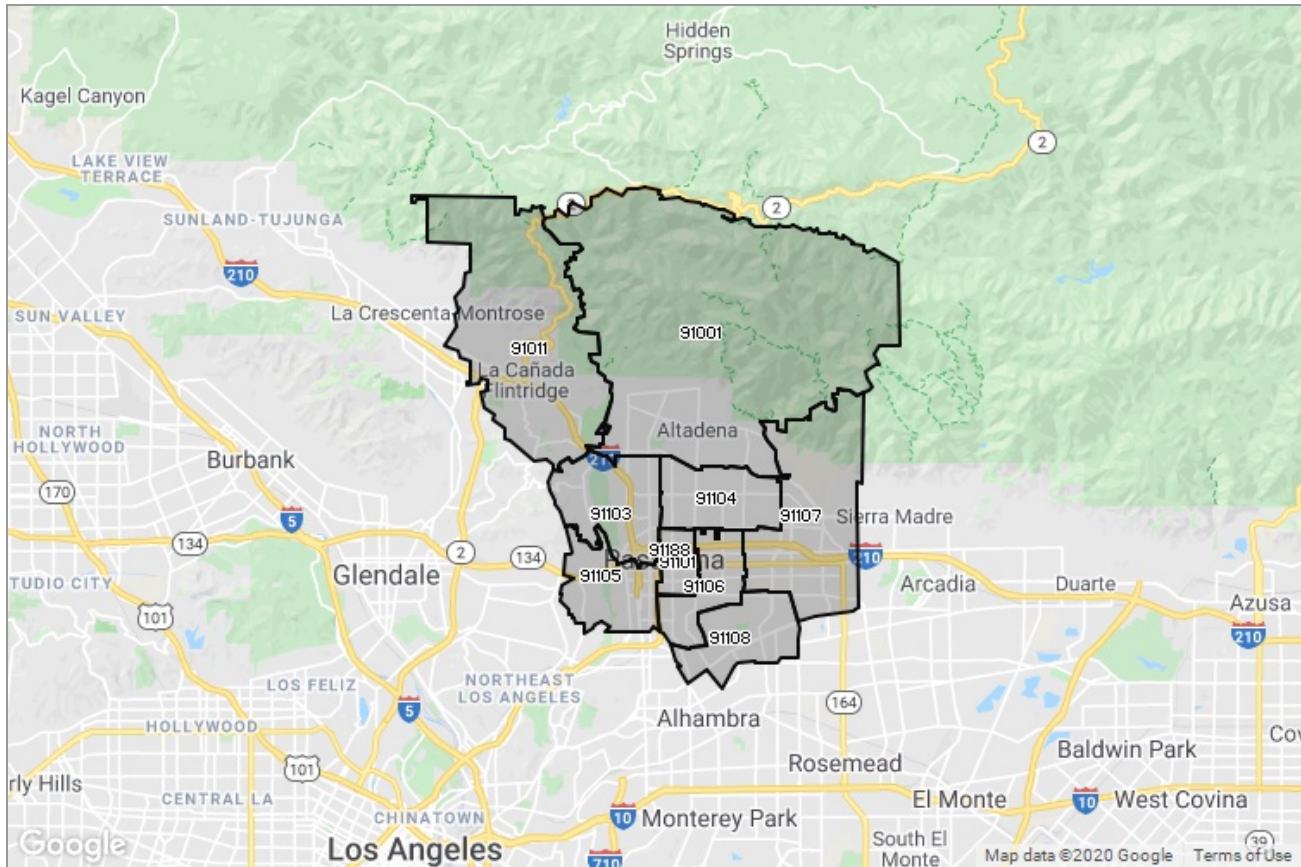




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Pasadena



Report Characteristics

Report Name:
Pasadena

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	200	298	-32.9%	953	1,284	-25.8%
New Listing Volume	\$292,519,985	\$451,578,974	-35.2%	\$1,498,136,431	\$1,923,099,232	-22.1%
Active Listing Count	414	591	-29.9%	N/A	N/A	
Active Listing Volume	\$858,669,792	\$1,003,694,448	-14.4%	N/A	N/A	
Average Listing Price	\$2,074,082	\$1,698,299	+22.1%	\$2,072,906	\$1,709,573	+21.3%
Median Listing Price	\$1,537,000	\$1,175,000	+30.8%	\$1,506,830	\$1,125,385	+33.9%
Months of Inventory	4.1	3.2	+27.5%	2.8	3.4	-18.5%
Absorption Rate	24.15%	30.8%	-6.6%	35.63%	29.05%	+6.6%
Sales Activity Charts Metrics						
Pending Sales Count	162	191	-15.2%	N/A	N/A	
Pending Sales Volume	\$207,112,111	\$285,707,193	-27.5%	N/A	N/A	
Closed Sales Count	87	195	-55.4%	579	734	-21.1%
Closed Sales Volume	\$107,250,707	\$277,120,129	-61.3%	\$734,152,981	\$936,181,766	-21.6%
Average Sales Price	\$1,232,767	\$1,421,129	-13.3%	\$1,267,967	\$1,275,452	-0.6%
Median Sales Price	\$1,050,000	\$1,025,000	+2.4%	\$994,942	\$963,465	+3.3%
Distressed Charts Metrics						
Distressed Listing Count	10	11	-9.1%	N/A	N/A	

