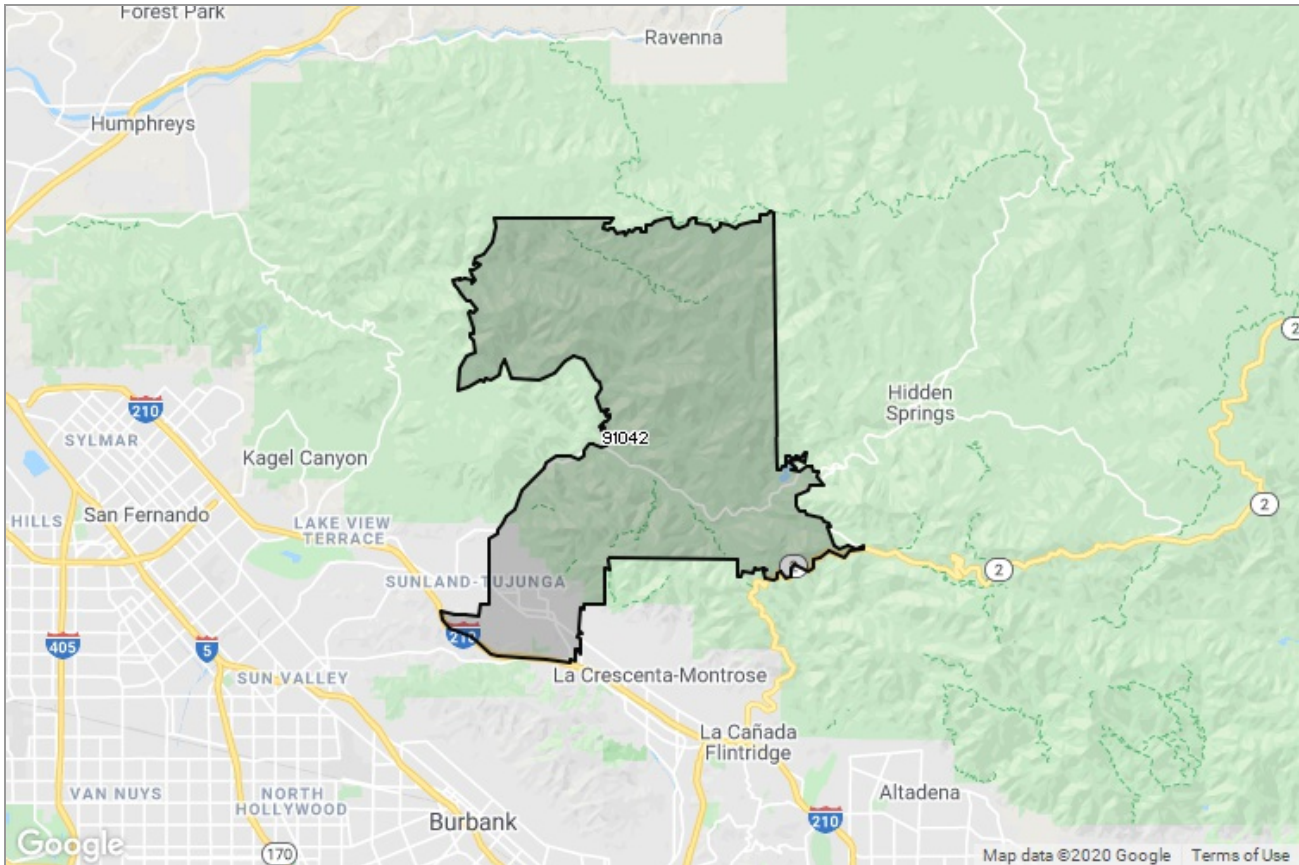




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Tujunga



Report Characteristics

Report Name:
Tujunga

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	17	26	-34.6%	97	133	-27.1%
New Listing Volume	\$17,410,498	\$17,723,450	-1.8%	\$78,904,269	\$94,474,448	-16.5%
Active Listing Count	34	54	-37%	N/A	N/A	
Active Listing Volume	\$32,445,297	\$44,237,892	-26.7%	N/A	N/A	
Average Listing Price	\$954,273	\$819,220	+16.5%	\$846,980	\$779,723	+8.6%
Median Listing Price	\$762,500	\$698,000	+9.2%	\$715,926	\$675,819	+5.9%
Months of Inventory	3.1	2.2	+43.1%	1.7	2.9	-40.2%
Absorption Rate	32.35%	46.3%	-13.9%	57.41%	34.32%	+23.1%
Sales Activity Charts Metrics						
Pending Sales Count	17	18	-5.6%	N/A	N/A	
Pending Sales Volume	\$12,944,000	\$10,778,894	+20.1%	N/A	N/A	
Closed Sales Count	9	20	-55%	81	93	-12.9%
Closed Sales Volume	\$6,031,500	\$13,289,500	-54.6%	\$54,712,775	\$59,326,774	-7.8%
Average Sales Price	\$670,167	\$664,475	+0.9%	\$675,466	\$637,922	+5.9%
Median Sales Price	\$620,000	\$655,500	-5.4%	\$665,160	\$626,926	+6.1%
Distressed Charts Metrics						
Distressed Listing Count	2	1	+100%	N/A	N/A	

