66.67%	25%	+41.7%	67.86%	12.5%	+55.4%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	3	7	-57.1%	N/A	N/A	
Pending Sales Volume	\$3,433,000	\$5,153,890	-33.4%	N/A	N/A	
Closed Sales Count	2	8	-75%	18	19	-5.3%
Closed Sales Volume	\$1,335,000	\$6,007,000	-77.8%	\$14,080,200	\$15,380,000	-8.5%
Average Sales Price	\$667,500	\$750,875	-11.1%	\$782,233	\$809,474	-3.4%
Median Sales Price	\$667,500	\$724,500	-7.9%	\$783,556	\$816,526	-4%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

## New Listings

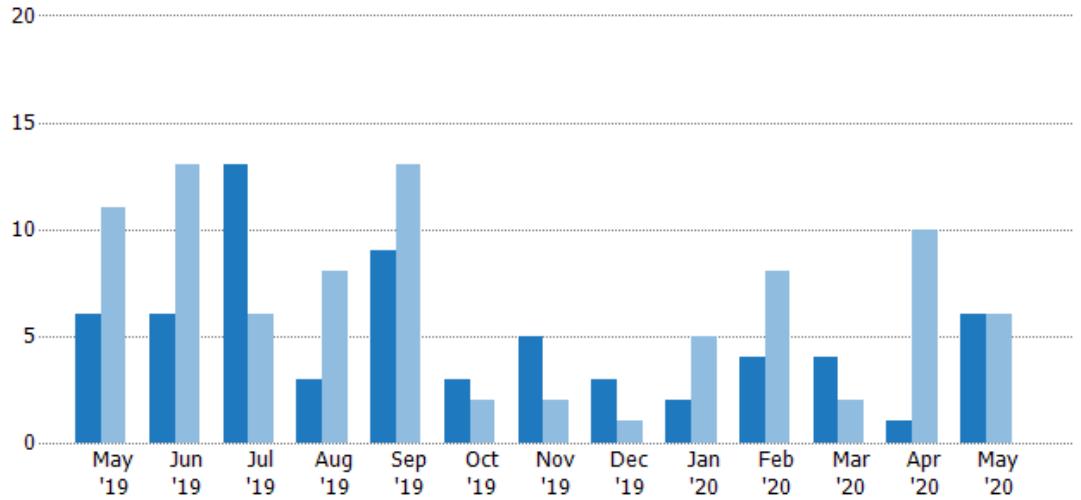
The number of new residential listings that were added each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Count	% Chg.
May '20	6	0%
May '19	6	-45.5%
May '18	11	-72.7%



Current Year	6	6	13	3	9	3	5	3	2	4	4	1	6
Prior Year	11	13	6	8	13	2	2	1	5	8	2	10	6
Percent Change from Prior Year	-45%	-54%	117%	-63%	-31%	50%	150%	200%	-60%	-50%	100%	-90%	0%

## New Listing Volume

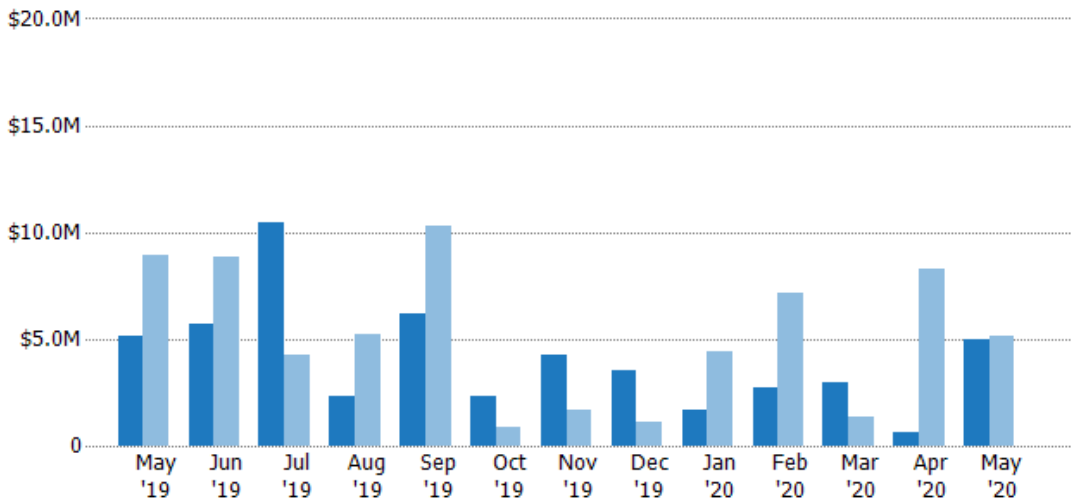
The sum of the listing price of residential listings that were added each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Volume	% Chg.
May '20	\$5.01M	-2.8%
May '19	\$5.16M	-42.4%
May '18	\$8.95M	-79.1%