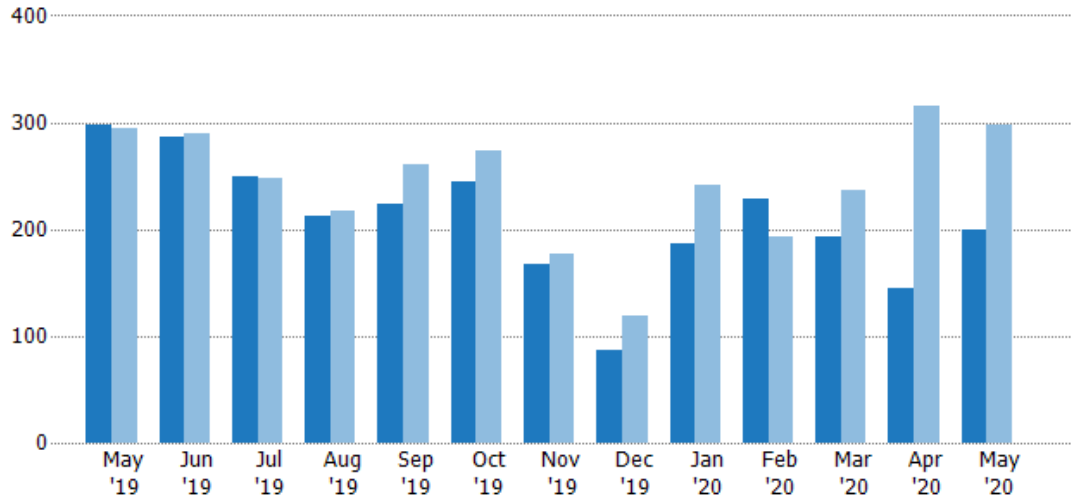
New Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
May '20	200	-32.9%
May '19	298	1%
May '18	295	1.4%



Current Year	298	287	249	213	224	245	168	87	186	229	193	145	200
Prior Year	295	289	247	217	261	273	177	119	241	193	237	315	298
Percent Change from Prior Year	1%	-1%	1%	-2%	-14%	-10%	-5%	-27%	-23%	19%	-19%	-54%	-33%

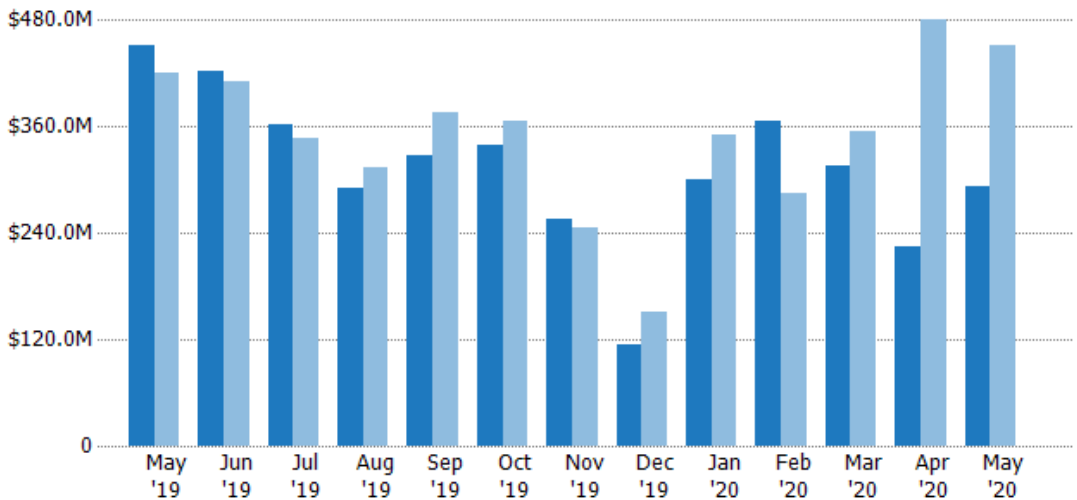
New Listing Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
May '20	\$293M	-35.2%
May '19	\$452M	7.4%
May '18	\$420M	-11.2%



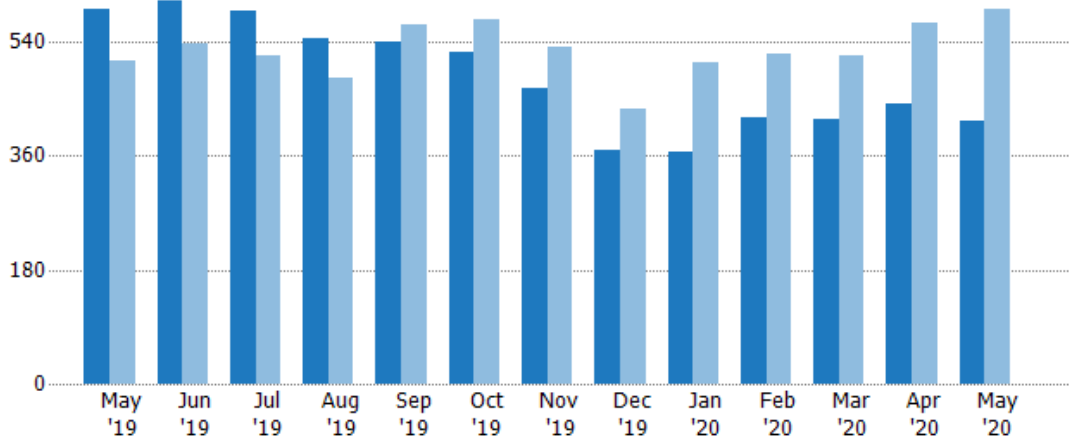
Current Year	\$452M	\$422M	\$362M	\$290M	\$327M	\$338M	\$256M	\$115M	\$300M	\$367M	\$315M	\$224M	\$293M
Prior Year	\$420M	\$410M	\$347M	\$314M	\$375M	\$366M	\$246M	\$151M	\$351M	\$284M	\$355M	\$481M	\$452M
Percent Change from Prior Year	7%	3%	4%	-8%	-13%	-7%	4%	-24%	-14%	29%	-11%	-53%	-35%

Active Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
May '20	414	-29.9%
May '19	591	15.9%
May '18	510	1.6%

