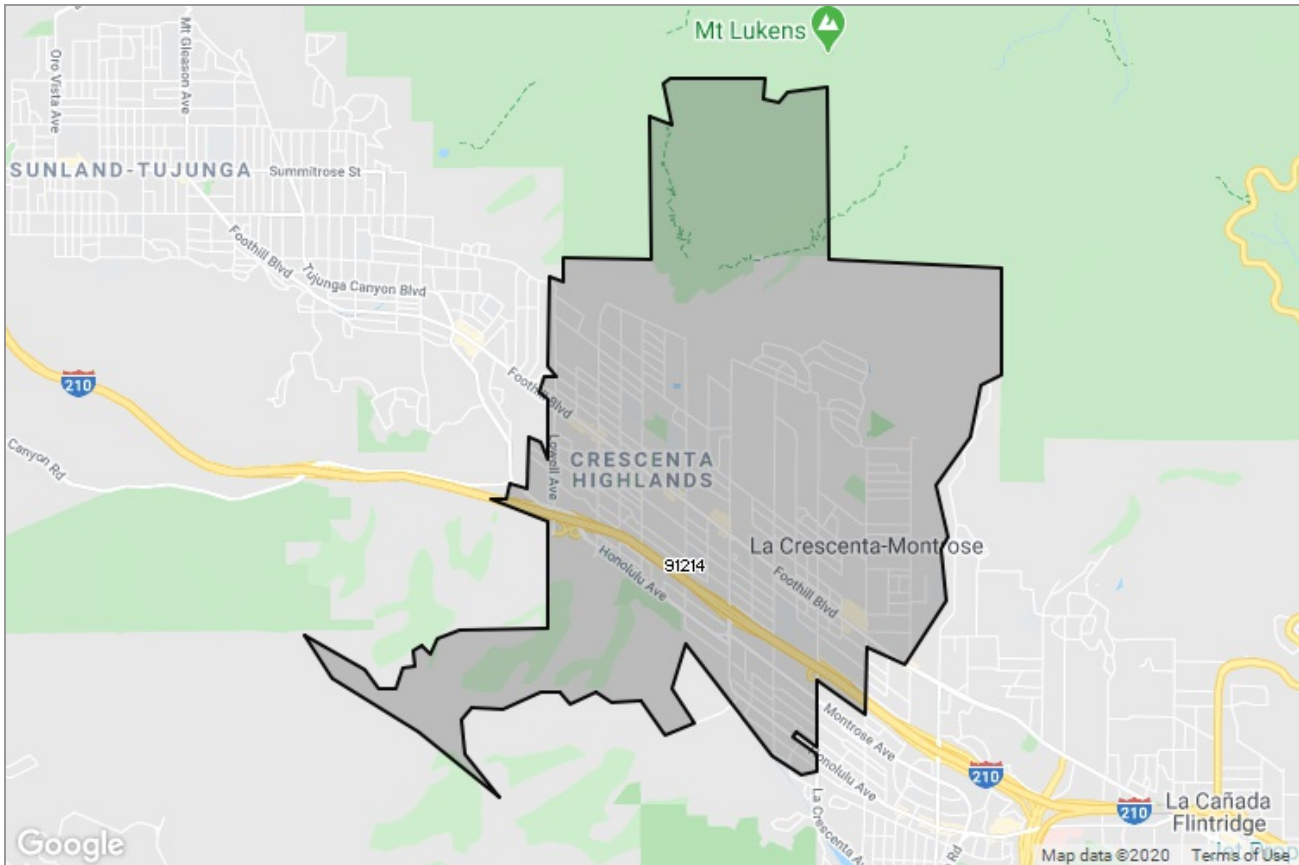




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# La Crescenta



## Report Characteristics

**Report Name:**  
La Crescenta

**Report Date Range:**  
6/2019 – 6/2020

**Filters Used:**  
MLS, Property Type, Location

**Avg/Med:** Both

**Run Date:** 07/10/2020

**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	Jun 2020	Jun 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	48	42	+14.3%	178	223	-20.2%
New Listing Volume	\$47,466,208	\$37,797,300	+25.6%	\$173,663,709	\$201,627,170	-13.9%
Active Listing Count	43	62	-30.6%	N/A	N/A	
Active Listing Volume	\$42,747,332	\$59,101,988	-27.7%	N/A	N/A	
Average Listing Price	\$994,124	\$953,258	+4.3%	\$969,259	\$911,678	+6.3%
Median Listing Price	\$950,000	\$892,000	+6.5%	\$897,430	\$871,863	+2.9%
Months of Inventory	2.7	1.4	+92.6%	1.8	1.9	-4.7%
Absorption Rate	37.5%	72.22%	-34.7%	55.29%	52.72%	+2.6%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	42	33	+27.3%	N/A	N/A	
Pending Sales Volume	\$42,650,075	\$29,187,700	+46.1%	N/A	N/A	
Closed Sales Count	19	33	-42.4%	110	141	-22%
Closed Sales Volume	\$19,478,680	\$33,189,400	-41.3%	\$101,007,386	\$125,567,588	-19.6%
Average Sales Price	\$1,025,194	\$1,005,739	+1.9%	\$918,249	\$890,550	+3.1%
Median Sales Price	\$935,000	\$962,000	-2.8%	\$838,945	\$858,936	-2.3%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	3	-	N/A	N/A	