Current Year	\$5.16M	\$5.7M	\$10.4M	\$2.3M	\$6.23M	\$2.32M	\$4.24M	\$3.54M	\$1.65M	\$2.7M	\$2.99M	\$649K	\$5.01M
Prior Year	\$8.95M	\$8.82M	\$4.22M	\$5.2M	\$10.3M	\$854K	\$1.64M	\$1.15M	\$4.41M	\$7.14M	\$1.34M	\$8.31M	\$5.16M
Percent Change from Prior Year	-42%	-35%	147%	-56%	-40%	171%	159%	208%	-63%	-62%	123%	-92%	-3%

## Active Listings

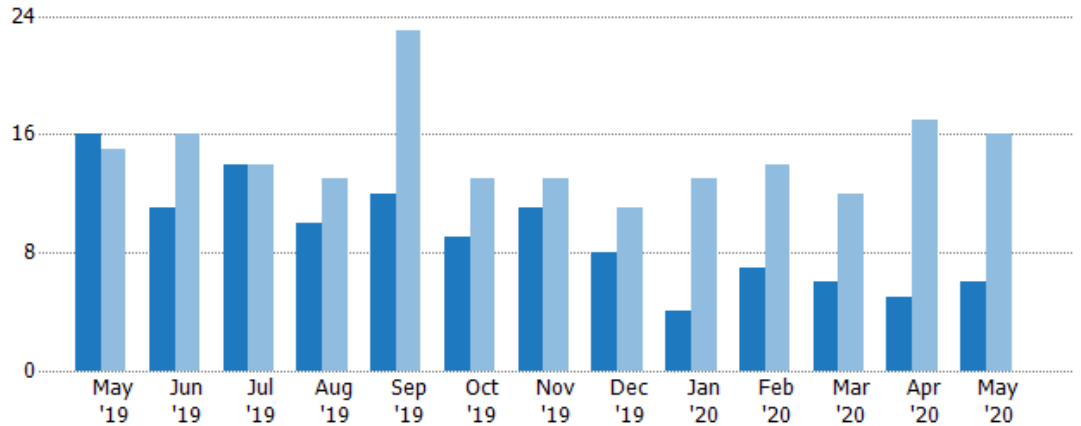
The number of active residential listings at the end of each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Count	% Chg.
May '20	6	-62.5%
May '19	16	6.7%
May '18	15	-66.7%



	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	16	11	14	10	12	9	11	8	4	7	6	5	6
Prior Year	15	16	14	13	23	13	13	11	13	14	12	17	16
Percent Change from Prior Year	7%	-31%	0%	-23%	-48%	-31%	-15%	-27%	-69%	-50%	-50%	-71%	-63%

## Active Listing Volume

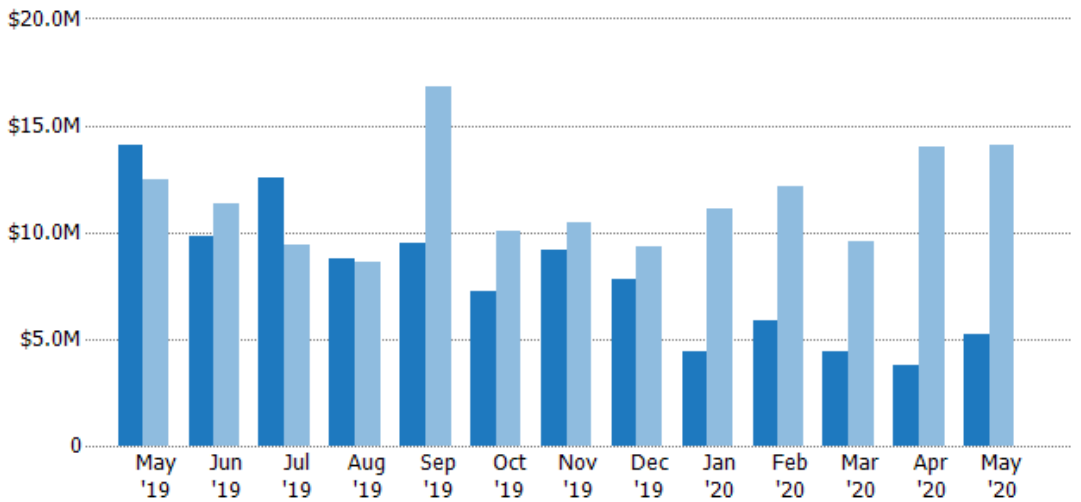
The sum of the listing price of active residential listings at the end of each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Volume	% Chg.
May '20	\$5.18M	-63.2%
May '19	\$14.1M	13%
May '18	\$12.5M	-74.5%



	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	\$14.1M	\$9.8M	\$12.5M	\$8.75M	\$9.5M	\$7.24M	\$9.19M	\$7.78M	\$4.44M	\$5.87M	\$4.4M	\$3.78M	\$5.18M
Prior Year	\$12.5M	\$11.4M	\$9.43M	\$8.59M	\$16.8M	\$10.1M	\$10.5M	\$9.36M	\$11.1M	\$12.1M	\$9.59M	\$14M	\$14.1M
Percent Change from Prior Year	13%	-14%	33%	2%	-44%	-28%	-12%	-17%	-60%	-52%	-54%	-73%	-63%