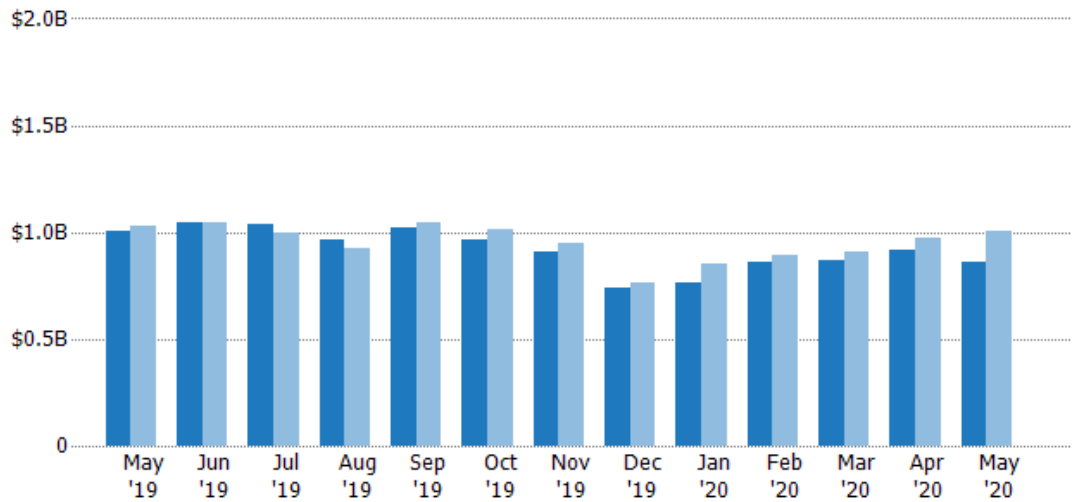
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	591	605	590	545	539	523	467	369	366	421	418	441	414
Prior Year	510	536	518	483	567	574	533	433	507	520	519	569	591
Percent Change from Prior Year	16%	13%	14%	13%	-5%	-9%	-12%	-15%	-28%	-19%	-19%	-22%	-30%

Active Listing Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Volume	% Chg.
May '20	\$859M	-14.4%
May '19	\$1B	-2.6%
May '18	\$1.03B	-10.7%

	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	\$1B	\$1.04B	\$1.03B	\$965M	\$1.02B	\$962M	\$906M	\$741M	\$764M	\$863M	\$868M	\$916M	\$859M
Prior Year	\$1.03B	\$1.04B	\$994M	\$927M	\$1.05B	\$1.02B	\$951M	\$766M	\$848M	\$896M	\$907M	\$971M	\$1B
Percent Change from Prior Year	-3%	0%	4%	4%	-3%	-5%	-5%	-3%	-10%	-4%	-4%	-6%	-14%

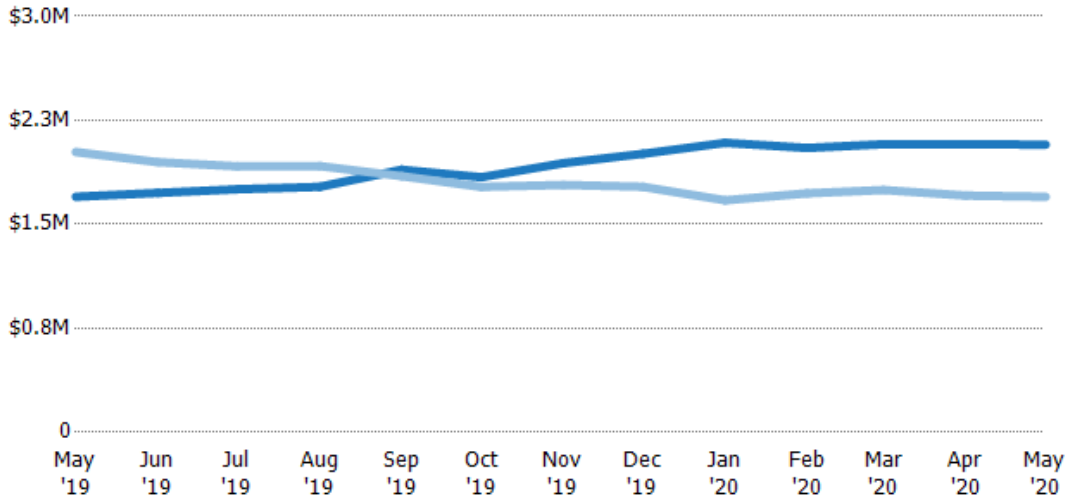
Average Listing Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
May '20	\$2.07M	22.1%
May '19	\$1.7M	-16%
May '18	\$2.02M	-12.1%



Current Year	\$1.7M	\$1.73M	\$1.75M	\$1.77M	\$1.89M	\$1.84M	\$1.94M	\$2.01M	\$2.09M	\$2.05M	\$2.08M	\$2.08M	\$2.07M
Prior Year	\$2.02M	\$1.95M	\$1.92M	\$1.92M	\$1.85M	\$1.77M	\$1.78M	\$1.77M	\$1.67M	\$1.72M	\$1.75M	\$1.71M	\$1.7M
Percent Change from Prior Year	-16%	-11%	-9%	-8%	3%	4%	9%	13%	25%	19%	19%	22%	22%