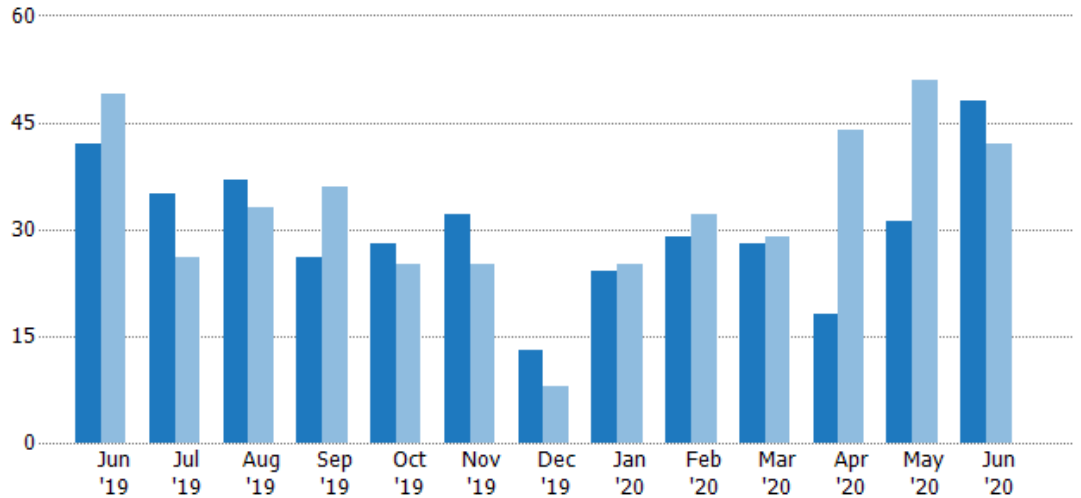
## New Listings

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.
Jun '20	48	14.3%
Jun '19	42	-14.3%
Jun '18	49	-14.3%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	42	35	37	26	28	32	13	24	29	28	18	31	48
Prior Year	49	26	33	36	25	25	8	25	32	29	44	51	42
Percent Change from Prior Year	-14%	35%	12%	-28%	12%	28%	63%	-4%	-9%	-3%	-59%	-39%	14%

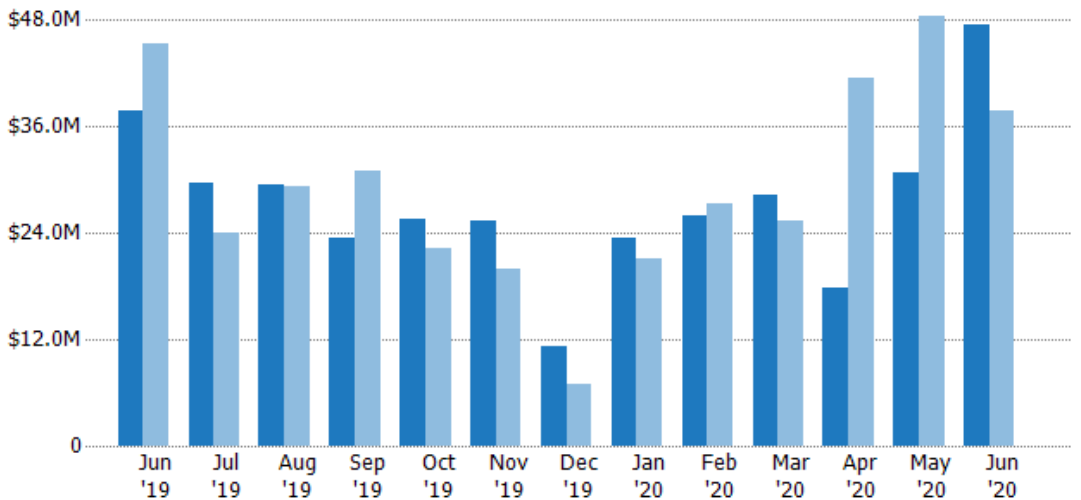
## New Listing Volume

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.
Jun '20	\$47.5M	25.6%
Jun '19	\$37.8M	-16.7%
Jun '18	\$45.4M	-18.5%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$37.8M	\$29.7M	\$29.5M	\$23.4M	\$25.5M	\$25.3M	\$11.2M	\$23.4M	\$25.9M	\$28.3M	\$17.8M	\$30.7M	\$47.5M
Prior Year	\$45.4M	\$24M	\$29.3M	\$30.9M	\$22.2M	\$20M	\$6.96M	\$21.2M	\$27.3M	\$25.4M	\$41.5M	\$48.5M	\$37.8M
Percent Change from Prior Year	-17%	24%	1%	-24%	15%	26%	60%	11%	-5%	12%	-57%	-37%	26%

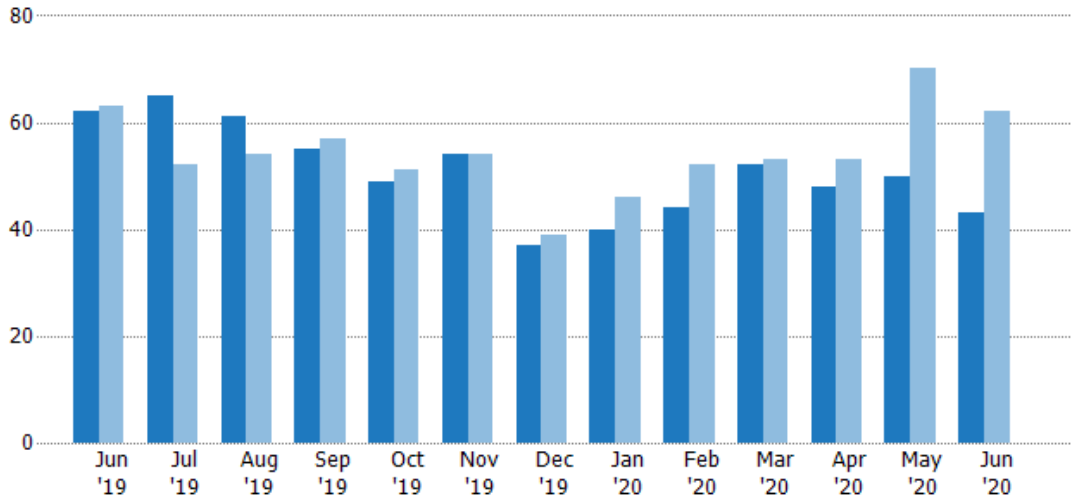
## Active Listings

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.
Jun '20	43	-30.6%
Jun '19	62	-1.6%
Jun '18	63	17.5%