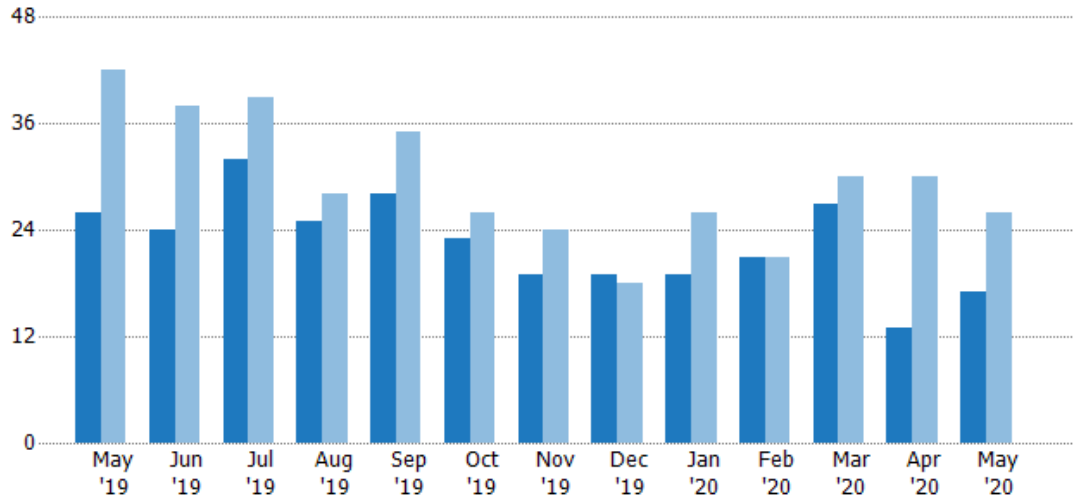
New Listings

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.
May '20	17	-34.6%
May '19	26	-38.1%
May '18	42	-21.4%



Current Year	26	24	32	25	28	23	19	19	19	21	27	13	17
Prior Year	42	38	39	28	35	26	24	18	26	21	30	30	26
Percent Change from Prior Year	-38%	-37%	-18%	-11%	-20%	-12%	-21%	6%	-27%	0%	-10%	-57%	-35%

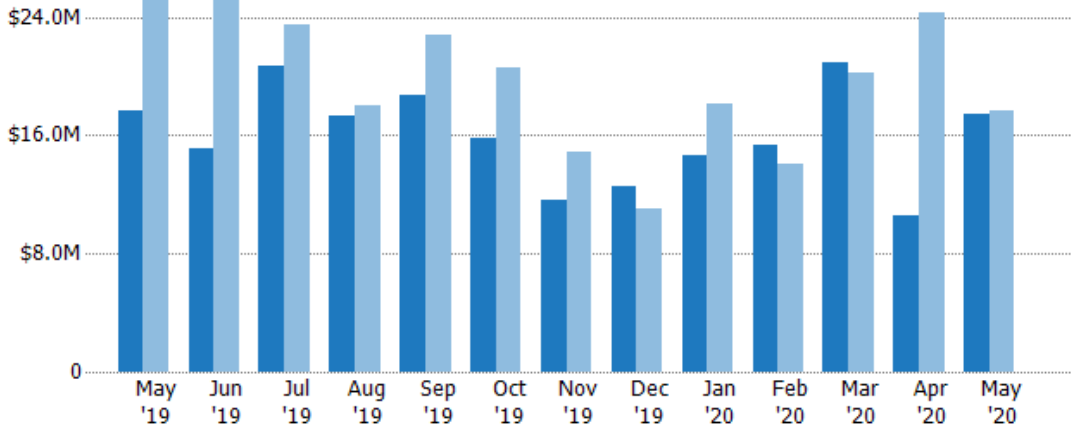
New Listing Volume

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.
May '20	\$17.4M	-1.8%
May '19	\$17.7M	-34.6%
May '18	\$27.1M	-25.5%



Current Year	\$17.7M	\$15.2M	\$20.7M	\$17.3M	\$18.7M	\$15.8M	\$11.7M	\$12.6M	\$14.7M	\$15.3M	\$20.9M	\$10.6M	\$17.4M
Prior Year	\$27.1M	\$25.6M	\$23.5M	\$18.1M	\$22.8M	\$20.6M	\$14.9M	\$11M	\$18.2M	\$14M	\$20.2M	\$24.3M	\$17.7M
Percent Change from Prior Year	-35%	-41%	-12%	-4%	-18%	-23%	-22%	14%	-19%	9%	3%	-56%	-2%

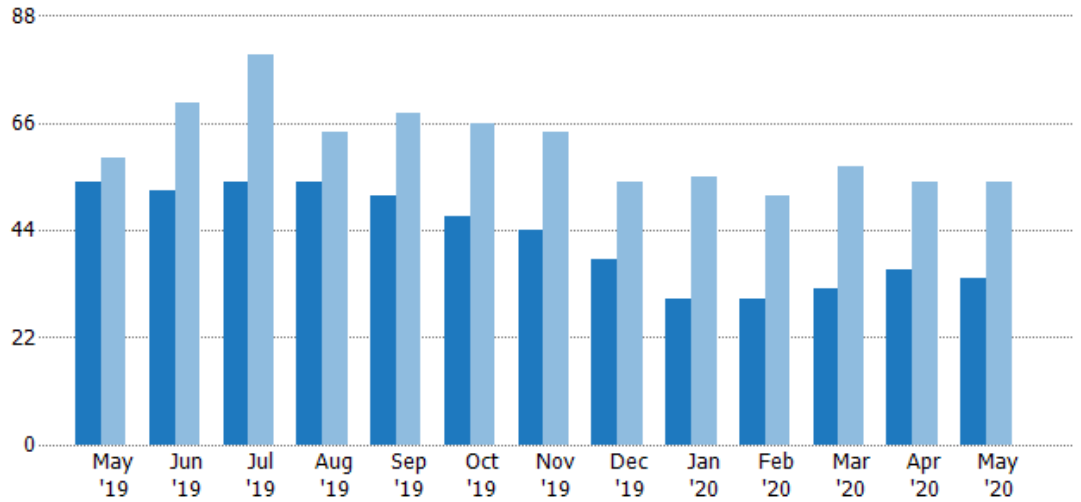
Active Listings

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.
May '20	34	-37%
May '19	54	-8.5%
May '18	59	-13.6%



