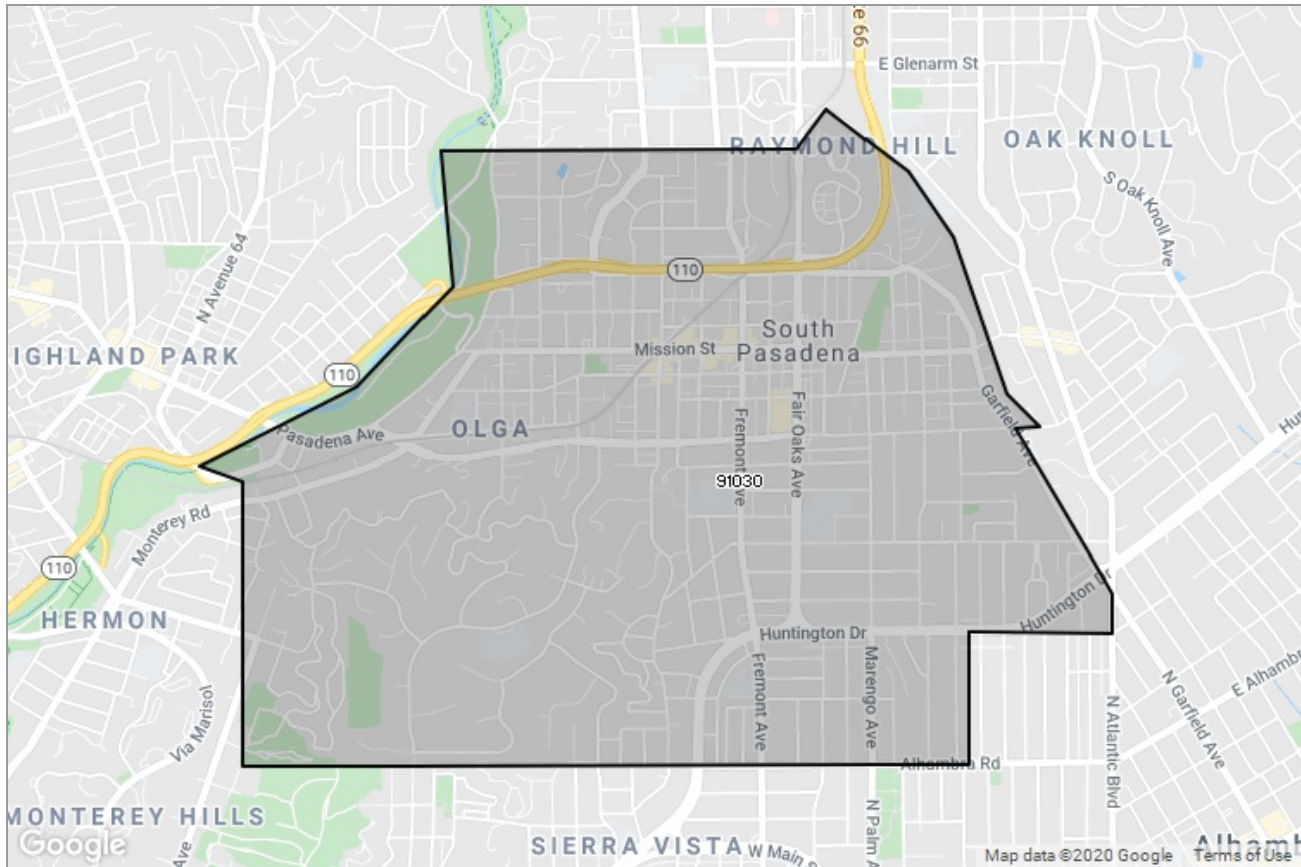




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# South Pasadena



## Report Characteristics

**Report Name:**  
South 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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	13	22	-40.9%	70	75	-6.7%
New Listing Volume	\$19,924,000	\$32,445,486	-38.6%	\$103,632,736	\$101,408,312	+2.2%
Active Listing Count	22	22	+/-	N/A	N/A	
Active Listing Volume	\$36,163,456	\$33,683,598	+7.4%	N/A	N/A	
Average Listing Price	\$1,643,793	\$1,531,073	+7.4%	\$1,621,804	\$1,383,412	+17.2%
Median Listing Price	\$1,324,944	\$1,298,000	+2.1%	\$1,330,546	\$1,329,877	+0.1%
Months of Inventory	2.2	1.4	+60%	2.1	2.2	-4.2%
Absorption Rate	45.45%	72.73%	-27.3%	47.9%	45.9%	+2%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	18	16	+12.5%	N/A	N/A	
Pending Sales Volume	\$23,619,188	\$24,237,776	-2.6%	N/A	N/A	
Closed Sales Count	4	12	-66.7%	43	57	-24.6%
Closed Sales Volume	\$5,340,000	\$17,951,820	-70.3%	\$59,405,552	\$75,383,195	-21.2%
Average Sales Price	\$1,335,000	\$1,495,985	-10.8%	\$1,381,524	\$1,322,512	+4.5%
Median Sales Price	\$1,350,000	\$1,537,500	-12.2%	\$1,343,093	\$1,274,491	+5.4%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