Current Year	62	65	61	55	49	54	37	40	44	52	48	50	43
Prior Year	63	52	54	57	51	54	39	46	52	53	53	70	62
Percent Change from Prior Year	-2%	25%	13%	-4%	-4%	0%	-5%	-13%	-15%	-2%	-9%	-29%	-31%

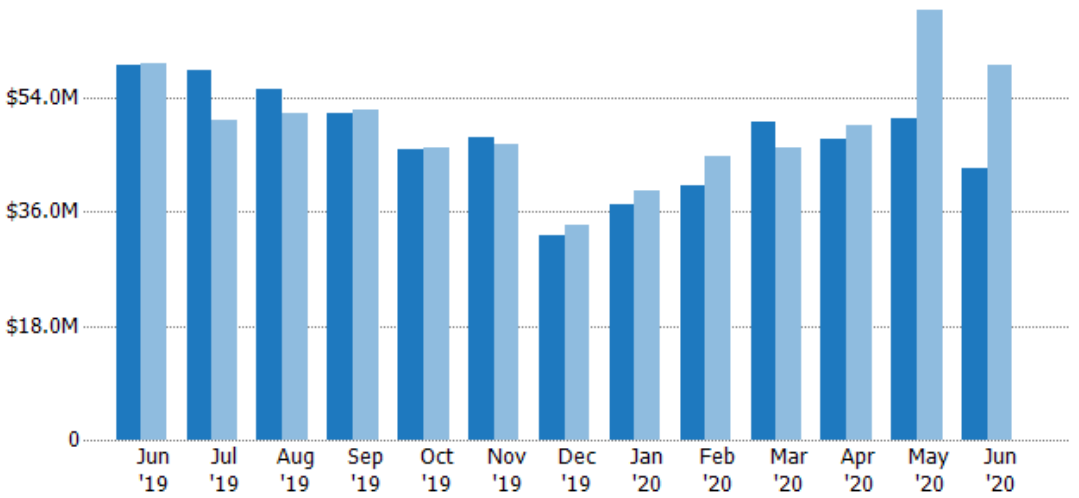
## Active Listing Volume

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.
Jun '20	\$42.7M	-27.7%
Jun '19	\$59.1M	-0.5%
Jun '18	\$59.4M	5.5%



Current Year	\$59.1M	\$58.4M	\$55.4M	\$51.6M	\$45.9M	\$47.6M	\$32.3M	\$37.3M	\$40.1M	\$50.1M	\$47.4M	\$50.8M	\$42.7M
Prior Year	\$59.4M	\$50.5M	\$51.5M	\$52.2M	\$46.1M	\$46.5M	\$33.9M	\$39.3M	\$44.6M	\$46.1M	\$49.5M	\$67.7M	\$59.1M
Percent Change from Prior Year	-1%	16%	7%	-1%	0%	2%	-5%	-5%	-10%	9%	-4%	-25%	-28%

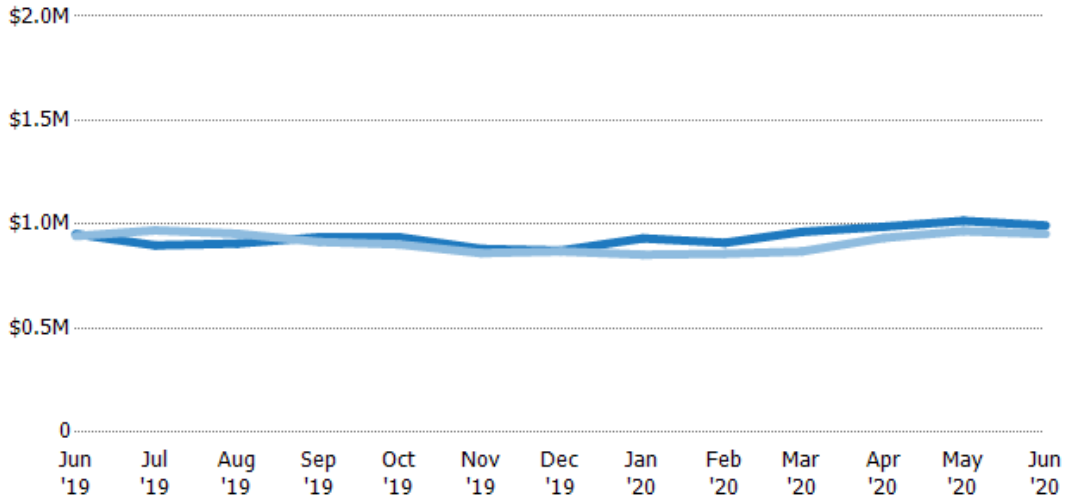
## Average Listing Price

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.
Jun '20	\$994K	4.3%
Jun '19	\$953K	1.1%
Jun '18	\$943K	-10.2%



Current Year	\$953K	\$898K	\$907K	\$938K	\$938K	\$882K	\$874K	\$932K	\$911K	\$963K	\$988K	\$1.02M	\$994K
Prior Year	\$943K	\$971K	\$954K	\$915K	\$903K	\$861K	\$870K	\$854K	\$859K	\$869K	\$935K	\$967K	\$953K
Percent Change from Prior Year	1%	-7%	-5%	3%	4%	2%	0%	9%	6%	11%	6%	5%	4%