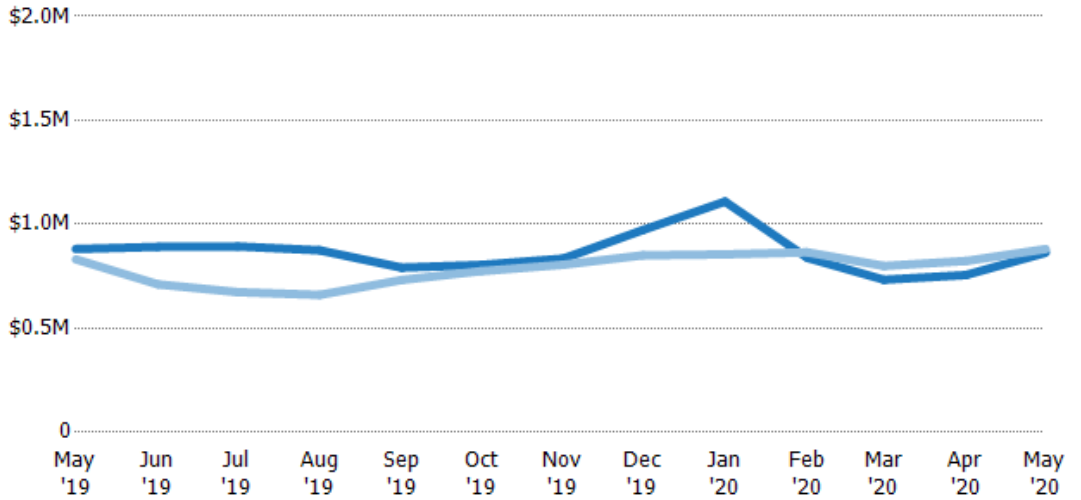
## Average Listing Price

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	Current Year Price	Prior Year Price	Percent Change from Prior Year
May '19	\$881K	\$832K	6%
Jun '19	\$891K	\$711K	25%
Jul '19	\$893K	\$674K	33%
Aug '19	\$875K	\$660K	32%
Sep '19	\$791K	\$732K	8%
Oct '19	\$805K	\$775K	4%
Nov '19	\$835K	\$806K	4%
Dec '19	\$972K	\$851K	14%
Jan '20	\$1.11M	\$855K	30%
Feb '20	\$839K	\$865K	-3%
Mar '20	\$733K	\$800K	-8%
Apr '20	\$756K	\$824K	-8%
May '20	\$864K	\$881K	-2%

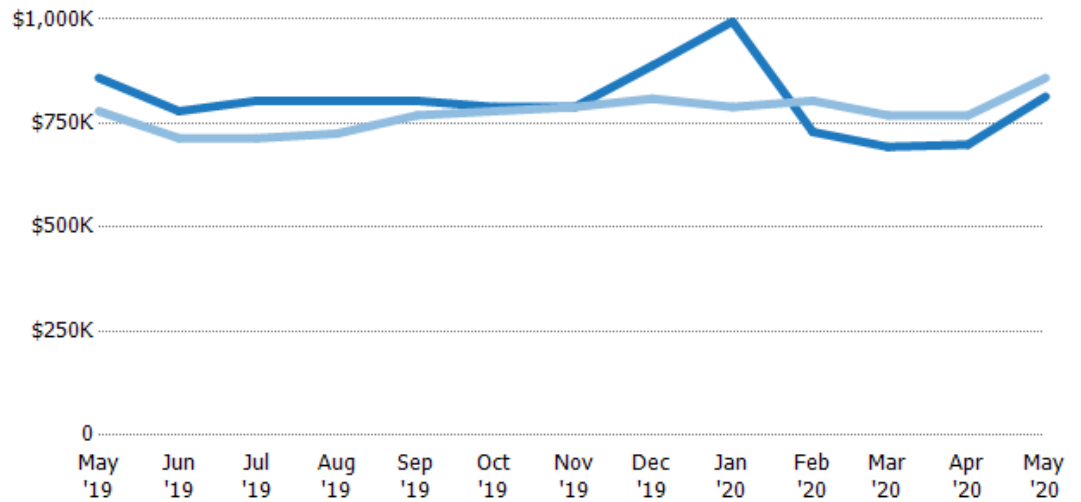
## Median Listing Price

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	Current Year Price	Prior Year Price	Percent Change from Prior Year
May '19	\$859K	\$779K	10%
Jun '19	\$779K	\$714K	9%
Jul '19	\$804K	\$714K	13%
Aug '19	\$804K	\$725K	11%
Sep '19	\$804K	\$769K	5%
Oct '19	\$789K	\$779K	1%
Nov '19	\$789K	\$789K	0%
Dec '19	\$889K	\$809K	10%
Jan '20	\$995K	\$789K	26%
Feb '20	\$729K	\$804K	-9%
Mar '20	\$693K	\$769K	-10%
Apr '20	\$699K	\$769K	-9%
May '20	\$814K	\$859K	-5%