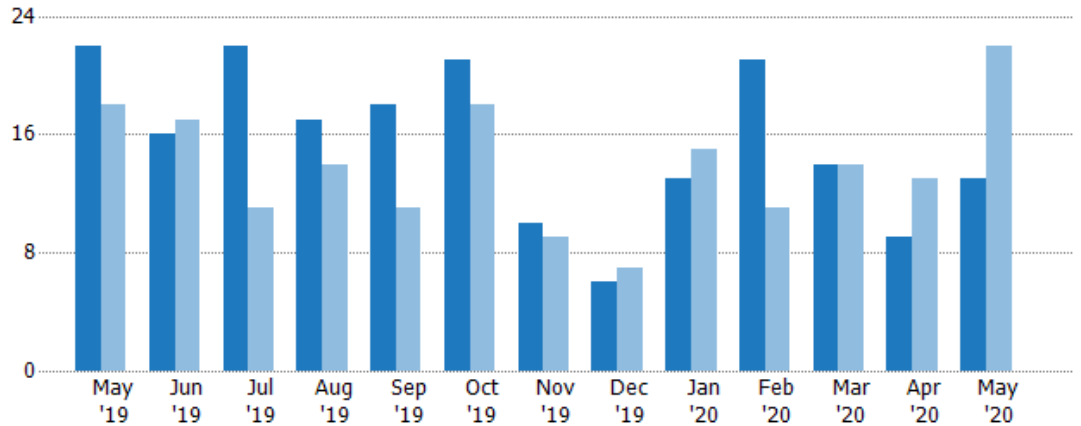
## New Listings

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
May '20	13	-40.9%
May '19	22	22.2%
May '18	18	11.1%



Current Year	22	16	22	17	18	21	10	6	13	21	14	9	13
Prior Year	18	17	11	14	11	18	9	7	15	11	14	13	22
Percent Change from Prior Year	22%	-6%	100%	21%	64%	17%	11%	-14%	-13%	91%	0%	-31%	-41%

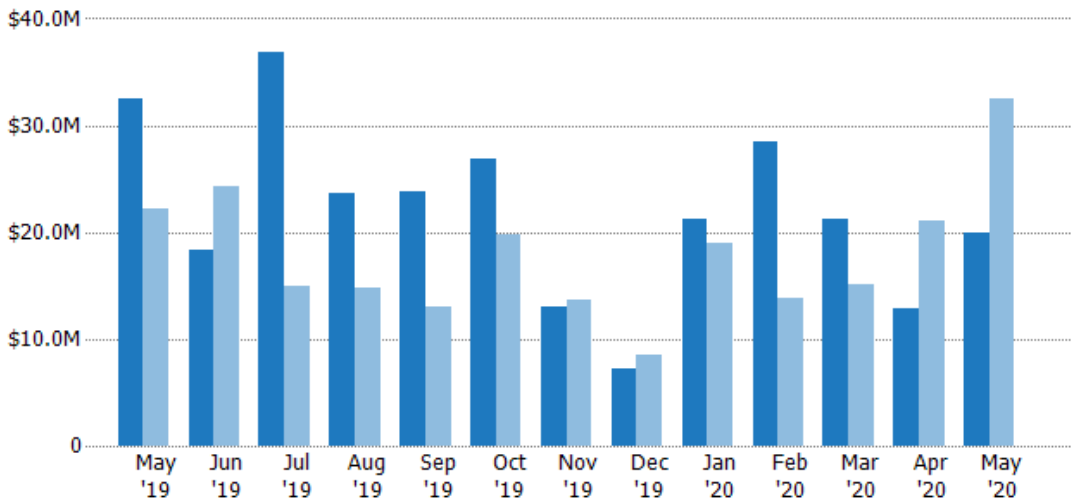
## New Listing Volume

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.
May '20	\$19.9M	-38.6%
May '19	\$32.4M	46.5%
May '18	\$22.2M	25.4%



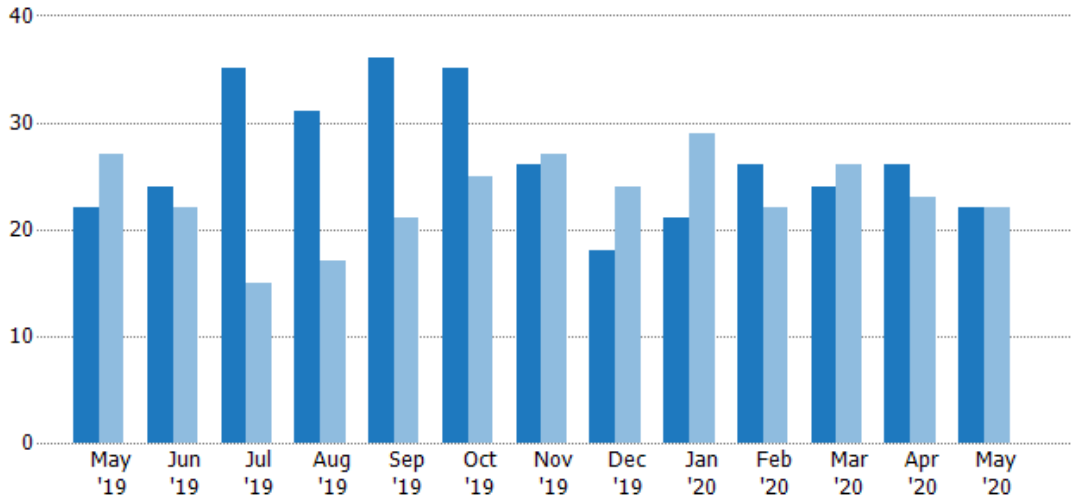
Current Year	\$32.4M	\$18.3M	\$36.8M	\$23.7M	\$23.8M	\$26.9M	\$13M	\$7.28M	\$21.2M	\$28.5M	\$21.2M	\$12.8M	\$19.9M
Prior Year	\$22.2M	\$24.2M	\$14.9M	\$14.8M	\$13M	\$19.8M	\$13.7M	\$8.45M	\$19M	\$13.8M	\$15.1M	\$21.1M	\$32.4M
Percent Change from Prior Year	46%	-25%	147%	60%	84%	36%	-5%	-14%	12%	107%	40%	-39%	-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