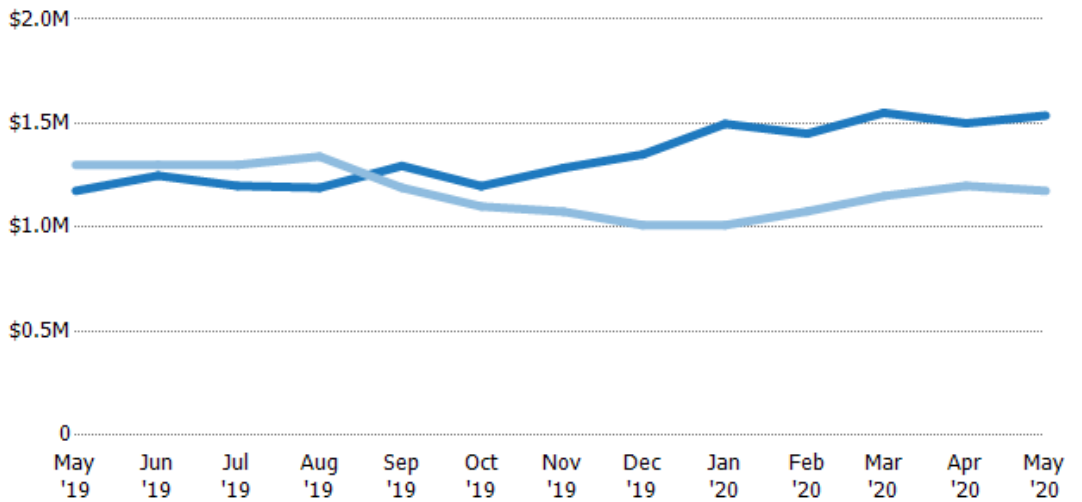
Median Listing Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
May '20	\$1.54M	30.8%
May '19	\$1.18M	-9.6%
May '18	\$1.3M	-11.5%



Current Year	\$1.18M	\$1.25M	\$1.2M	\$1.19M	\$1.3M	\$1.2M	\$1.29M	\$1.35M	\$1.5M	\$1.45M	\$1.55M	\$1.5M	\$1.54M
Prior Year	\$1.3M	\$1.3M	\$1.3M	\$1.34M	\$1.19M	\$1.1M	\$1.08M	\$1.01M	\$1.01M	\$1.08M	\$1.15M	\$1.2M	\$1.18M
Percent Change from Prior Year	-10%	-4%	-8%	-11%	9%	9%	20%	34%	48%	35%	35%	25%	31%

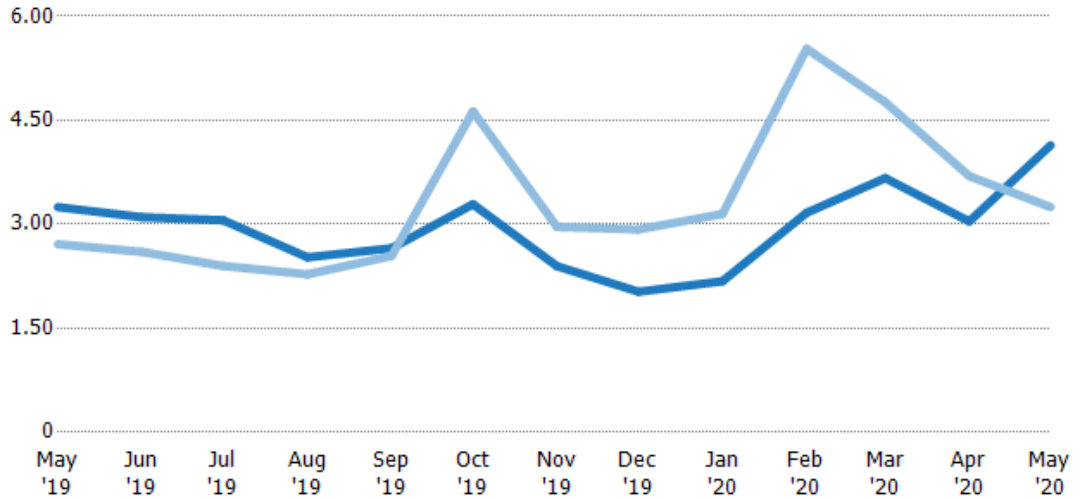
Months of Inventory

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
May '20	4.14	27.5%
May '19	3.25	19.7%
May '18	2.71	27.3%



	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	3.25	3.1	3.06	2.52	2.66	3.29	2.39	2.03	2.18	3.17	3.67	3.04	4.14
Prior Year	2.71	2.6	2.4	2.28	2.54	4.63	2.96	2.93	3.15	5.53	4.76	3.69	3.25
Percent Change from Prior Year	20%	19%	27%	11%	4%	-29%	-19%	-31%	-31%	-43%	-23%	-18%	27%

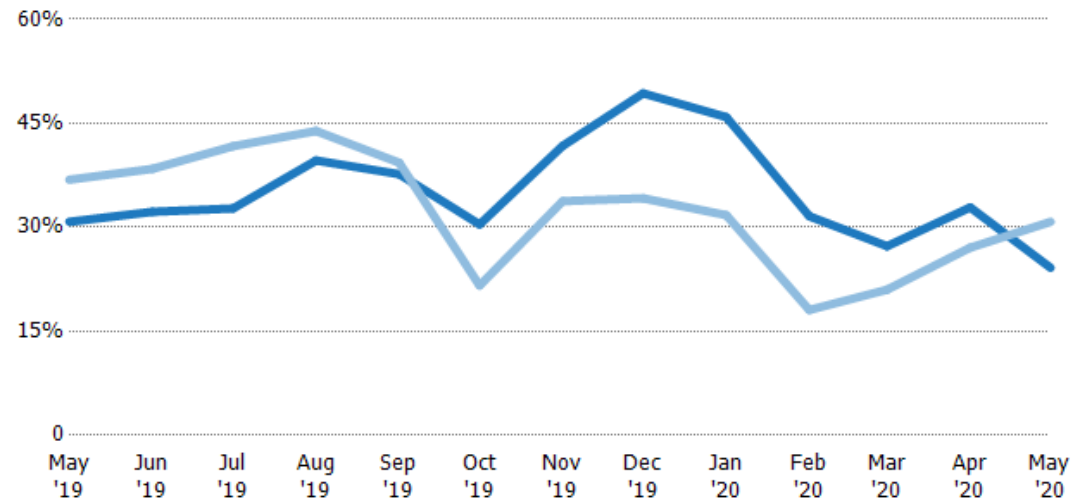
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
May '20	24%	6.6%
May '19	31%	6.1%
May '18	37%	-21.5%