## Months of Inventory

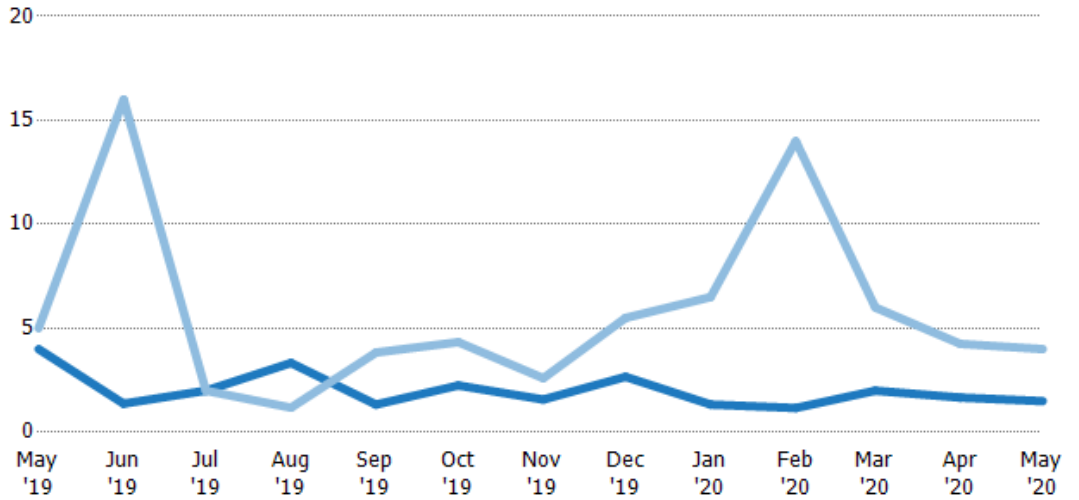
The number of months it would take to exhaust active listings at the current sales rate.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Months	% Chg.
May '20	1.5	-62.5%
May '19	4	-20%
May '18	5	-75%



Current Year	4	1.38	2	3.33	1.33	2.25	1.57	2.67	1.33	1.17	2	1.67	1.5
Prior Year	5	16	2	1.18	3.83	4.33	2.6	5.5	6.5	14	6	4.25	4
Percent Change from Prior Year	-20%	-91%	0%	182%	-65%	-48%	-40%	-52%	-79%	-92%	-67%	-61%	-63%

## Absorption Rate

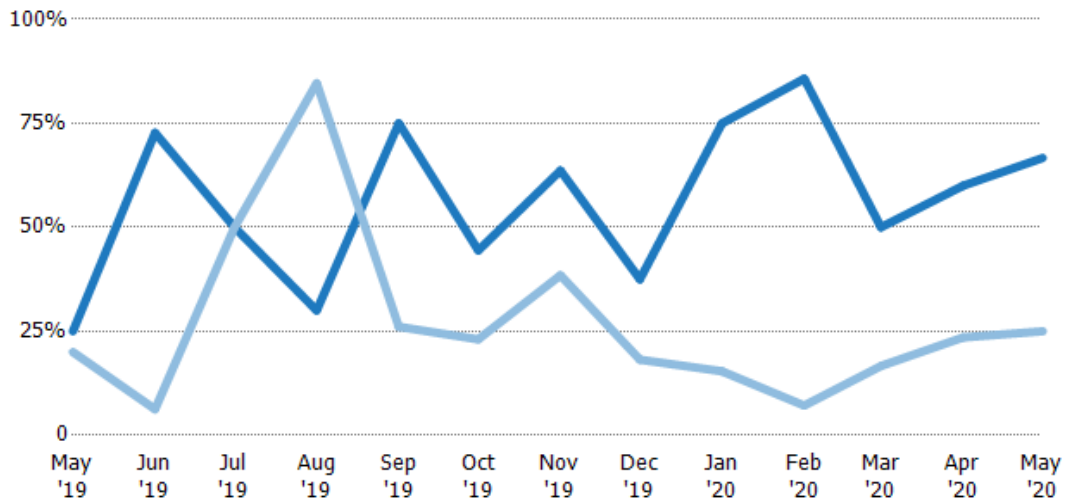
The percentage of inventory sold per month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Rate	Chg.
May '20	67%	-41.7%
May '19	25%	-5%
May '18	20%	300%



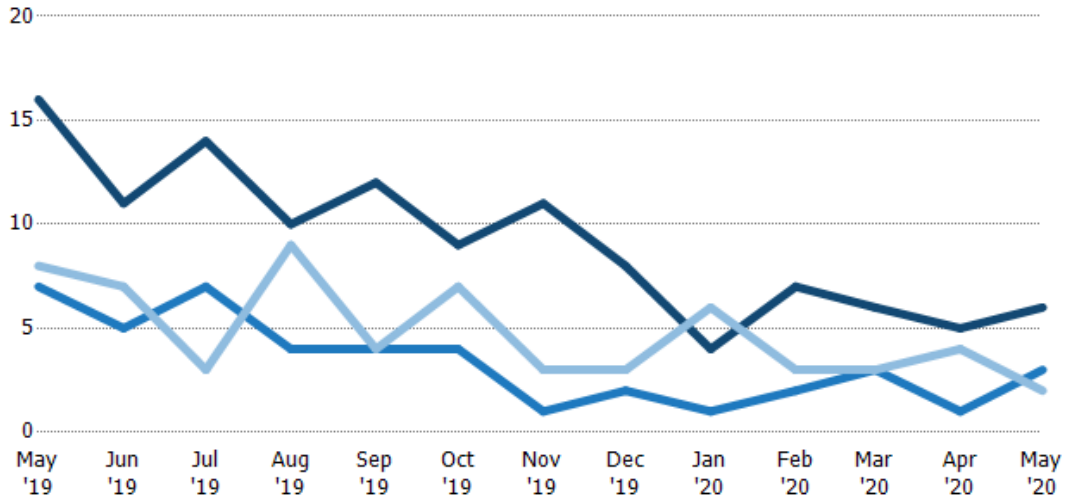
Current Year	25%	73%	50%	30%	75%	44%	64%	38%	75%	86%	50%	60%	67%
Prior Year	20%	6%	50%	85%	26%	23%	38%	18%	15%	7%	17%	24%	25%
Change from Prior Year	-5%	-66%	0%	55%	-49%	-21%	-25%	-19%	-60%	-79%	-33%	-36%	-42%