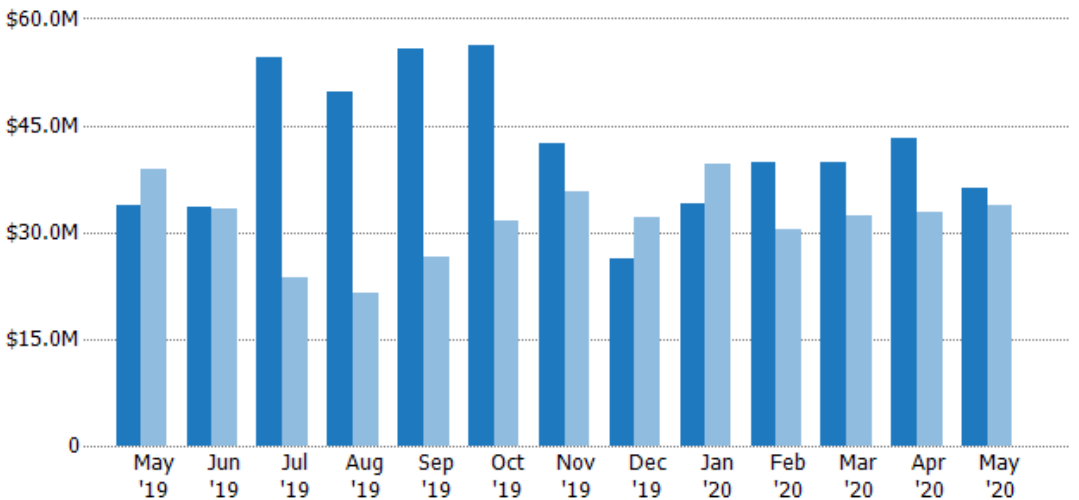
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	22	24	35	31	36	35	26	18	21	26	24	26	22
Prior Year	27	22	15	17	21	25	27	24	29	22	26	23	22
Percent Change from Prior Year	-19%	9%	133%	82%	71%	40%	-4%	-25%	-28%	18%	-8%	13%	0%

## 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



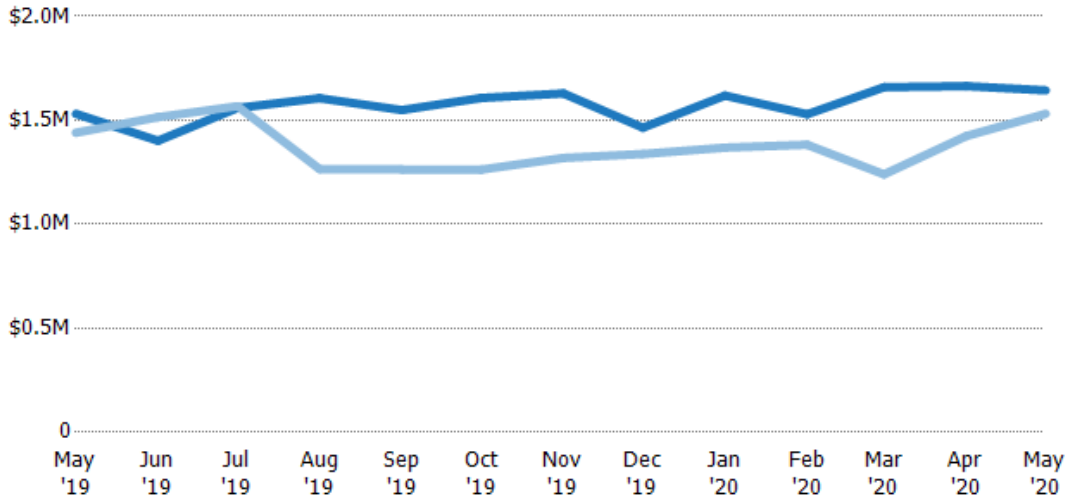
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$33.7M	\$33.6M	\$54.6M	\$49.8M	\$55.8M	\$56.3M	\$42.4M	\$26.4M	\$34M	\$39.8M	\$39.8M	\$43.3M	\$36.2M
Prior Year	\$38.9M	\$33.3M	\$23.5M	\$21.5M	\$26.5M	\$31.6M	\$35.6M	\$32.1M	\$39.7M	\$30.4M	\$32.2M	\$32.8M	\$33.7M
Percent Change from Prior Year	-13%	1%	132%	132%	110%	78%	19%	-18%	-14%	31%	23%	32%	7%