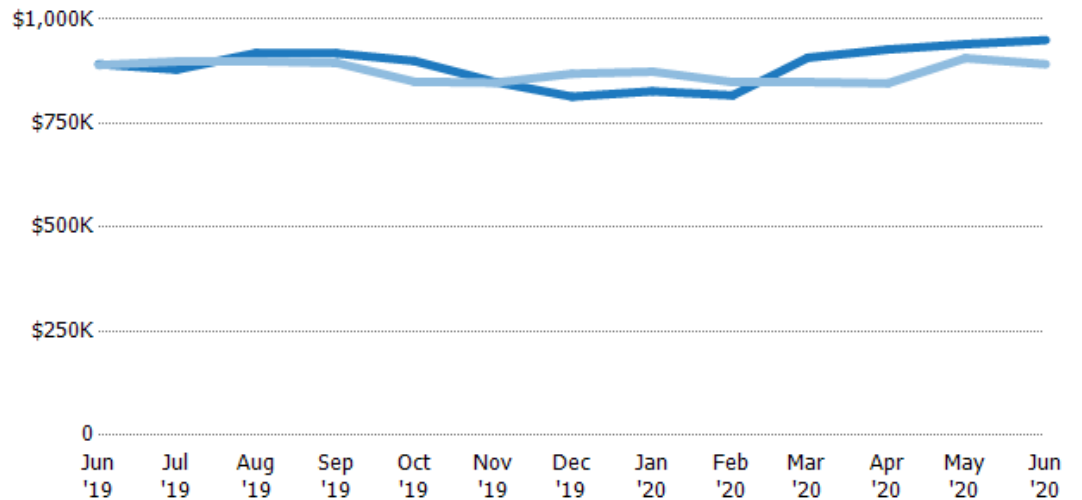
## Median Listing Price

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.
Jun '20	\$950K	6.5%
Jun '19	\$892K	0.2%
Jun '18	\$890K	-8.8%



Current Year	\$892K	\$879K	\$919K	\$918K	\$900K	\$850K	\$814K	\$827K	\$817K	\$908K	\$928K	\$940K	\$950K
Prior Year	\$890K	\$899K	\$899K	\$895K	\$850K	\$847K	\$869K	\$874K	\$849K	\$849K	\$846K	\$907K	\$892K
Percent Change from Prior Year	0%	-2%	2%	3%	6%	0%	-6%	-5%	-4%	7%	10%	4%	7%

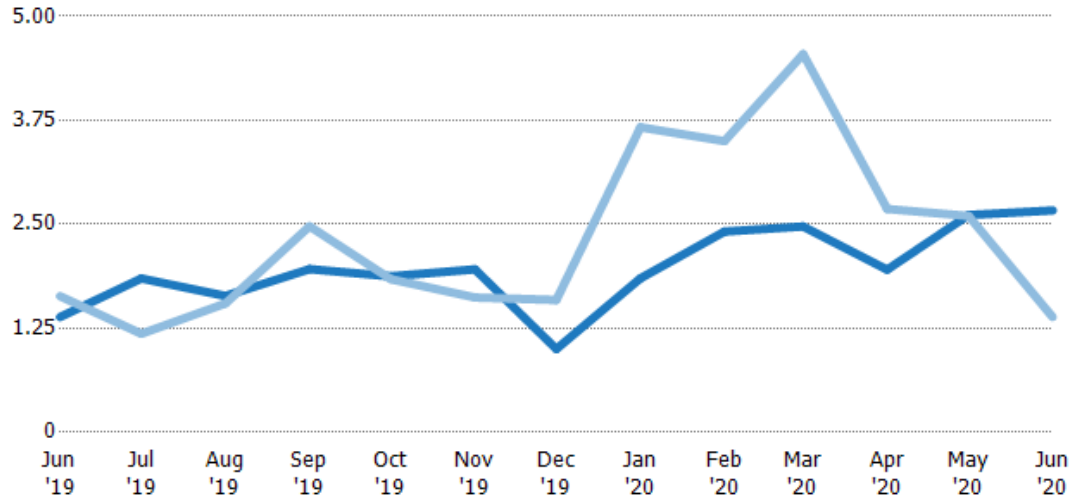
## Months of Inventory

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.
Jun '20	2.67	92.6%
Jun '19	1.38	-15.4%
Jun '18	1.64	24%



Current Year	1.38	1.85	1.64	1.96	1.88	1.96	1	1.85	2.41	2.47	1.95	2.61	2.67
Prior Year	1.64	1.18	1.55	2.48	1.84	1.62	1.59	3.67	3.5	4.55	2.68	2.6	1.38
Percent Change from Prior Year	-15%	56%	6%	-21%	2%	21%	-37%	-50%	-31%	-46%	-27%	0%	93%

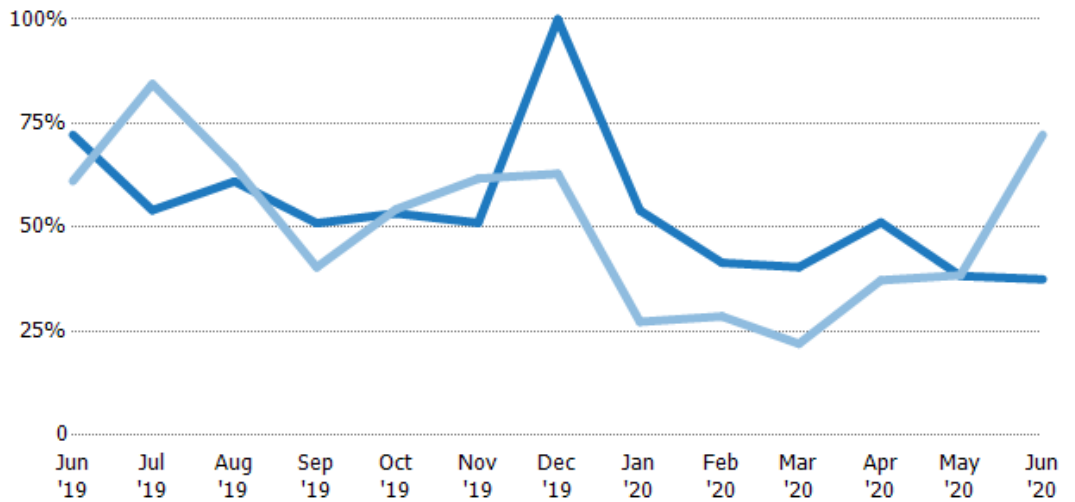
## Absorption Rate

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.
Jun '20	38%	34.7%
Jun '19	72%	-11.1%
Jun '18	61%	-19.3%