	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	54	52	54	54	51	47	44	38	30	30	32	36	34
Prior Year	59	70	80	64	68	66	64	54	55	51	57	54	54
Percent Change from Prior Year	-8%	-26%	-33%	-16%	-25%	-29%	-31%	-30%	-45%	-41%	-44%	-33%	-37%

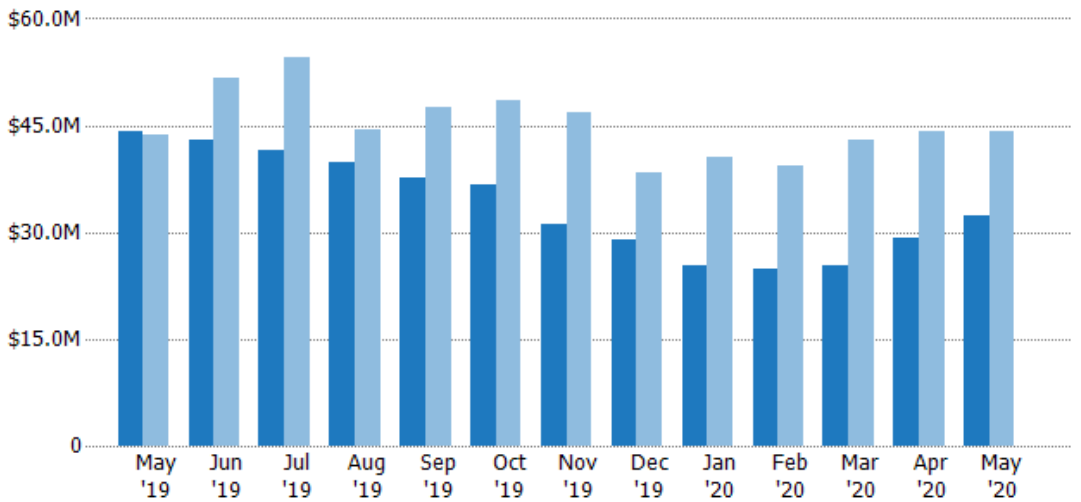
Active Listing Volume

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.
May '20	\$32.4M	-26.7%
May '19	\$44.2M	1.5%
May '18	\$43.6M	-24.6%



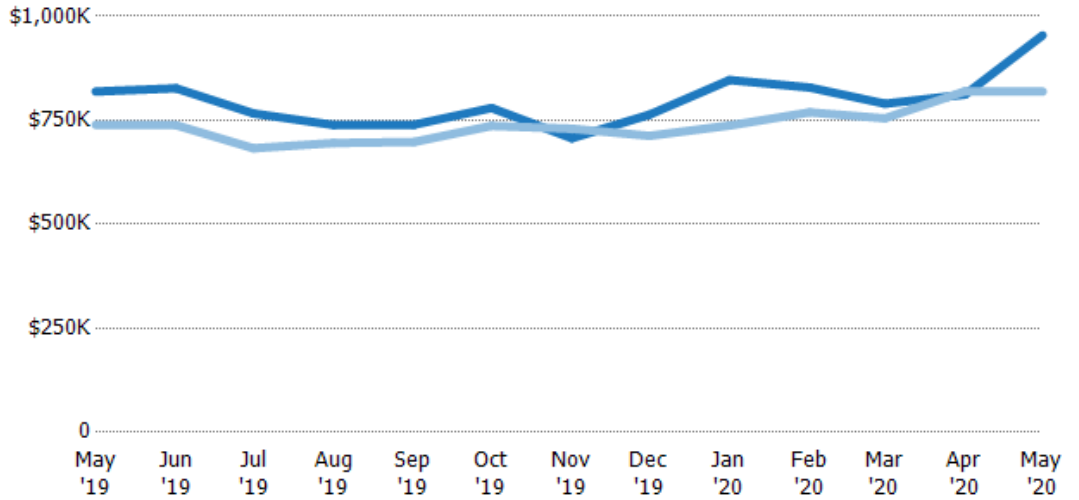
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$44.2M	\$43M	\$41.4M	\$39.9M	\$37.7M	\$36.6M	\$31.1M	\$29M	\$25.4M	\$24.9M	\$25.3M	\$29.2M	\$32.4M
Prior Year	\$43.6M	\$51.7M	\$54.6M	\$44.5M	\$47.5M	\$48.6M	\$46.7M	\$38.5M	\$40.6M	\$39.2M	\$43M	\$44.3M	\$44.2M
Percent Change from Prior Year	1%	-17%	-24%	-10%	-21%	-25%	-33%	-25%	-37%	-37%	-41%	-34%	-27%

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.
May '20	\$954K	16.5%
May '19	\$819K	10.8%
May '18	\$739K	-12.8%