## 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



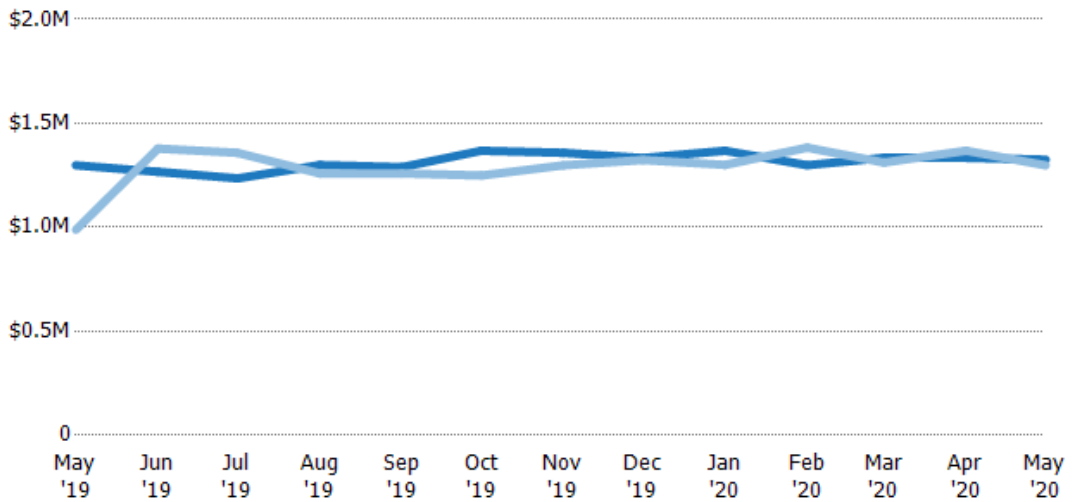
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
May '19	\$1.53M	\$1.44M	6%
Jun '19	\$1.40M	\$1.51M	-7%
Jul '19	\$1.56M	\$1.57M	-1%
Aug '19	\$1.61M	\$1.27M	27%
Sep '19	\$1.55M	\$1.26M	23%
Oct '19	\$1.61M	\$1.26M	27%
Nov '19	\$1.63M	\$1.32M	24%
Dec '19	\$1.46M	\$1.34M	9%
Jan '20	\$1.62M	\$1.37M	18%
Feb '20	\$1.53M	\$1.38M	11%
Mar '20	\$1.66M	\$1.24M	34%
Apr '20	\$1.66M	\$1.42M	17%
May '20	\$1.64M	\$1.53M	7%

## 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
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	\$1.37M	\$1.3M	5%
Feb '20	\$1.3M	\$1.38M	-6%
Mar '20	\$1.33M	\$1.31M	2%
Apr '20	\$1.33M	\$1.37M	-2%
May '20	\$1.32M	\$1.3M	2%

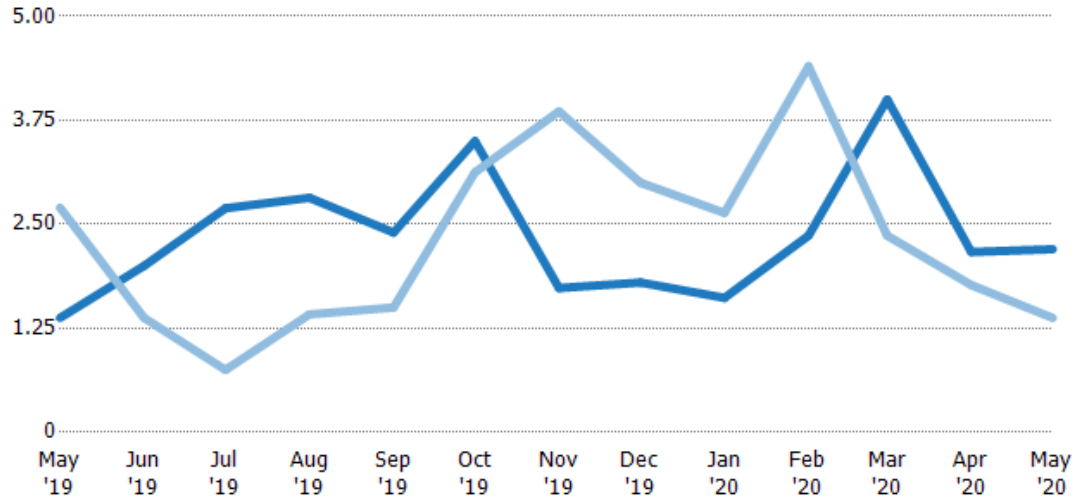
## Months of Inventory

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.
May '20	2.2	60%
May '19	1.38	-49.1%
May '18	2.7	-23.3%



	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	1.38	2	2.69	2.82	2.4	3.5	1.73	1.8	1.62	2.36	4	2.17	2.2
Prior Year	2.7	1.38	0.75	1.42	1.5	3.13	3.86	3	2.64	4.4	2.36	1.77	1.38
Percent Change from Prior Year	-49%	45%	259%	99%	60%	12%	-55%	-40%	-39%	-46%	69%	22%	60%

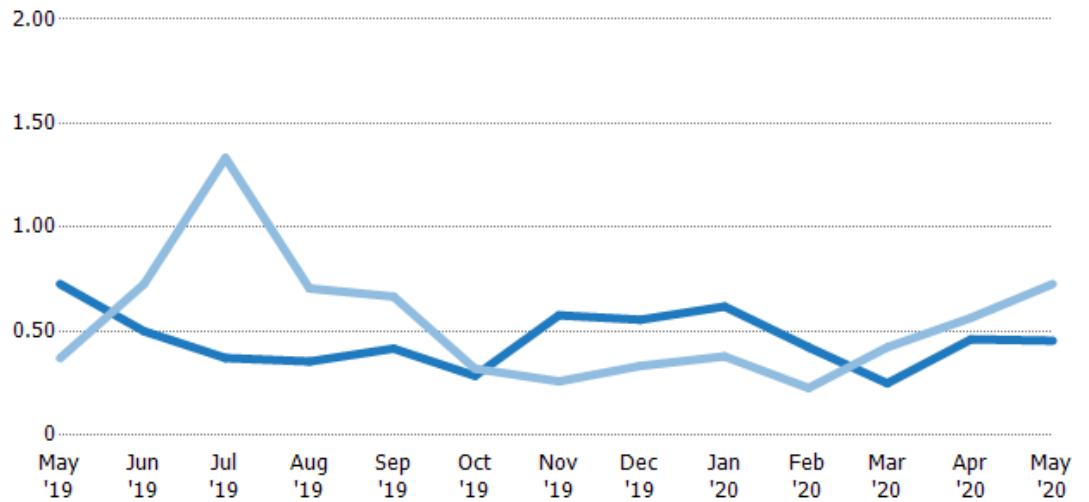
## Absorption Rate

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.
May '20	45%	27.3%
May '19	73%	-35.7%
May '18	37%	30.4%