## 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



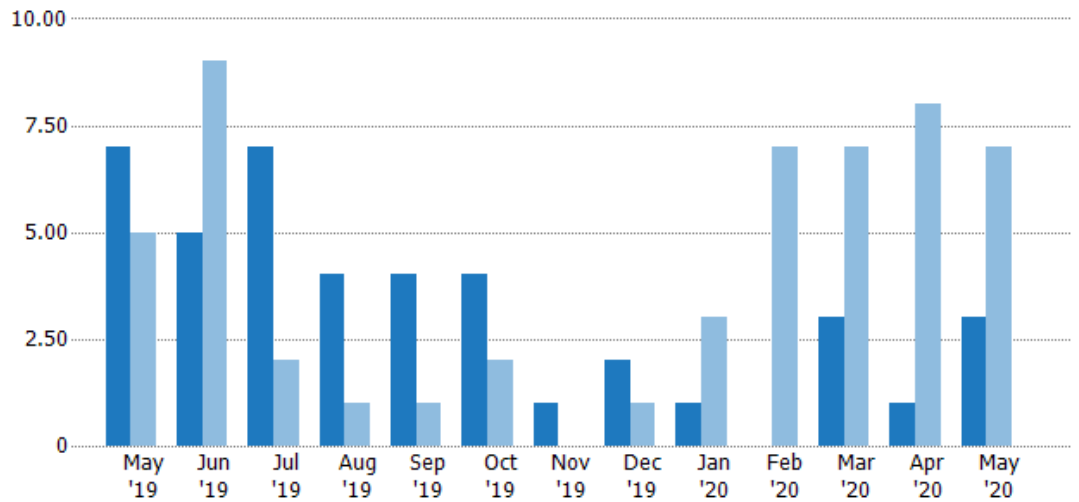
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Active	16	11	14	10	12	9	11	8	4	7	6	5	6
Pending	7	5	7	4	4	4	1	2	1	2	3	1	3
Sold	8	7	3	9	4	7	3	3	6	3	3	4	2

## 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



Current Year	7	5	7	4	4	4	1	2	1	-	3	1	3
Prior Year	5	9	2	1	1	2	-	1	3	7	7	8	7
Percent Change from Prior Year	40%	-44%	250%	300%	300%	100%	100%	100%	-67%	-100%	-57%	-88%	-57%

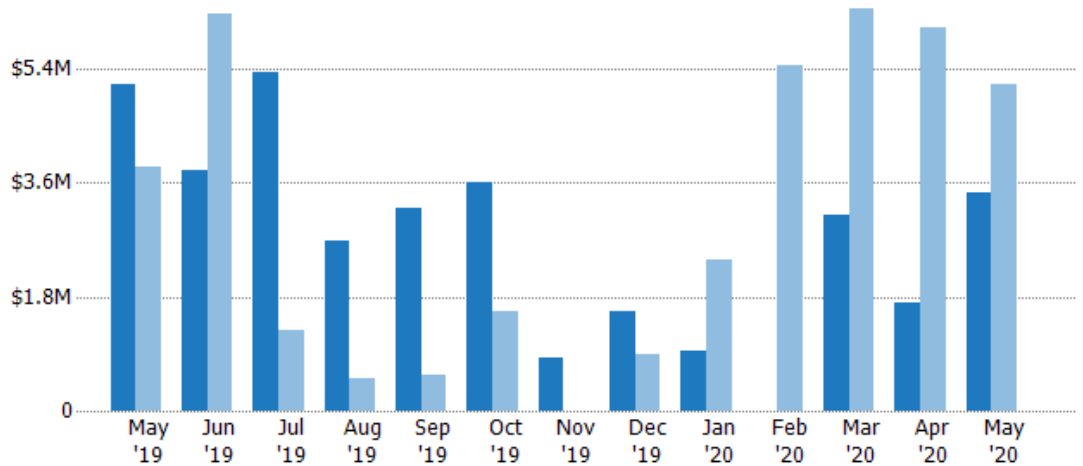
## Pending Sales Volume

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	\$5.15M	\$3.8M	\$5.35M	\$2.69M	\$3.19M	\$3.62M	\$849K	\$1.57M	\$950K	-	\$3.08M	\$1.7M	\$3.43M
Prior Year	\$3.86M	\$6.28M	\$1.28M	\$499K	\$560K	\$1.58M	-	\$879K	\$2.38M	\$5.46M	\$6.36M	\$6.06M	\$5.15M
Percent Change from Prior Year	34%	-40%	319%	438%	469%	129%	100%	78%	-60%	-100%	-52%	-72%	-33%