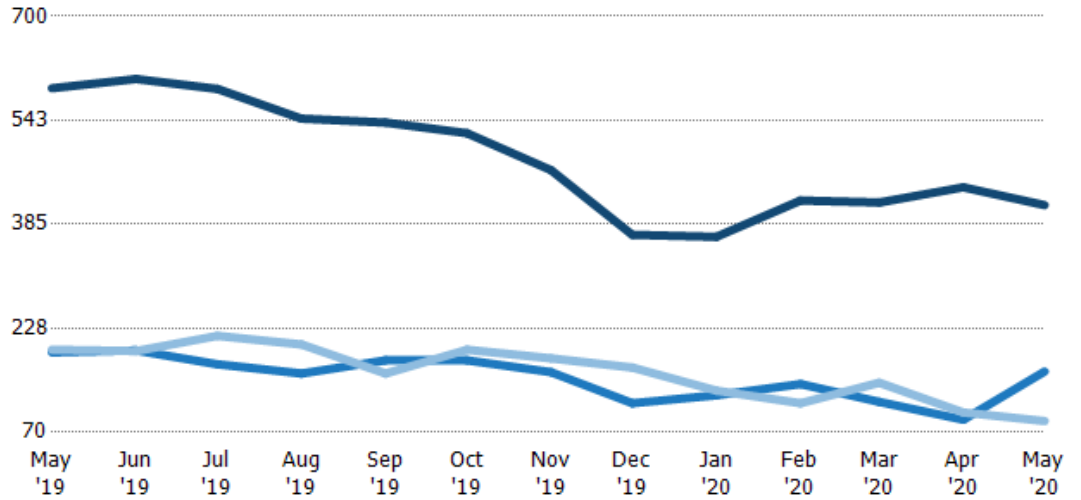
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	31%	32%	33%	40%	38%	30%	42%	49%	46%	32%	27%	33%	24%
Prior Year	37%	38%	42%	44%	39%	22%	34%	34%	32%	18%	21%	27%	31%
Change from Prior Year	6%	6%	9%	4%	2%	-9%	-8%	-15%	-14%	-14%	-6%	-6%	7%

Active/Pending/Sold Units

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



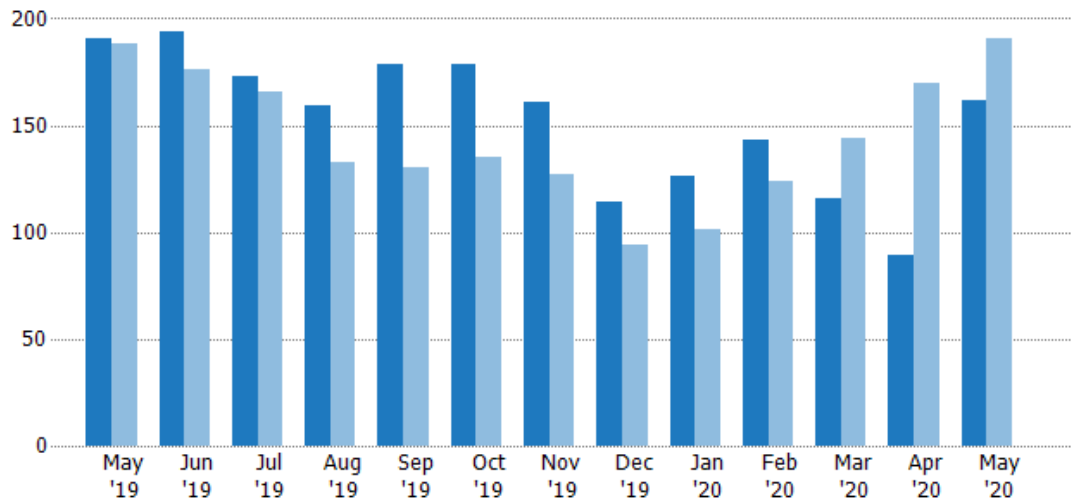
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Active	591	605	590	545	539	523	467	369	366	421	418	441	414
Pending	191	194	173	159	179	179	161	114	126	143	116	89	162
Sold	195	193	216	203	159	195	182	168	133	114	145	100	87

Pending Sales

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
May '20	162	-15.2%
May '19	191	1.6%
May '18	188	5.3%

	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	191	194	173	159	179	179	161	114	126	143	116	89	162
Prior Year	188	176	166	133	130	135	127	94	101	124	144	170	191
Percent Change from Prior Year	2%	10%	4%	20%	38%	33%	27%	21%	25%	15%	-19%	-48%	-15%

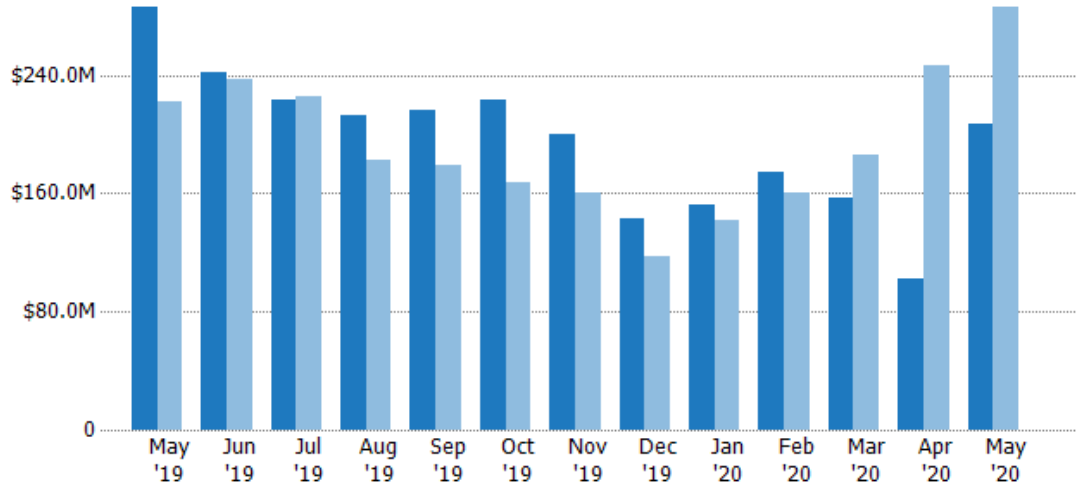
Pending Sales Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
May '20	\$207M	-27.5%
May '19	\$286M	29%
May '18	\$221M	20.8%