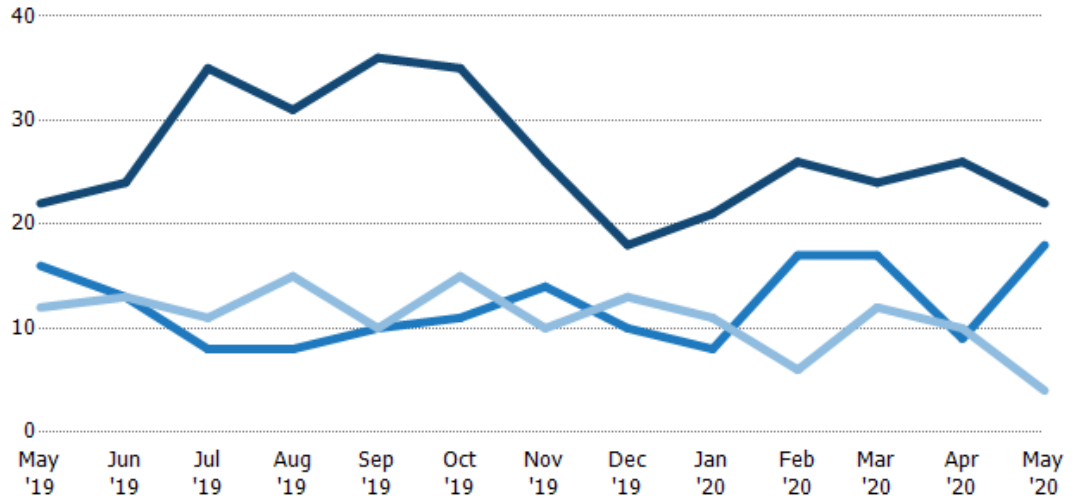
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	73%	50%	37%	35%	42%	29%	58%	56%	62%	42%	25%	46%	45%
Prior Year	37%	73%	133%	71%	67%	32%	26%	33%	38%	23%	42%	57%	73%
Change from Prior Year	-36%	23%	96%	35%	25%	3%	-32%	-22%	-24%	-20%	17%	10%	27%

## 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



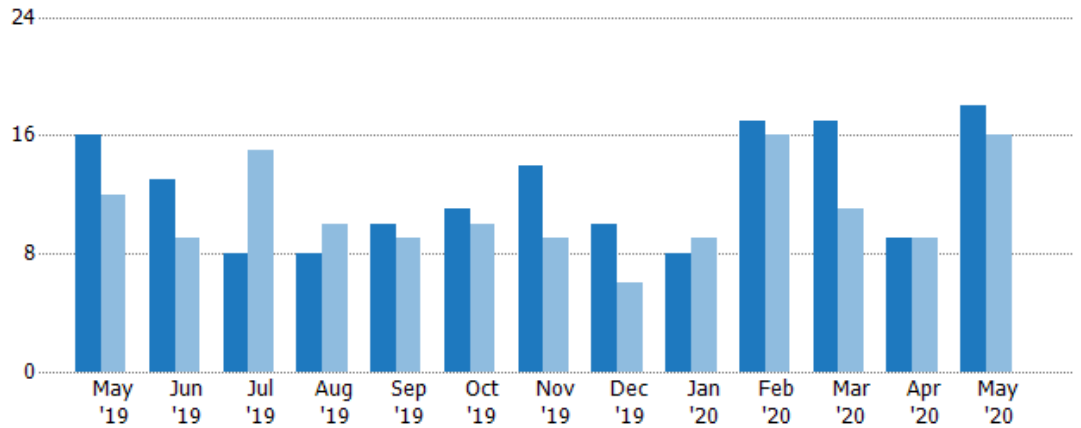
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Active	22	24	35	31	36	35	26	18	21	26	24	26	22
Pending	16	13	8	8	10	11	14	10	8	17	17	9	18
Sold	12	13	11	15	10	15	10	13	11	6	12	10	4

## 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.
May '20	18	12.5%
May '19	16	33.3%
May '18	12	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	13	8	8	10	11	14	10	8	17	17	9	18
Prior Year	12	9	15	10	9	10	9	6	9	16	11	9	16
Percent Change from Prior Year	33%	44%	-47%	-20%	11%	10%	56%	67%	-11%	6%	55%	0%	13%