## Closed Sales

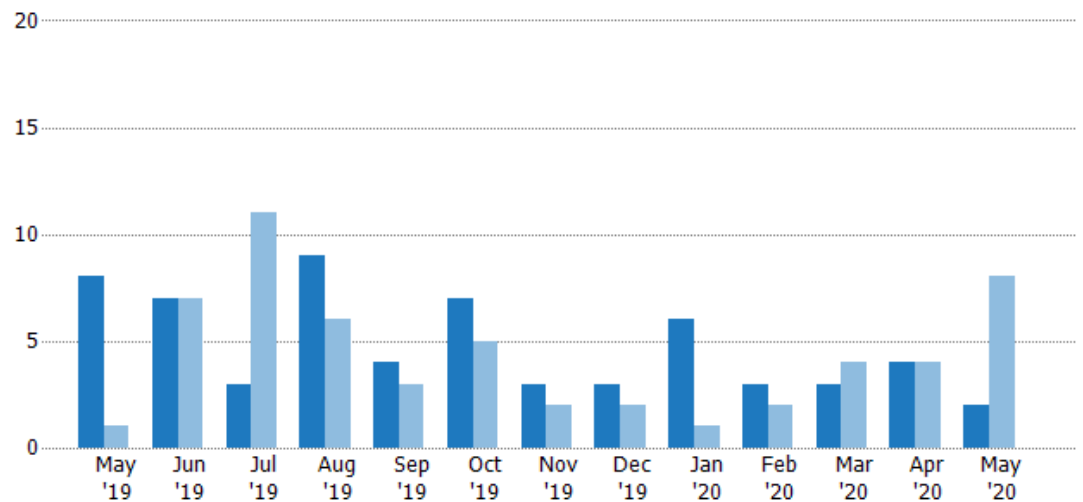
The total number of residential properties sold each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Count	% Chg.
May '20	2	-75%
May '19	8	700%
May '18	1	500%



Current Year	8	7	3	9	4	7	3	3	6	3	3	4	2
Prior Year	1	7	11	6	3	5	2	2	1	2	4	4	8
Percent Change from Prior Year	700%	0%	-73%	50%	33%	40%	50%	50%	500%	50%	-25%	0%	-75%



## Closed Sales Volume

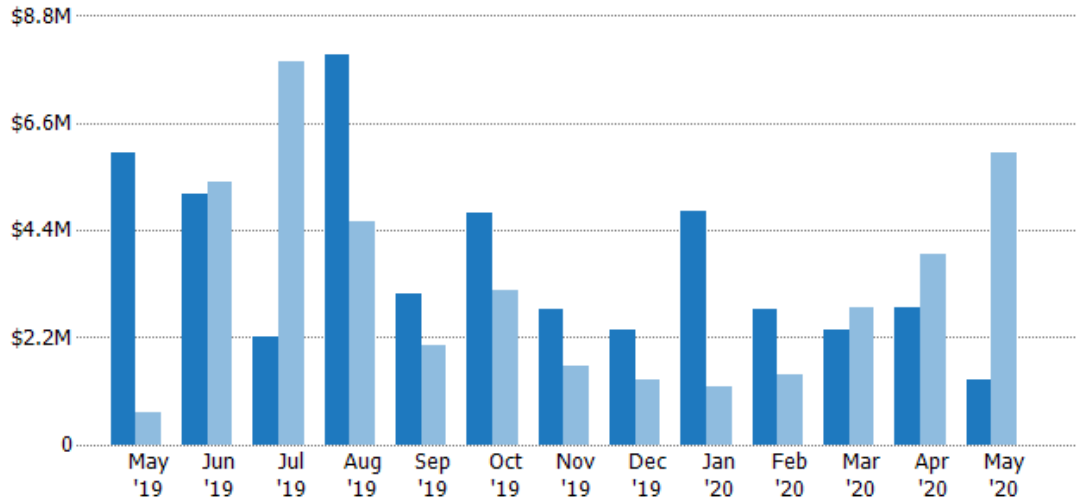
The sum of the sales price of residential properties sold each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Volume	% Chg.
May '20	\$1.34M	-77.8%
May '19	\$6.01M	810.2%
May '18	\$660K	492.1%



Current Year	\$6.01M	\$5.13M	\$2.23M	\$8.01M	\$3.11M	\$4.75M	\$2.79M	\$2.36M	\$4.8M	\$2.77M	\$2.36M	\$2.82M	\$1.34M
Prior Year	\$660K	\$5.4M	\$7.85M	\$4.6M	\$2.05M	\$3.17M	\$1.6M	\$1.35M	\$1.2M	\$1.46M	\$2.8M	\$3.91M	\$6.01M
Percent Change from Prior Year	810%	-5%	-72%	74%	52%	50%	74%	75%	300%	90%	-16%	-28%	-78%