Current Year	\$286M	\$242M	\$223M	\$212M	\$216M	\$223M	\$200M	\$143M	\$153M	\$174M	\$156M	\$102M	\$207M
Prior Year	\$221M	\$237M	\$225M	\$182M	\$179M	\$168M	\$160M	\$118M	\$141M	\$161M	\$186M	\$247M	\$286M
Percent Change from Prior Year	29%	2%	-1%	16%	21%	33%	25%	21%	8%	8%	-16%	-59%	-28%

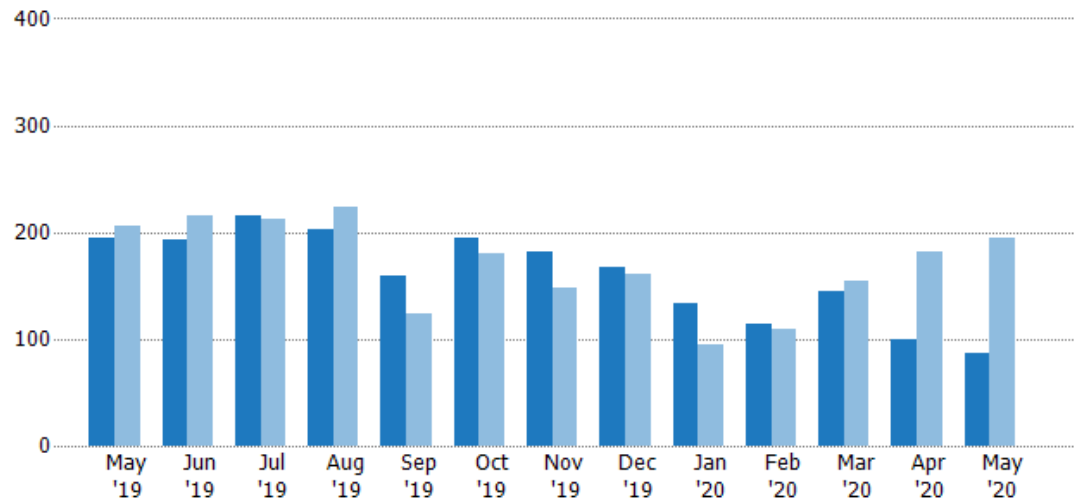
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
May '20	87	-55.4%
May '19	195	-5.3%
May '18	206	49.5%



Current Year	195	193	216	203	159	195	182	168	133	114	145	100	87
Prior Year	206	216	212	223	124	180	148	161	94	109	154	182	195
Percent Change from Prior Year	-5%	-11%	2%	-9%	28%	8%	23%	4%	41%	5%	-6%	-45%	-55%

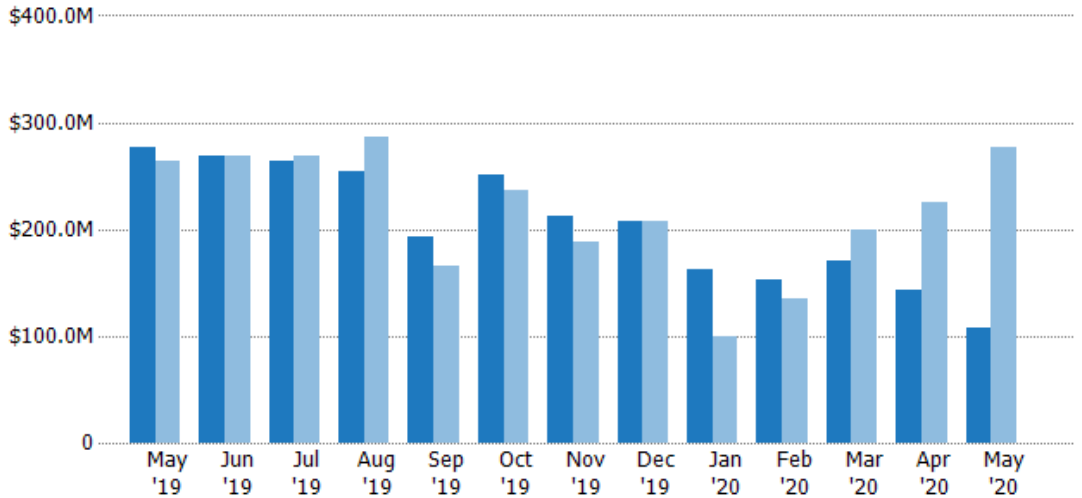
Closed Sales Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
May '20	\$107M	-61.3%
May '19	\$277M	4.8%
May '18	\$264M	15.5%