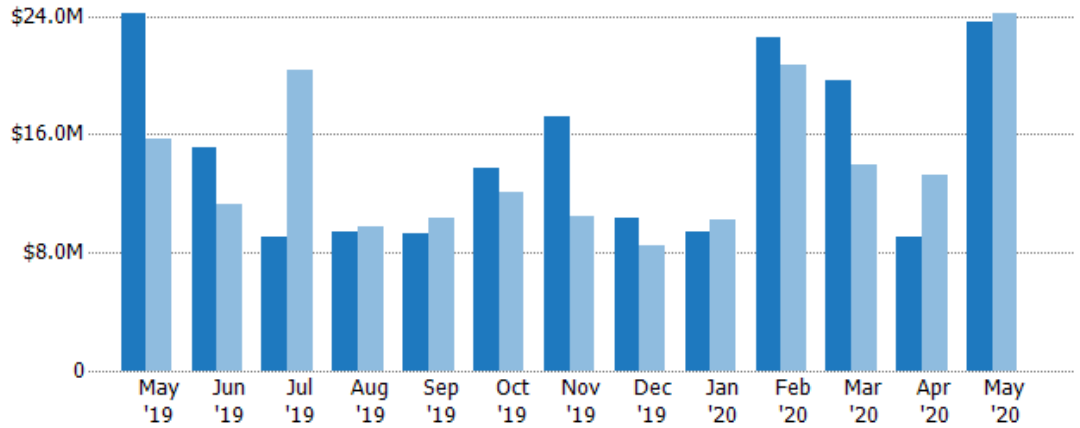
## Pending Sales Volume

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.
May '20	\$23.6M	-2.6%
May '19	\$24.2M	54.6%
May '18	\$15.7M	44.6%



Current Year	\$24.2M	\$15.1M	\$9M	\$9.39M	\$9.31M	\$13.7M	\$17.2M	\$10.3M	\$9.39M	\$22.6M	\$19.7M	\$9.08M	\$23.6M
Prior Year	\$15.7M	\$11.2M	\$20.3M	\$9.73M	\$10.4M	\$12M	\$10.5M	\$8.47M	\$10.2M	\$20.7M	\$14M	\$13.3M	\$24.2M
Percent Change from Prior Year	55%	35%	-56%	-3%	-10%	13%	64%	21%	-8%	9%	41%	-31%	-3%

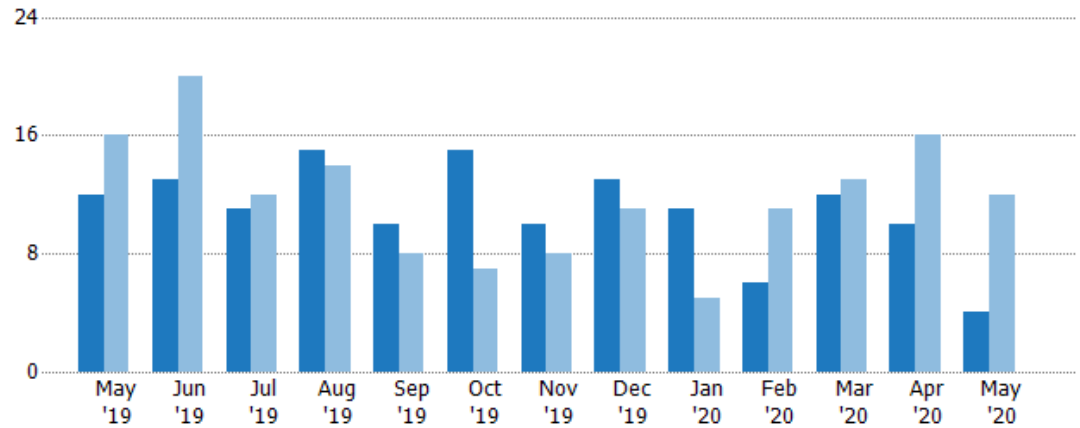
## Closed Sales

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.
May '20	4	-66.7%
May '19	12	-25%
May '18	16	50%



Current Year	12	13	11	15	10	15	10	13	11	6	12	10	4
Prior Year	16	20	12	14	8	7	8	11	5	11	13	16	12
Percent Change from Prior Year	-25%	-35%	-8%	7%	25%	114%	25%	18%	120%	-45%	-8%	-38%	-67%