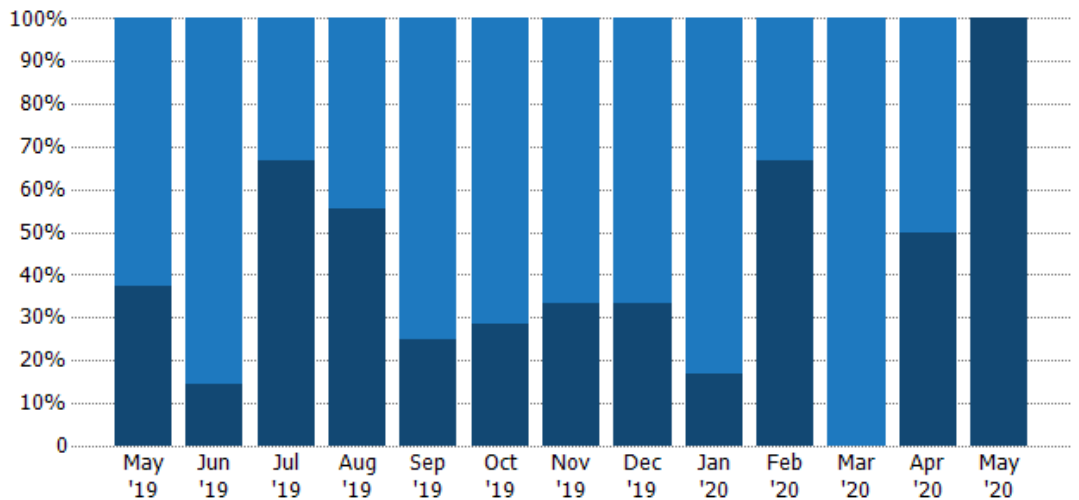
## Closed Sales by Property Type

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

## Average Sales Price

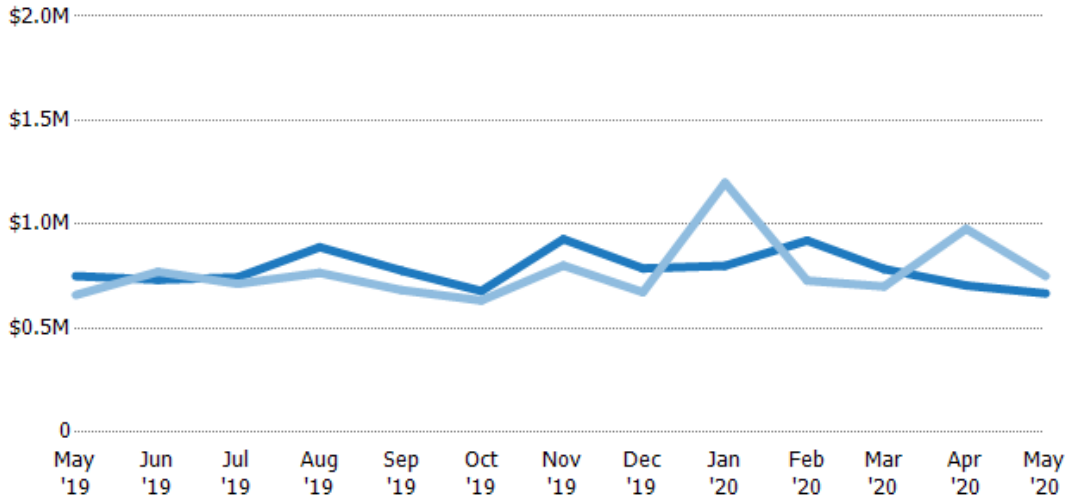
The average sales price of the residential properties sold each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Price	% Chg.
May '20	\$668K	-11.1%
May '19	\$751K	13.8%
May '18	\$660K	-1.3%



Current Year	\$751K	\$733K	\$745K	\$890K	\$777K	\$679K	\$928K	\$788K	\$801K	\$922K	\$785K	\$706K	\$668K
Prior Year	\$660K	\$771K	\$714K	\$766K	\$683K	\$634K	\$802K	\$674K	\$1.2M	\$729K	\$701K	\$978K	\$751K
Percent Change from Prior Year	14%	-5%	4%	16%	14%	7%	16%	17%	-33%	26%	12%	-28%	-11%

## Median Sales Price

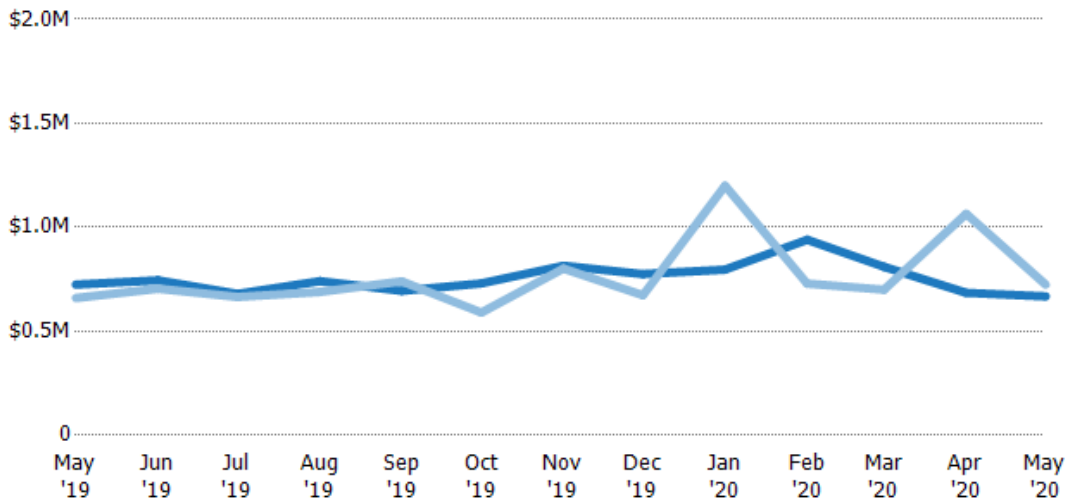
The median sales price of the residential properties sold each month.

### Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Price	% Chg.
May '20	\$668K	-7.9%
May '19	\$725K	9.8%
May '18	\$660K	-1.9%



Current Year	\$725K	\$745K	\$680K	\$741K	\$695K	\$730K	\$815K	\$775K	\$797K	\$940K	\$810K	\$685K	\$668K
Prior Year	\$660K	\$705K	\$665K	\$689K	\$740K	\$590K	\$802K	\$674K	\$1.2M	\$729K	\$700K	\$1.07M	\$725K
Percent Change from Prior Year	10%	6%	2%	8%	-6%	24%	2%	15%	-34%	29%	16%	-36%	-8%

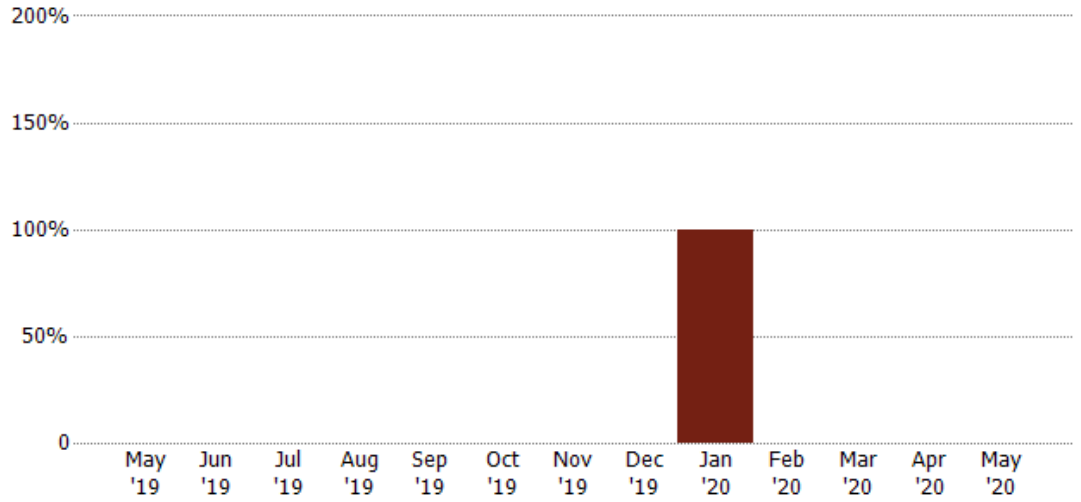
## Distressed Listings

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

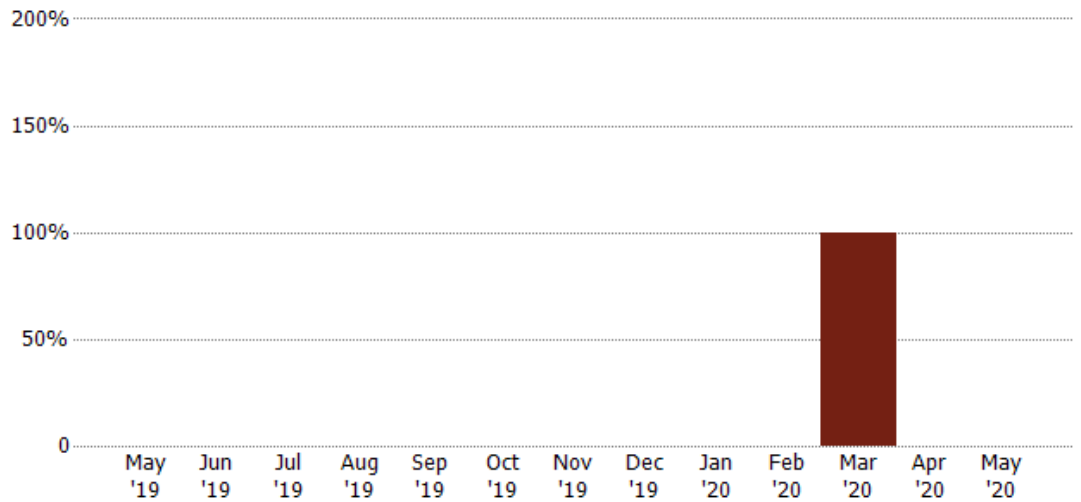
## Distressed Sales

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:** 06/09/2020

**Scheduled:** No

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

### 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 5/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area