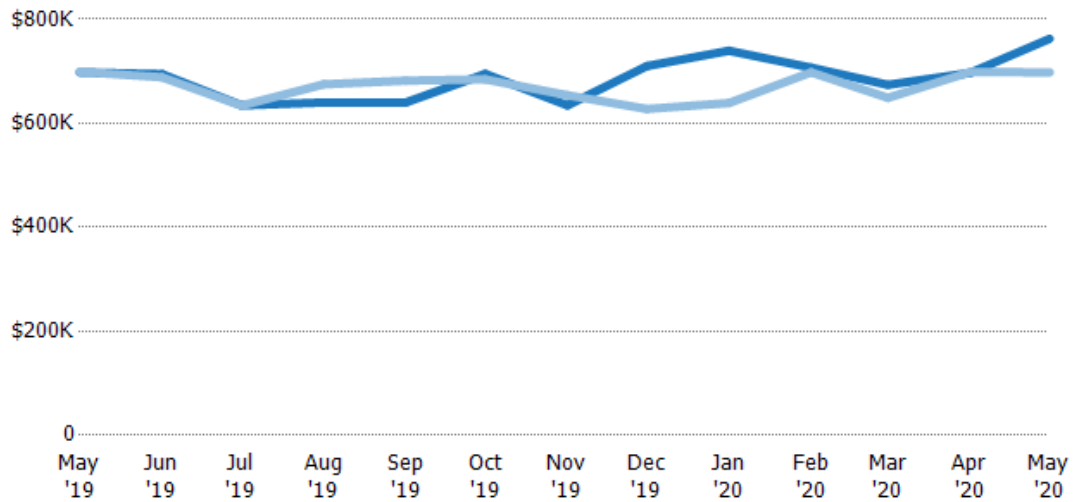
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
May '19	\$819K	\$739K	11%
Jun '19	\$827K	\$738K	12%
Jul '19	\$766K	\$683K	12%
Aug '19	\$739K	\$695K	6%
Sep '19	\$739K	\$698K	6%
Oct '19	\$780K	\$737K	6%
Nov '19	\$707K	\$730K	-3%
Dec '19	\$763K	\$713K	7%
Jan '20	\$847K	\$737K	15%
Feb '20	\$829K	\$769K	8%
Mar '20	\$790K	\$755K	5%
Apr '20	\$812K	\$820K	-1%
May '20	\$954K	\$819K	16%

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.
May '20	\$762K	9.2%
May '19	\$698K	-0.1%
May '18	\$699K	-7.1%

Month/Year	Current Year	Prior Year	Percent Change from Prior Year
May '19	\$698K	\$699K	0%
Jun '19	\$695K	\$689K	1%
Jul '19	\$635K	\$634K	0%
Aug '19	\$640K	\$675K	-5%
Sep '19	\$640K	\$682K	-6%
Oct '19	\$695K	\$684K	2%
Nov '19	\$635K	\$654K	-3%
Dec '19	\$710K	\$627K	13%
Jan '20	\$740K	\$639K	16%
Feb '20	\$707K	\$698K	1%
Mar '20	\$674K	\$649K	4%
Apr '20	\$697K	\$699K	0%
May '20	\$762K	\$698K	9%

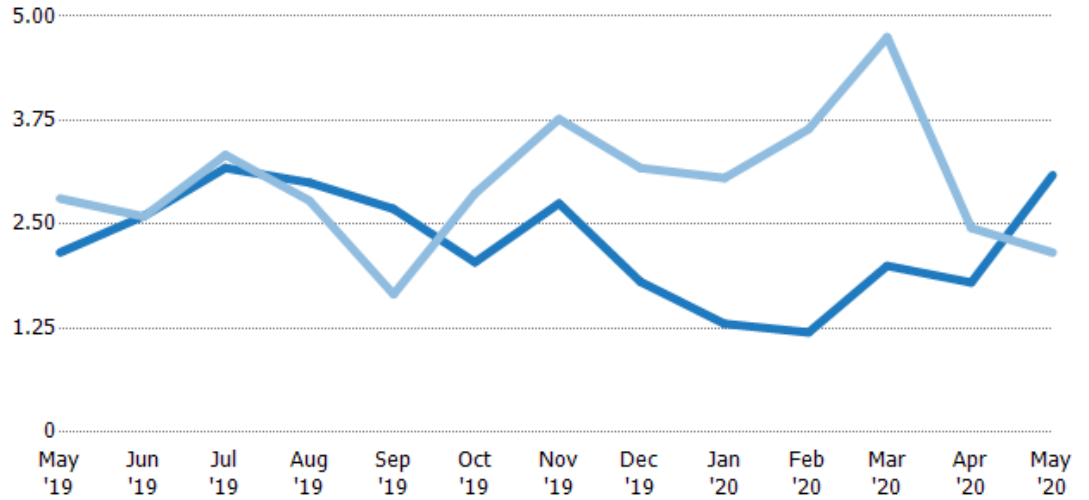
Months of Inventory

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.
May '20	3.09	43.1%
May '19	2.16	-23.1%
May '18	2.81	-13.6%



Current Year	2.16	2.6	3.18	3	2.68	2.04	2.75	1.81	1.3	1.2	2	1.8	3.09
Prior Year	2.81	2.59	3.33	2.78	1.66	2.87	3.76	3.18	3.06	3.64	4.75	2.45	2.16
Percent Change from Prior Year	-23%	0%	-5%	8%	62%	-29%	-27%	-43%	-57%	-67%	-58%	-27%	43%

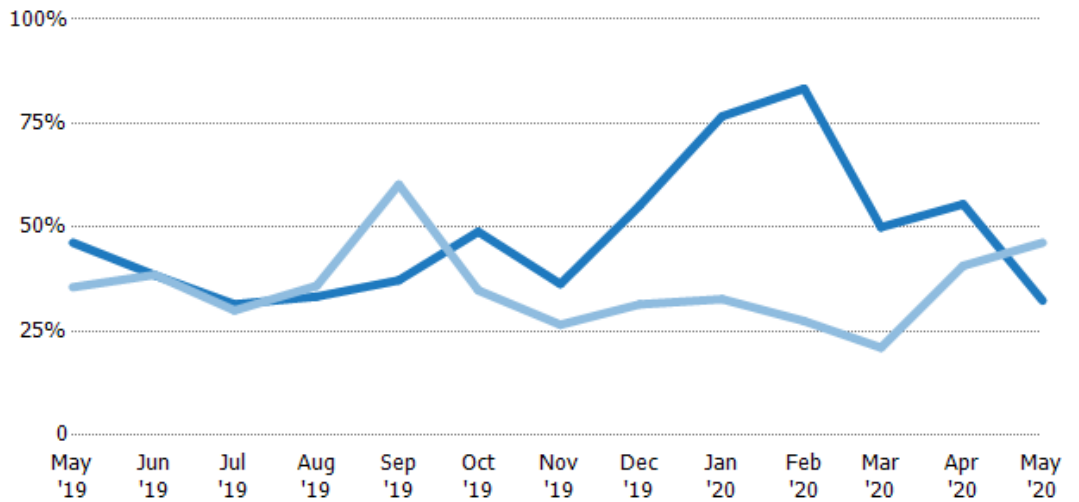
Absorption Rate

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.
May '20	32%	13.9%
May '19	46%	-10.7%
May '18	36%	15.7%