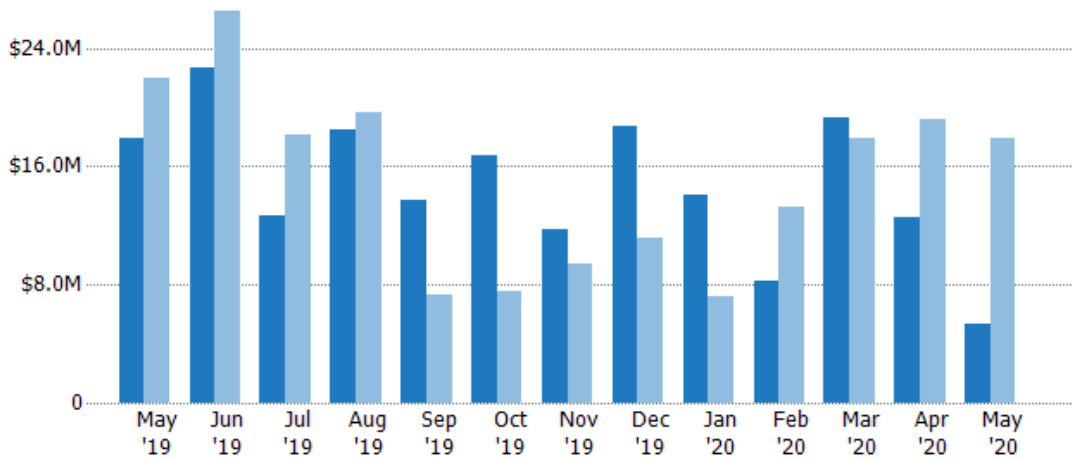


## Closed Sales Volume

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



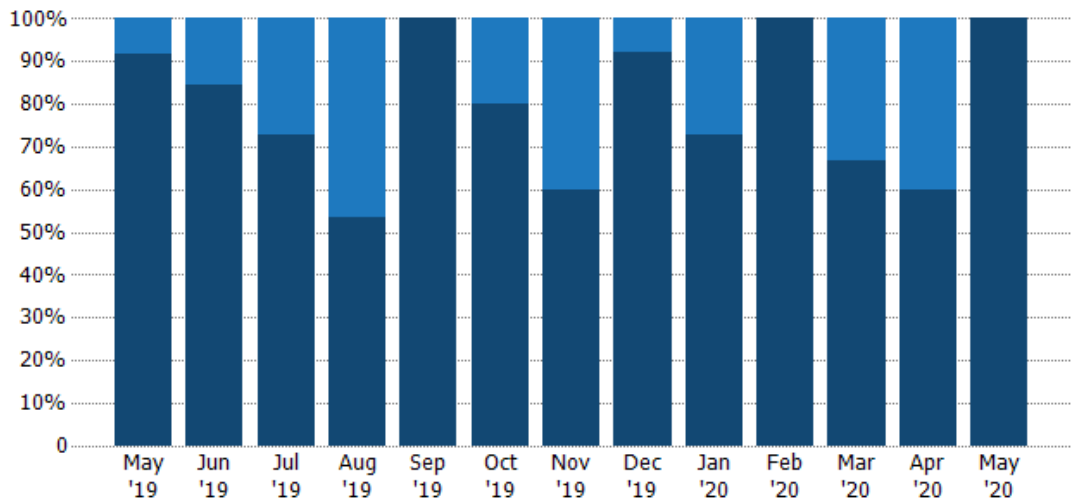
Current Year	\$18M	\$22.6M	\$12.7M	\$18.5M	\$13.7M	\$16.7M	\$11.8M	\$18.8M	\$14M	\$8.2M	\$19.3M	\$12.6M	\$5.34M
Prior Year	\$22M	\$26.6M	\$18.1M	\$19.6M	\$7.37M	\$7.5M	\$9.43M	\$11.2M	\$7.15M	\$13.2M	\$17.9M	\$19.1M	\$18M
Percent Change from Prior Year	-18%	-15%	-30%	-6%	86%	123%	25%	68%	96%	-38%	7%	-34%	-70%

## 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



Condo/Townhouse	8%	15%	27%	47%	-	20%	40%	8%	27%	-	33%	40%	-
Single Family Residence	92%	85%	73%	53%	100%	80%	60%	92%	73%	100%	67%	60%	100%

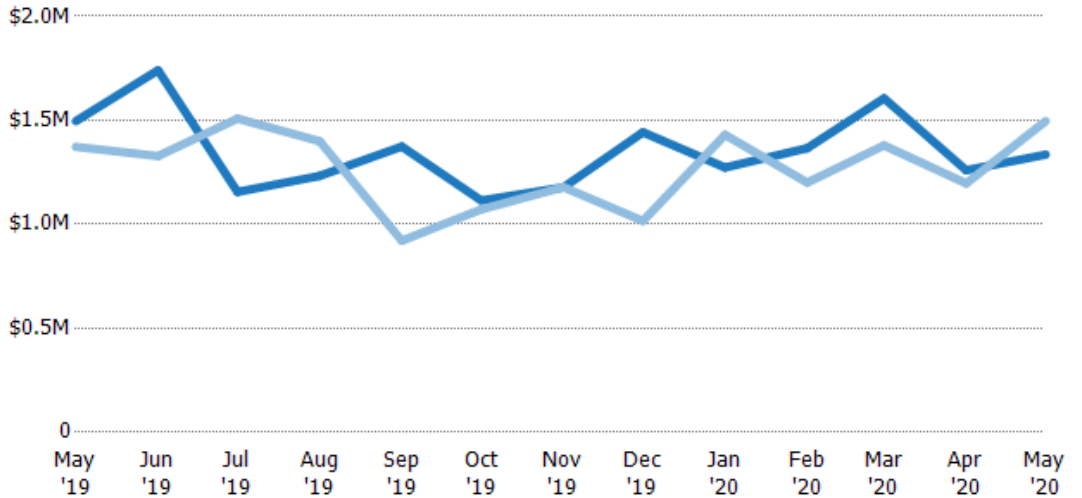
## Average Sales Price

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.
May '20	\$1.34M	-10.8%
May '19	\$1.5M	9%
May '18	\$1.37M	-26.2%



Current Year	\$1.5M	\$1.74M	\$1.16M	\$1.23M	\$1.37M	\$1.11M	\$1.18M	\$1.44M	\$1.27M	\$1.37M	\$1.61M	\$1.26M	\$1.34M
Prior Year	\$1.37M	\$1.33M	\$1.51M	\$1.4M	\$921K	\$1.07M	\$1.18M	\$1.02M	\$1.43M	\$1.2M	\$1.38M	\$1.2M	\$1.5M
Percent Change from Prior Year	9%	31%	-23%	-12%	49%	4%	0%	42%	-11%	14%	16%	5%	-11%