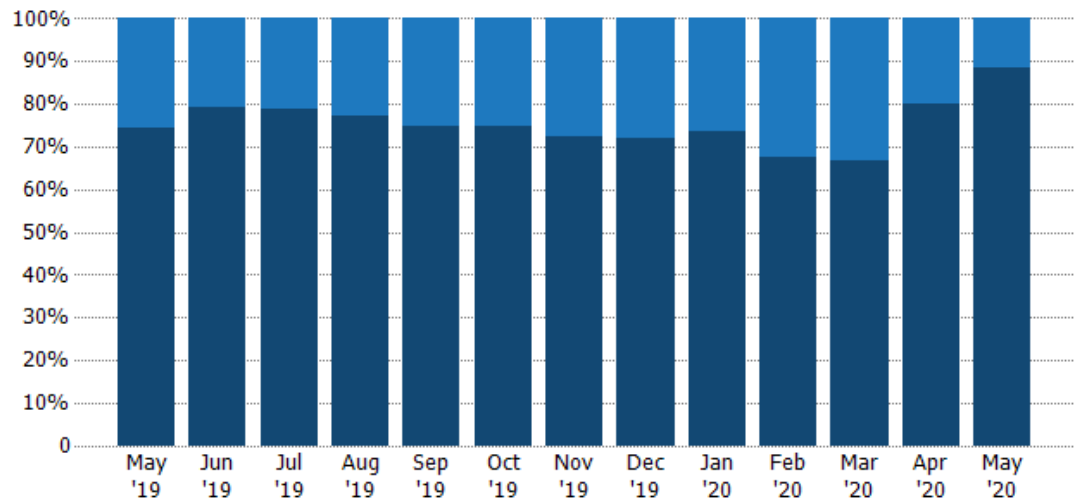
Current Year	\$277M	\$269M	\$263M	\$255M	\$193M	\$251M	\$212M	\$207M	\$162M	\$153M	\$170M	\$142M	\$107M
Prior Year	\$264M	\$269M	\$269M	\$286M	\$165M	\$237M	\$188M	\$208M	\$100M	\$134M	\$200M	\$225M	\$277M
Percent Change from Prior Year	5%	0%	-2%	-11%	17%	6%	13%	-1%	61%	14%	-15%	-37%	-61%

Closed Sales by Property Type

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	26%	21%	21%	23%	25%	25%	27%	28%	26%	32%	33%	20%	11%
Single Family Residence	74%	79%	79%	77%	75%	75%	73%	72%	74%	68%	67%	80%	89%

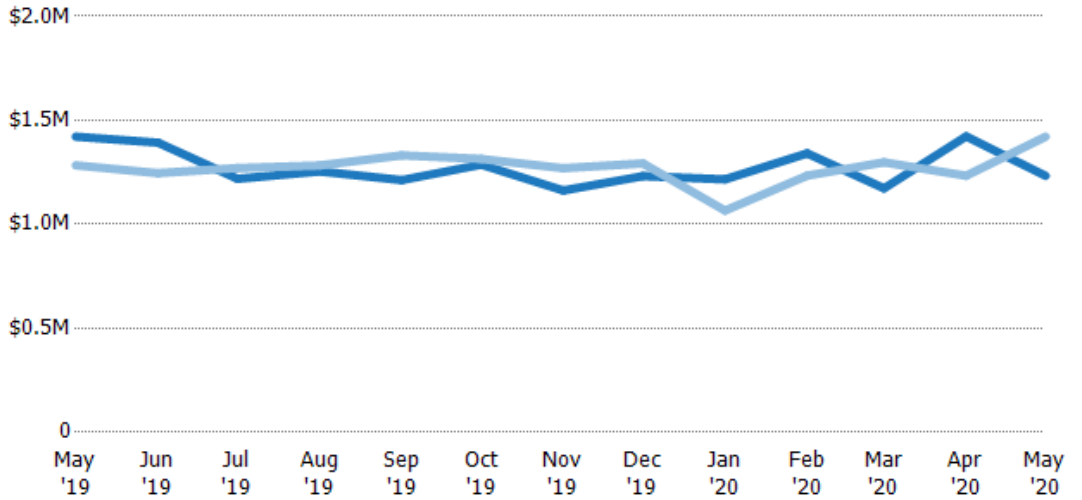
Average Sales Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
May '20	\$1.23M	-13.3%
May '19	\$1.42M	10.7%
May '18	\$1.28M	-22.7%



Current Year	\$1.42M	\$1.39M	\$1.22M	\$1.25M	\$1.21M	\$1.29M	\$1.16M	\$1.23M	\$1.22M	\$1.34M	\$1.17M	\$1.42M	\$1.23M
Prior Year	\$1.28M	\$1.25M	\$1.27M	\$1.28M	\$1.33M	\$1.31M	\$1.27M	\$1.29M	\$1.07M	\$1.23M	\$1.3M	\$1.23M	\$1.42M
Percent Change from Prior Year	11%	12%	-4%	-2%	-9%	-2%	-8%	-5%	14%	9%	-10%	15%	-13%

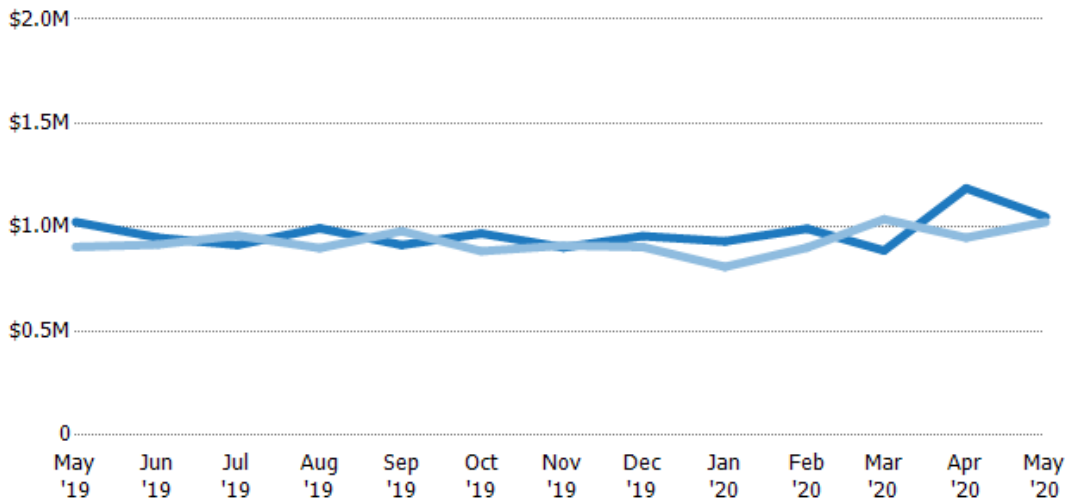
Median Sales Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
May '20	\$1.05M	2.4%
May '19	\$1.03M	13.2%
May '18	\$906K	-17.9%