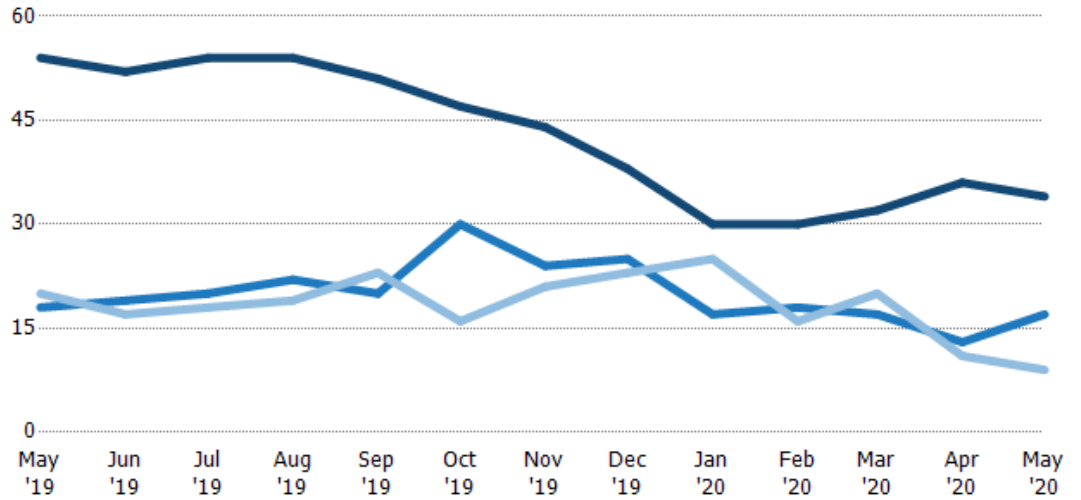
Current Year	46%	38%	31%	33%	37%	49%	36%	55%	77%	83%	50%	56%	32%
Prior Year	36%	39%	30%	36%	60%	35%	27%	31%	33%	27%	21%	41%	46%
Change from Prior Year	-11%	0%	-1%	3%	23%	-14%	-10%	-24%	-44%	-56%	-29%	-15%	14%

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



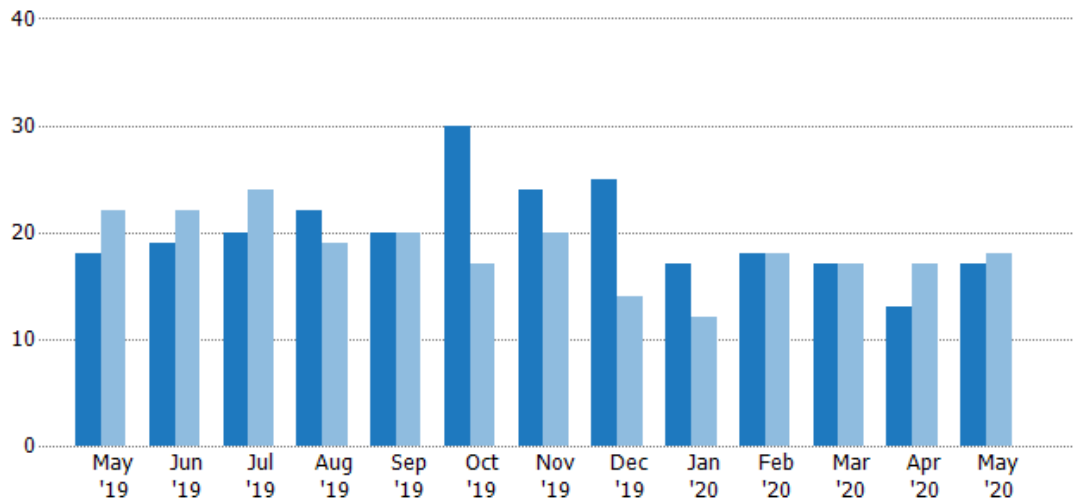
Active	54	52	54	54	51	47	44	38	30	30	32	36	34
Pending	18	19	20	22	20	30	24	25	17	18	17	13	17
Sold	20	17	18	19	23	16	21	23	25	16	20	11	9

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	Count	% Chg.
May '20	17	-5.6%
May '19	18	-18.2%
May '18	22	4.5%

Current Year	18	19	20	22	20	30	24	25	17	18	17	13	17
Prior Year	22	22	24	19	20	17	20	14	12	18	17	17	18
Percent Change from Prior Year	-18%	-14%	-17%	16%	0%	76%	20%	79%	42%	0%	0%	-24%	-6%