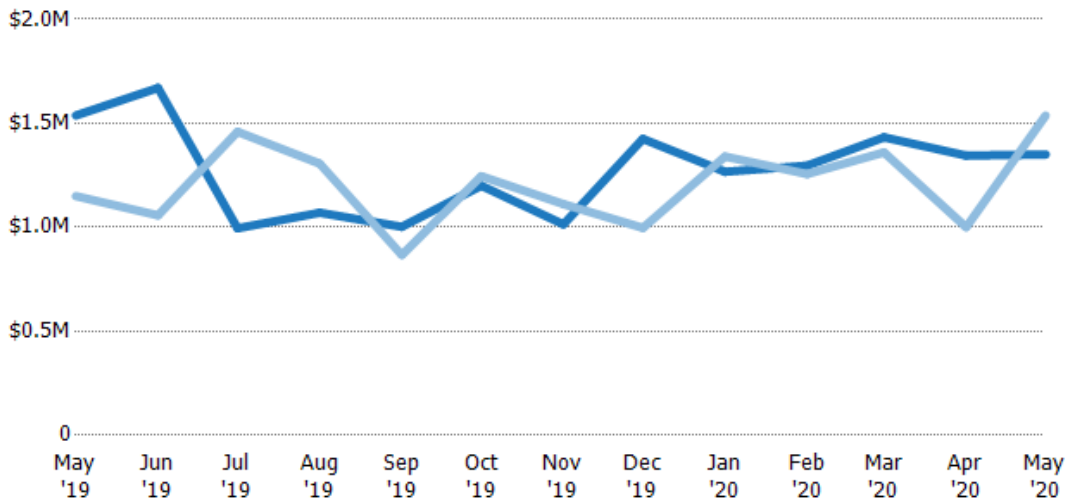
## Median Sales Price

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.
May '20	\$1.35M	-12.2%
May '19	\$1.54M	33.7%
May '18	\$1.15M	-6.3%



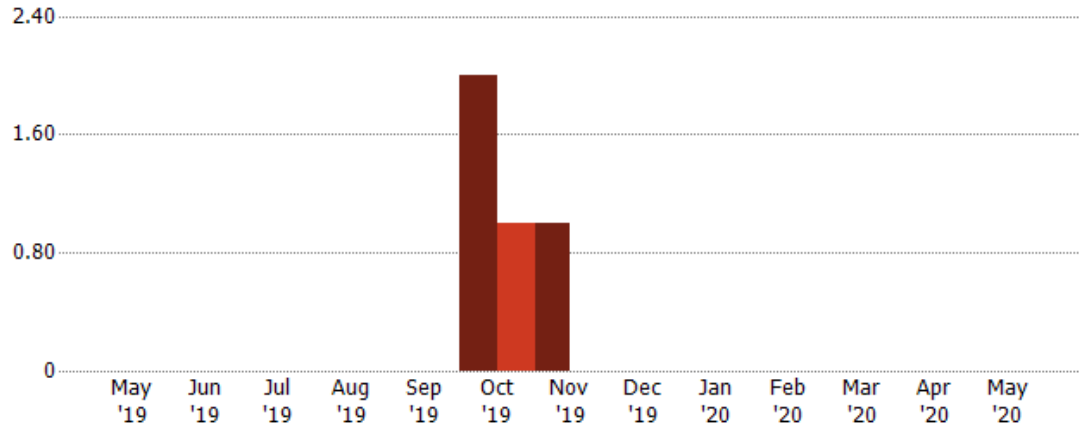
Current Year	\$1.54M	\$1.67M	\$995K	\$1.07M	\$1M	\$1.2M	\$1.01M	\$1.43M	\$1.27M	\$1.3M	\$1.43M	\$1.34M	\$1.35M
Prior Year	\$1.15M	\$1.06M	\$1.46M	\$1.31M	\$867K	\$1.25M	\$1.11M	\$997K	\$1.34M	\$1.26M	\$1.36M	\$1M	\$1.54M
Percent Change from Prior Year	34%	58%	-32%	-18%	16%	-4%	-9%	43%	-5%	3%	5%	34%	-12%

## 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



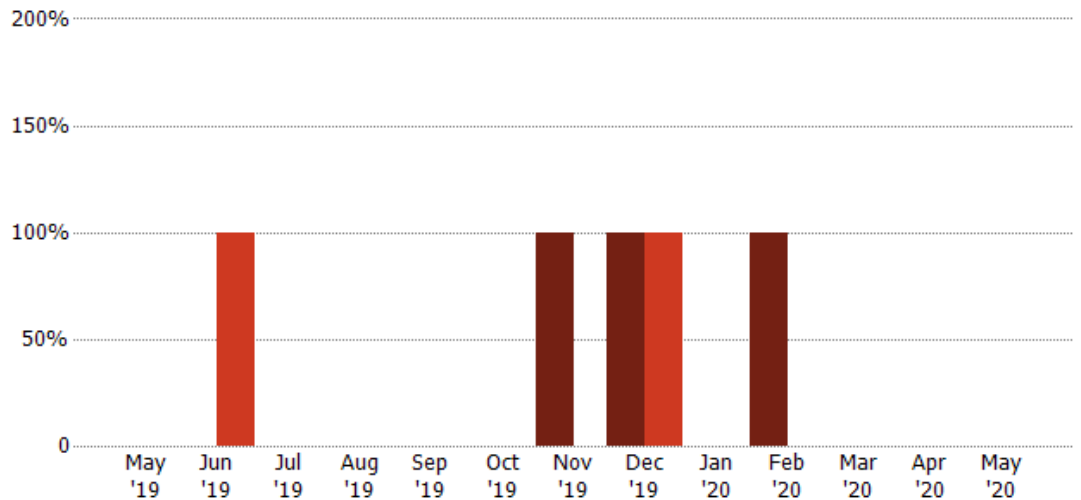
Current Year	-	-	-	-	-	2	1	-	-	-	-	-	-
Prior Year	-	-	-	-	-	1	-	-	-	-	-	-	-
Percent Change from Prior Year	-	-	-	-	-	100%	100%	-	-	-	-	-	-

## 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:** 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:** 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 5/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area