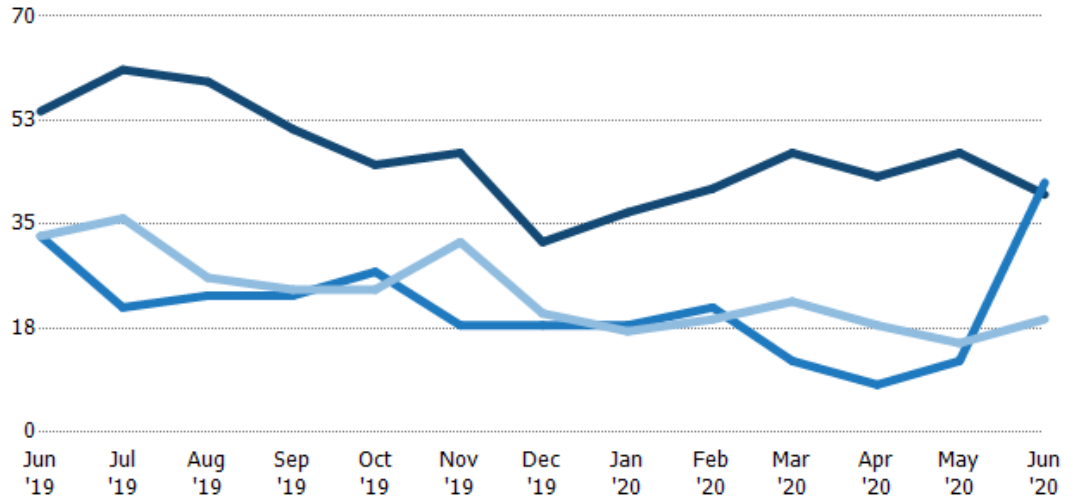
Current Year	72%	54%	61%	51%	53%	51%	100%	54%	41%	40%	51%	38%	38%
Prior Year	61%	84%	65%	40%	54%	62%	63%	27%	29%	22%	37%	38%	72%
Change from Prior Year	-11%	30%	4%	-11%	1%	11%	-37%	-27%	-13%	-18%	-14%	0%	35%

## 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



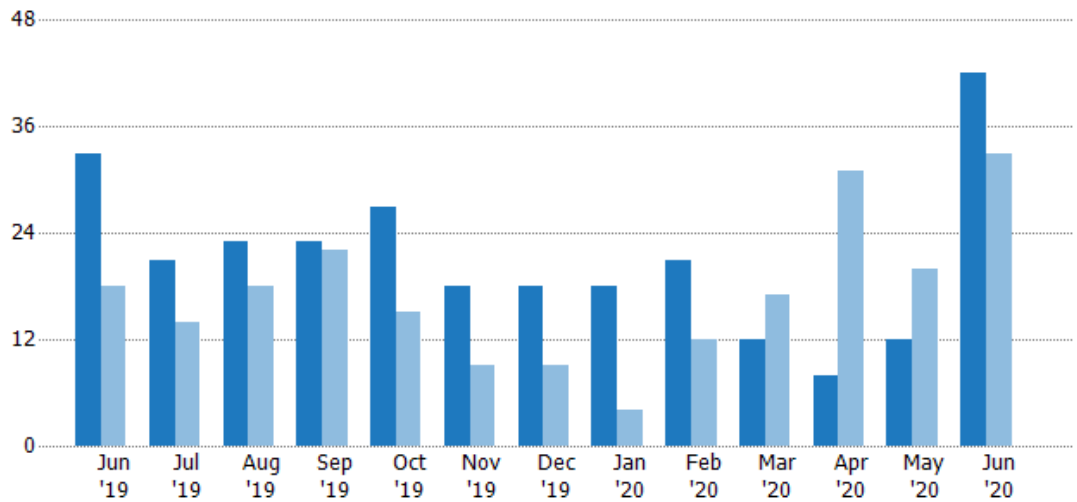
Active	54	61	59	51	45	47	32	37	41	47	43	47	40
Pending	33	21	23	23	27	18	18	18	21	12	8	12	42
Sold	33	36	26	24	24	32	20	17	19	22	18	15	19

## 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.
Jun '20	42	27.3%
Jun '19	33	83.3%
Jun '18	18	44.4%

Current Year	33	21	23	23	27	18	18	18	21	12	8	12	42
Prior Year	18	14	18	22	15	9	9	4	12	17	31	20	33
Percent Change from Prior Year	83%	50%	28%	5%	80%	100%	100%	350%	75%	-29%	-74%	-40%	27%