Current Year	\$1.03M	\$950K	\$915K	\$995K	\$915K	\$970K	\$903K	\$958K	\$932K	\$993K	\$888K	\$1.19M	\$1.05M
Prior Year	\$906K	\$917K	\$960K	\$900K	\$981K	\$885K	\$912K	\$905K	\$810K	\$902K	\$1.04M	\$950K	\$1.03M
Percent Change from Prior Year	13%	4%	-5%	11%	-7%	10%	-1%	6%	15%	10%	-14%	25%	2%

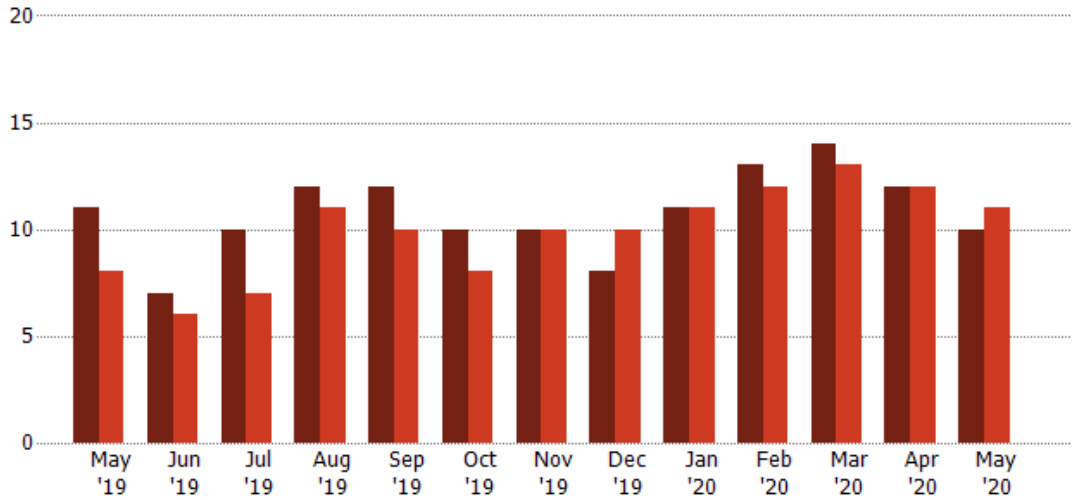
Distressed Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
May '20	10	-9.1%
May '19	11	37.5%
May '18	8	25%



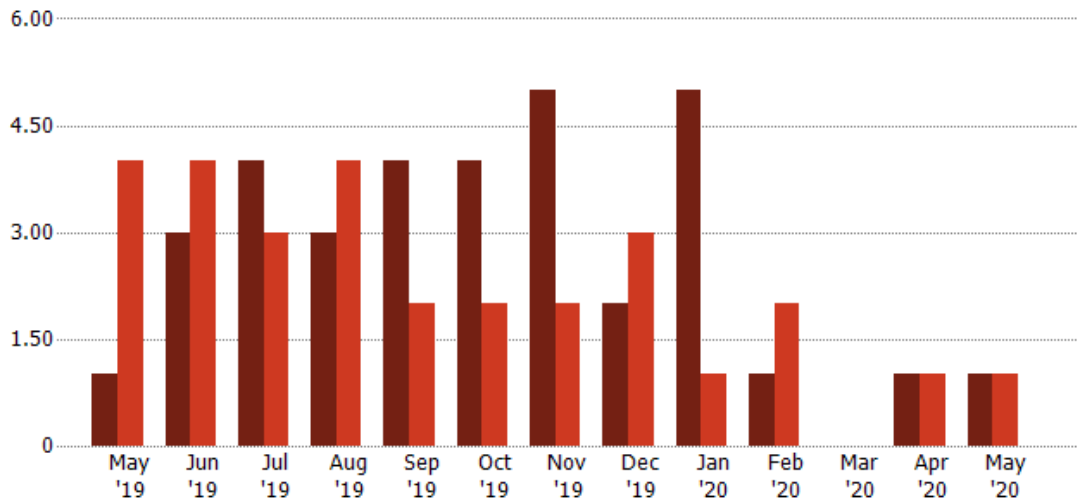
Current Year	11	7	10	12	12	10	10	8	11	13	14	12	10
Prior Year	8	6	7	11	10	8	10	10	11	12	13	12	11
Percent Change from Prior Year	38%	17%	43%	9%	20%	25%	0%	-20%	0%	8%	8%	0%	-9%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Current Year	1	3	4	3	4	4	5	2	5	1	-	1	1
Prior Year	4	4	3	4	2	2	2	3	1	2	-	1	1
Percent Change from Prior Year	-75%	-25%	33%	-25%	100%	100%	150%	-33%	400%	-50%	-	0%	0%

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: Pasadena

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

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:	Altadena, CA 91001	La Canada Flintridge, CA 91011	Pasadena, CA 91101
	Pasadena, CA 91102	Pasadena, CA 91103	Pasadena, CA 91104
	Pasadena, CA 91105	Pasadena, CA 91106	Pasadena, CA 91107
	San Marino, CA 91108	Pasadena, CA 91109	Pasadena, CA 91110
	Pasadena, CA 91114	Pasadena, CA 91115	Pasadena, CA 91116
	Pasadena, CA 91117	Pasadena, CA 91121	Pasadena, CA 91123
	Pasadena, CA 91124	Pasadena, CA 91125	Pasadena, CA 91126
	Pasadena, CA 91129	Pasadena, CA 91182	Pasadena, CA 91184
	Pasadena, CA 91185	Pasadena, CA 91188	Pasadena, CA 91189
	Pasadena, CA 91199		

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