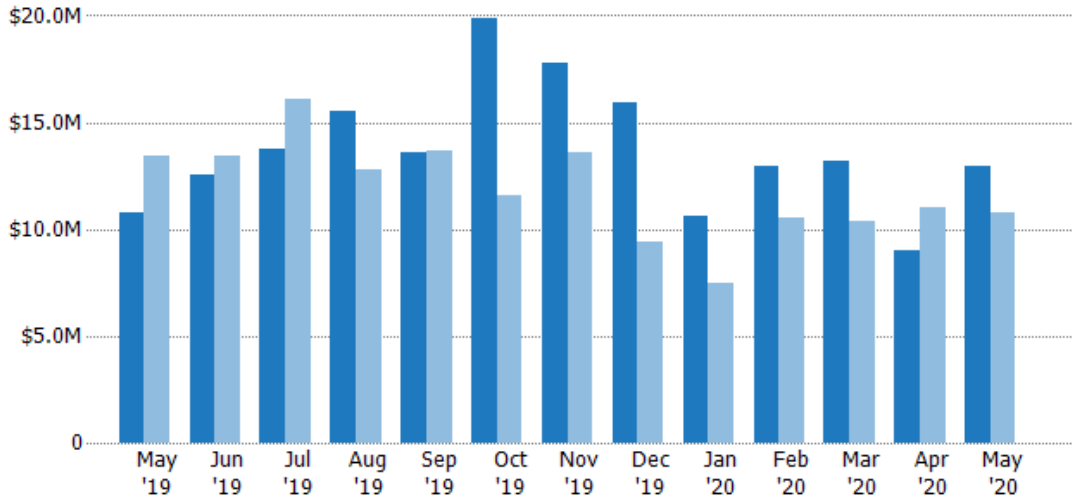
Pending Sales Volume

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.
May '20	\$12.9M	20.1%
May '19	\$10.8M	-19.9%
May '18	\$13.5M	-6.6%



Current Year	\$10.8M	\$12.5M	\$13.7M	\$15.5M	\$13.6M	\$19.9M	\$17.8M	\$16M	\$10.6M	\$12.9M	\$13.2M	\$9M	\$12.9M
Prior Year	\$13.5M	\$13.4M	\$16M	\$12.8M	\$13.7M	\$11.6M	\$13.6M	\$9.39M	\$7.44M	\$10.6M	\$10.4M	\$11M	\$10.8M
Percent Change from Prior Year	-20%	-7%	-15%	21%	-1%	71%	30%	70%	43%	22%	27%	-18%	20%

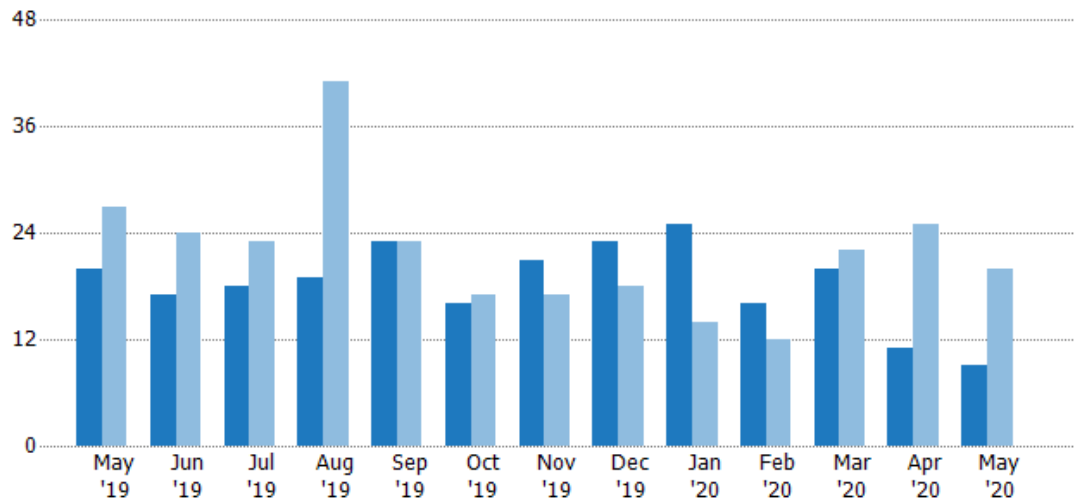
Closed Sales

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.
May '20	9	-55%
May '19	20	-25.9%
May '18	27	-7.4%



Current Year	20	17	18	19	23	16	21	23	25	16	20	11	9
Prior Year	27	24	23	41	23	17	17	18	14	12	22	25	20
Percent Change from Prior Year	-26%	-29%	-22%	-54%	0%	-6%	24%	28%	79%	33%	-9%	-56%	-55%

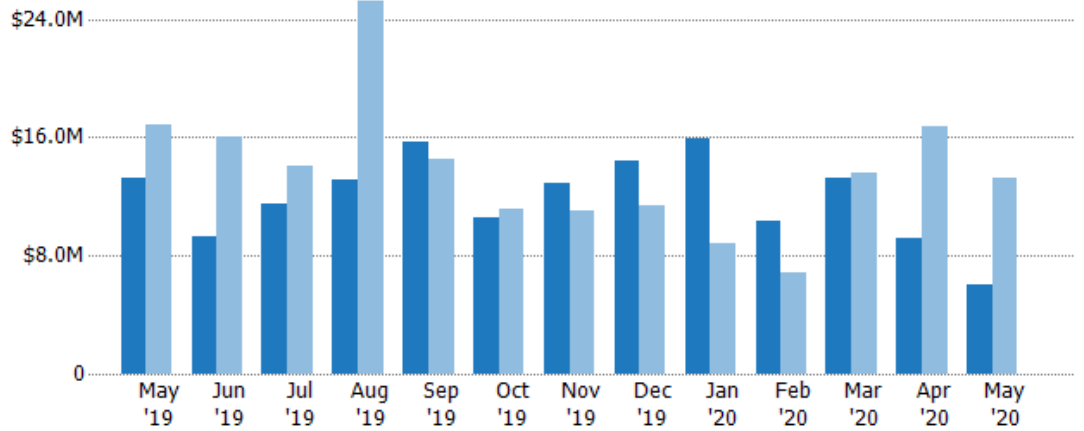
Closed Sales Volume

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.
May '20	\$6.03M	-54.6%
May '19	\$13.3M	-21.3%
May '18	\$16.9M	-14.3%