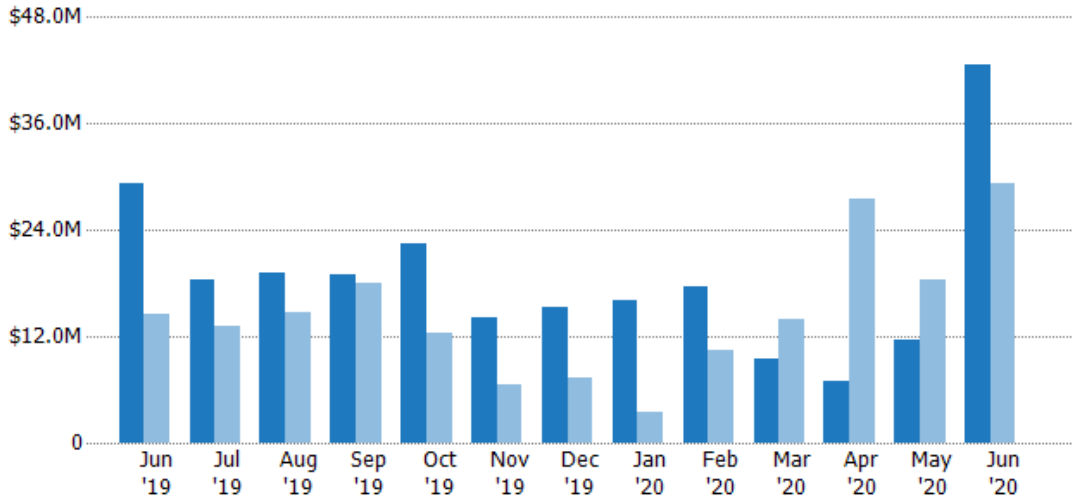
## Pending Sales Volume

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.
Jun '20	\$42.7M	46.1%
Jun '19	\$29.2M	100.2%
Jun '18	\$14.6M	48.8%



Current Year	\$29.2M	\$18.3M	\$19.3M	\$18.9M	\$22.4M	\$14.1M	\$15.2M	\$16M	\$17.7M	\$9.5M	\$7.02M	\$11.6M	\$42.7M
Prior Year	\$14.6M	\$13.2M	\$14.6M	\$18M	\$12.4M	\$6.49M	\$7.25M	\$3.41M	\$10.5M	\$13.9M	\$27.5M	\$18.3M	\$29.2M
Percent Change from Prior Year	100%	39%	32%	5%	81%	117%	110%	370%	68%	-32%	-74%	-37%	46%

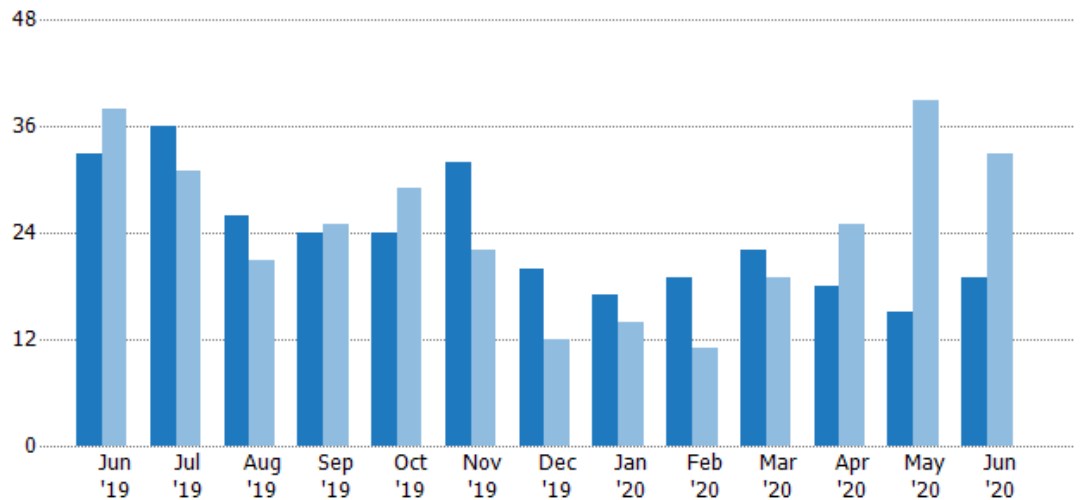
## Closed Sales

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.
Jun '20	19	-42.4%
Jun '19	33	-13.2%
Jun '18	38	10.5%



Current Year	33	36	26	24	24	32	20	17	19	22	18	15	19
Prior Year	38	31	21	25	29	22	12	14	11	19	25	39	33
Percent Change from Prior Year	-13%	16%	24%	-4%	-17%	45%	67%	21%	73%	16%	-28%	-62%	-42%



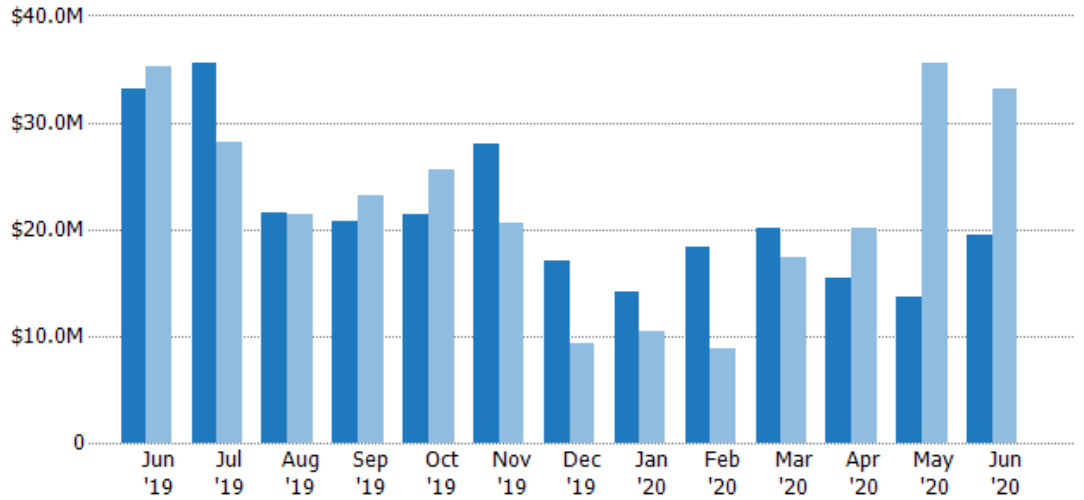
## Closed Sales Volume

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.
Jun '20	\$19.5M	-41.3%
Jun '19	\$33.2M	-5.9%
Jun '18	\$35.3M	-17.7%



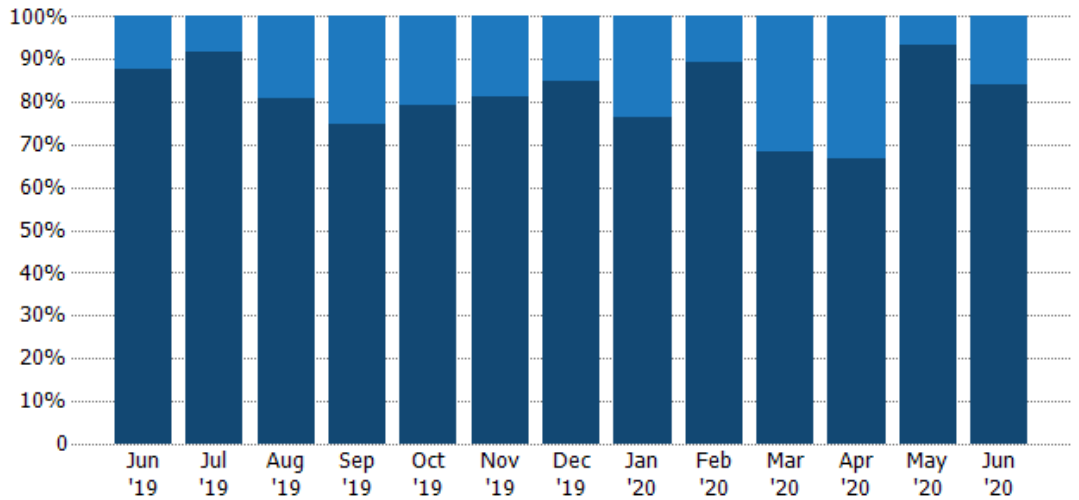
Current Year	\$33.2M	\$35.6M	\$21.5M	\$20.7M	\$21.5M	\$28M	\$17M	\$14.1M	\$18.3M	\$20M	\$15.4M	\$13.6M	\$19.5M
Prior Year	\$35.3M	\$28.2M	\$21.3M	\$23.2M	\$25.6M	\$20.5M	\$9.29M	\$10.5M	\$8.82M	\$17.3M	\$20.1M	\$35.6M	\$33.2M
Percent Change from Prior Year	-6%	26%	1%	-11%	-16%	37%	83%	34%	108%	16%	-23%	-62%	-41%

## 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	12%	8%	19%	25%	21%	19%	15%	24%	11%	32%	33%	7%	16%
Single Family Residence	88%	92%	81%	75%	79%	81%	85%	76%	89%	68%	67%	93%	84%

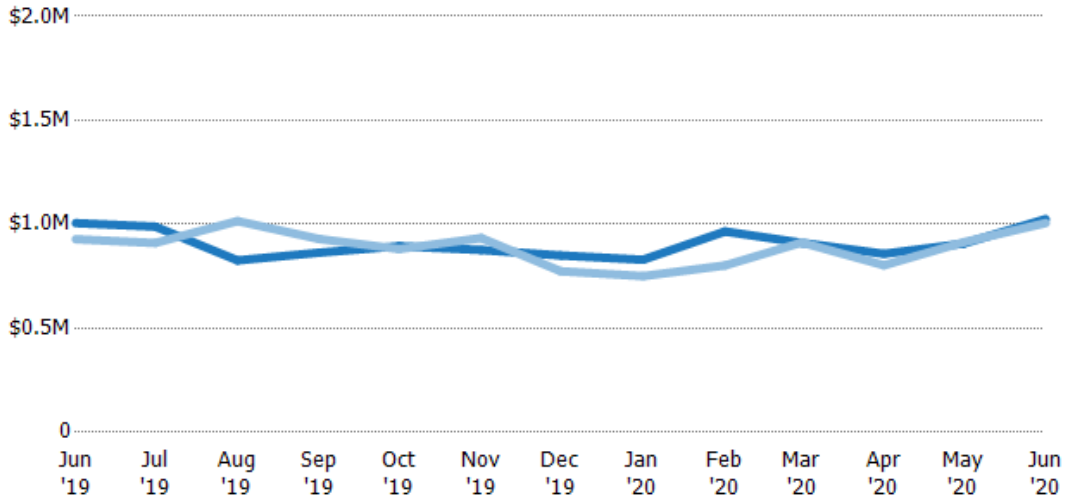
## Average Sales Price

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.
Jun '20	\$1.03M	1.9%
Jun '19	\$1.01M	8.4%
Jun '18	\$928K	-25.5%



Current Year	\$1.01M	\$988K	\$826K	\$864K	\$894K	\$876K	\$850K	\$829K	\$965K	\$911K	\$858K	\$907K	\$1.03M
Prior Year	\$928K	\$910K	\$1.02M	\$929K	\$881K	\$934K	\$774K	\$751K	\$802K	\$913K	\$803K	\$914K	\$1.01M
Percent Change from Prior Year	8%	9%	-19%	-7%	2%	-6%	10%	10%	20%	0%	7%	-1%	2%