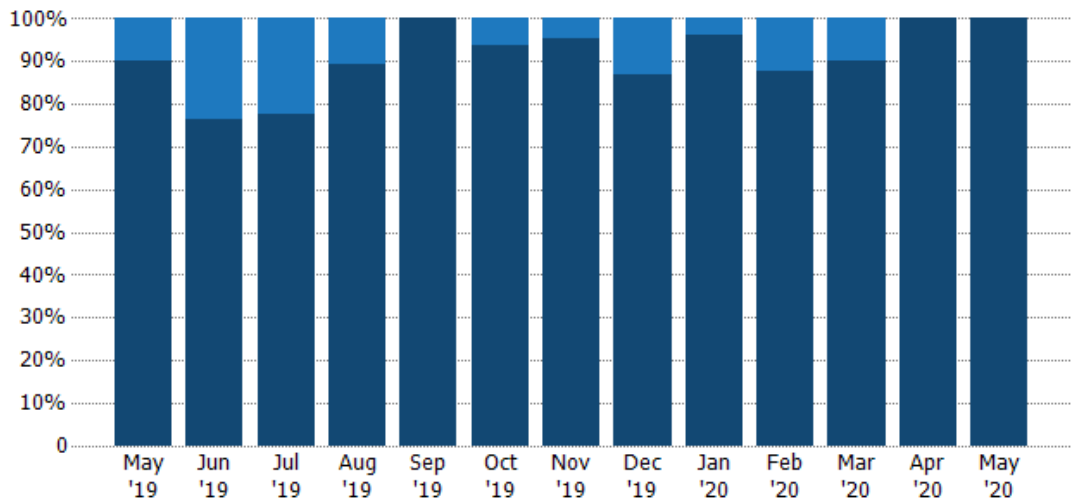
Current Year	\$13.3M	\$9.27M	\$11.6M	\$13.1M	\$15.7M	\$10.6M	\$12.8M	\$14.4M	\$15.9M	\$10.3M	\$13.3M	\$9.16M	\$6.03M
Prior Year	\$16.9M	\$16.1M	\$14.1M	\$25.3M	\$14.6M	\$11.2M	\$11M	\$11.4M	\$8.87M	\$6.81M	\$13.6M	\$16.7M	\$13.3M
Percent Change from Prior Year	-21%	-42%	-18%	-48%	8%	-5%	17%	27%	79%	52%	-2%	-45%	-55%

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	10%	24%	22%	11%	-	6%	5%	13%	4%	13%	10%	-	-
Single Family Residence	90%	76%	78%	89%	100%	94%	95%	87%	96%	88%	90%	100%	100%

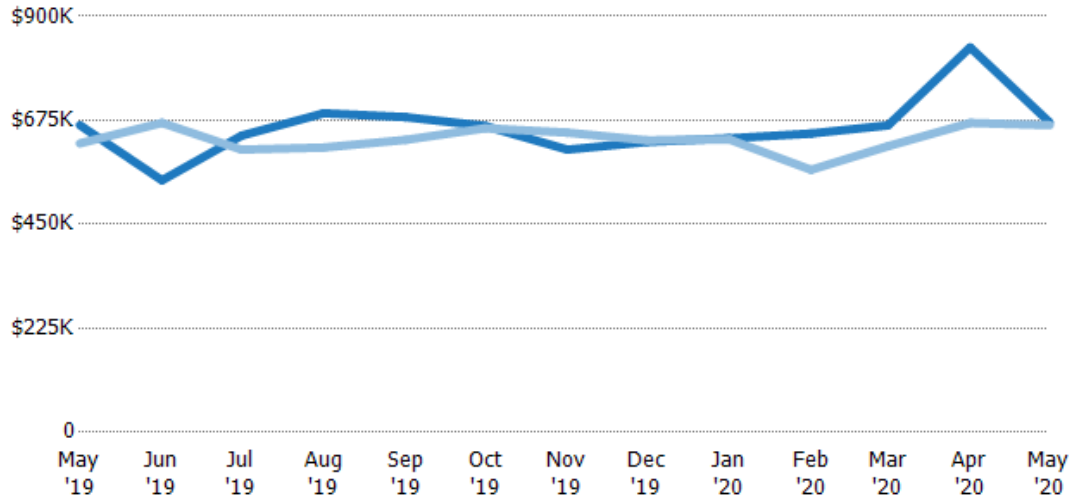
Average Sales Price

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.
May '20	\$670K	0.9%
May '19	\$664K	6.3%
May '18	\$625K	-7.4%



Current Year	\$664K	\$545K	\$642K	\$690K	\$682K	\$663K	\$612K	\$628K	\$636K	\$646K	\$664K	\$833K	\$670K
Prior Year	\$625K	\$669K	\$612K	\$616K	\$633K	\$658K	\$648K	\$632K	\$634K	\$568K	\$619K	\$669K	\$664K
Percent Change from Prior Year	6%	-19%	5%	12%	8%	1%	-6%	-1%	0%	14%	7%	24%	1%