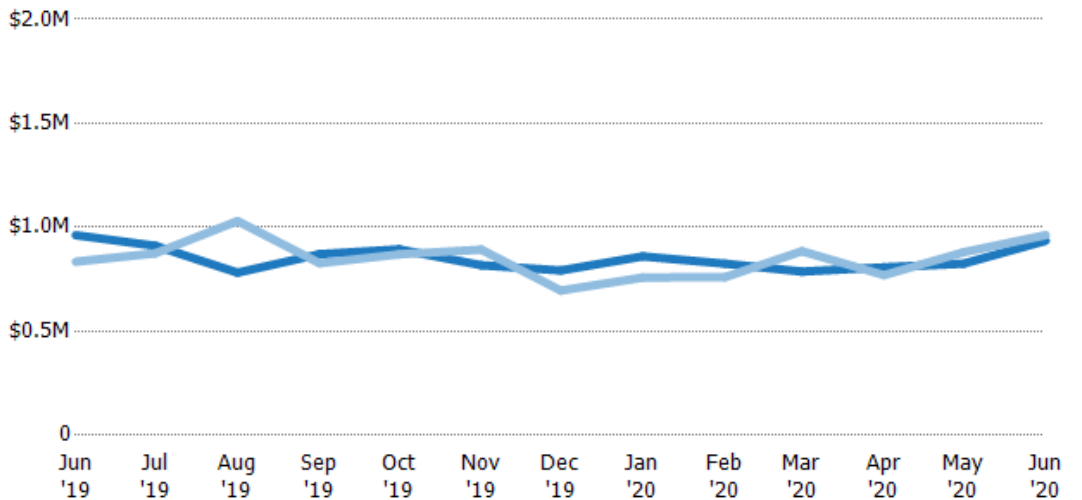
## Median Sales Price

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.
Jun '20	\$935K	-2.8%
Jun '19	\$962K	15.3%
Jun '18	\$835K	-16.1%



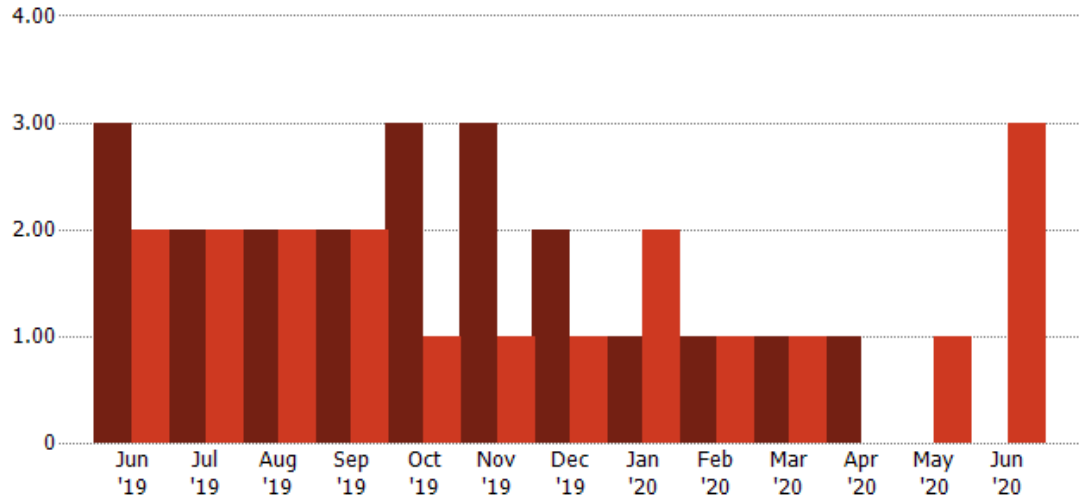
Current Year	\$962K	\$911K	\$782K	\$871K	\$894K	\$818K	\$793K	\$860K	\$825K	\$787K	\$808K	\$825K	\$935K
Prior Year	\$835K	\$875K	\$1.03M	\$827K	\$870K	\$893K	\$696K	\$759K	\$760K	\$885K	\$770K	\$880K	\$962K
Percent Change from Prior Year	15%	4%	-24%	5%	3%	-8%	14%	13%	9%	-11%	5%	-6%	-3%

## 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



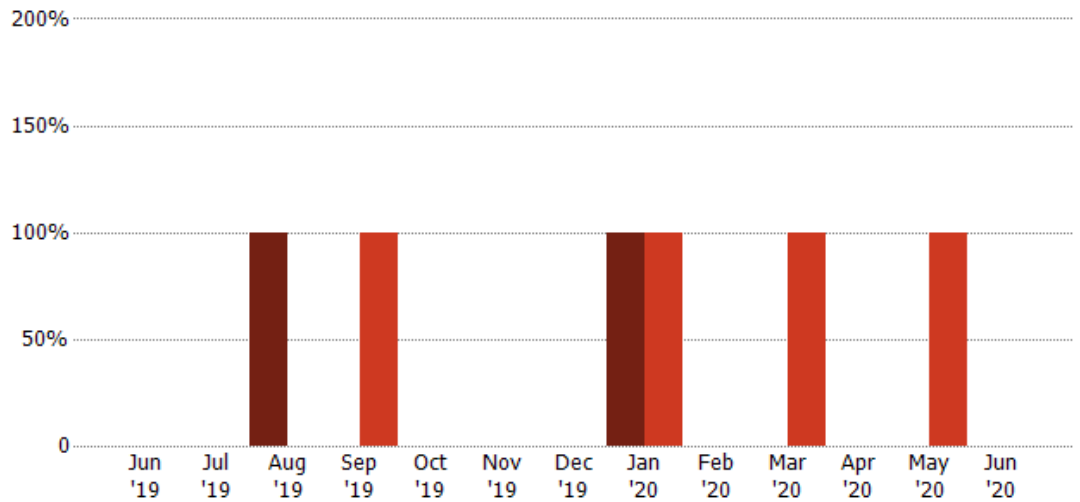
Current Year	3	2	2	2	3	3	2	1	1	1	1	-	-
Prior Year	2	2	2	2	1	1	1	2	1	1	-	1	3
Percent Change from Prior Year	50%	0%	0%	0%	200%	200%	100%	-50%	0%	0%	100%	-100%	-100%

## 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



Current Year	-	-	1	-	-	-	-	1	-	-	-	-	-
Prior Year	-	-	-	1	-	-	-	1	-	1	-	1	-
Percent Change from Prior Year	-	-	100%	-100%	-	-	-	0%	-	-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:** 07/10/2020

**Scheduled:** No

**Report Date Range:** From 6/2019 To: 6/2020

### 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:** 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 6/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area