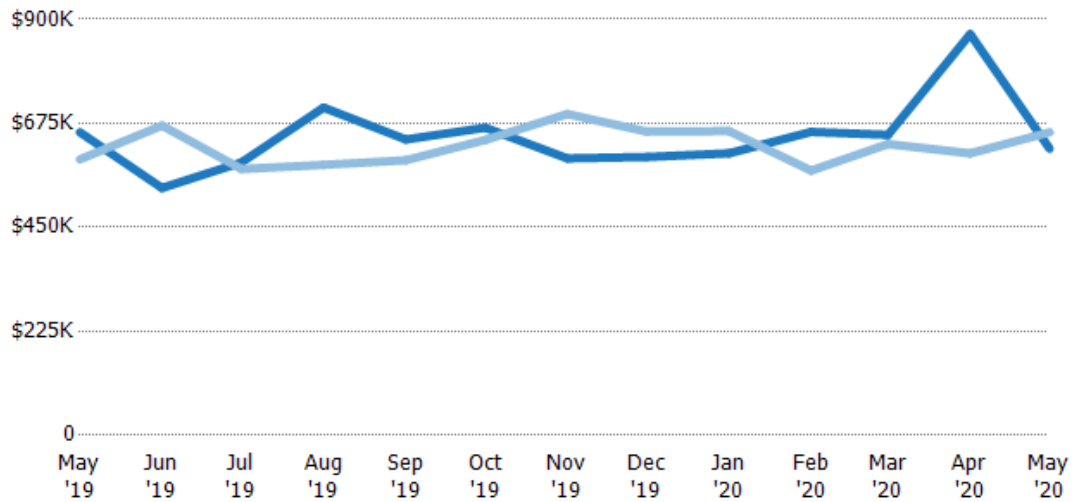
Median Sales Price

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.
May '20	\$620K	-5.4%
May '19	\$656K	9.8%
May '18	\$597K	10.6%



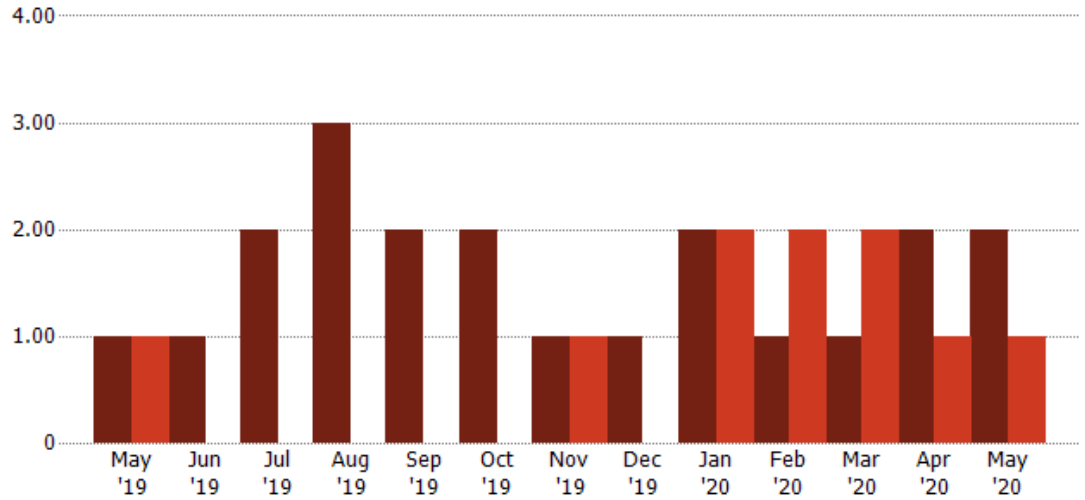
Current Year	\$656K	\$535K	\$591K	\$709K	\$640K	\$666K	\$599K	\$602K	\$610K	\$656K	\$650K	\$868K	\$620K
Prior Year	\$597K	\$670K	\$576K	\$585K	\$595K	\$639K	\$695K	\$657K	\$658K	\$573K	\$630K	\$610K	\$656K
Percent Change from Prior Year	10%	-20%	3%	21%	8%	4%	-14%	-8%	-7%	15%	3%	42%	-5%

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



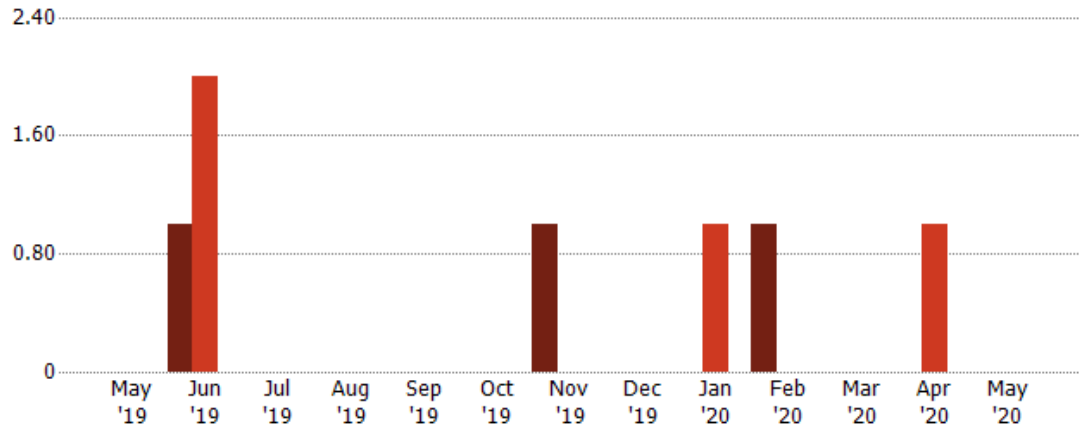
Current Year	1	1	2	3	2	2	1	1	2	1	1	2	2
Prior Year	1	-	-	-	-	-	1	-	2	2	2	1	1
Percent Change from Prior Year	0%	100%	100%	100%	100%	100%	0%	100%	0%	-50%	-50%	100%	100%

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



Current Year	-	1	-	-	-	-	1	-	-	1	-	-	-
Prior Year	-	2	-	-	-	-	-	-	1	-	-	1	-
Percent Change from Prior Year	-	-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: 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: 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 5/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area