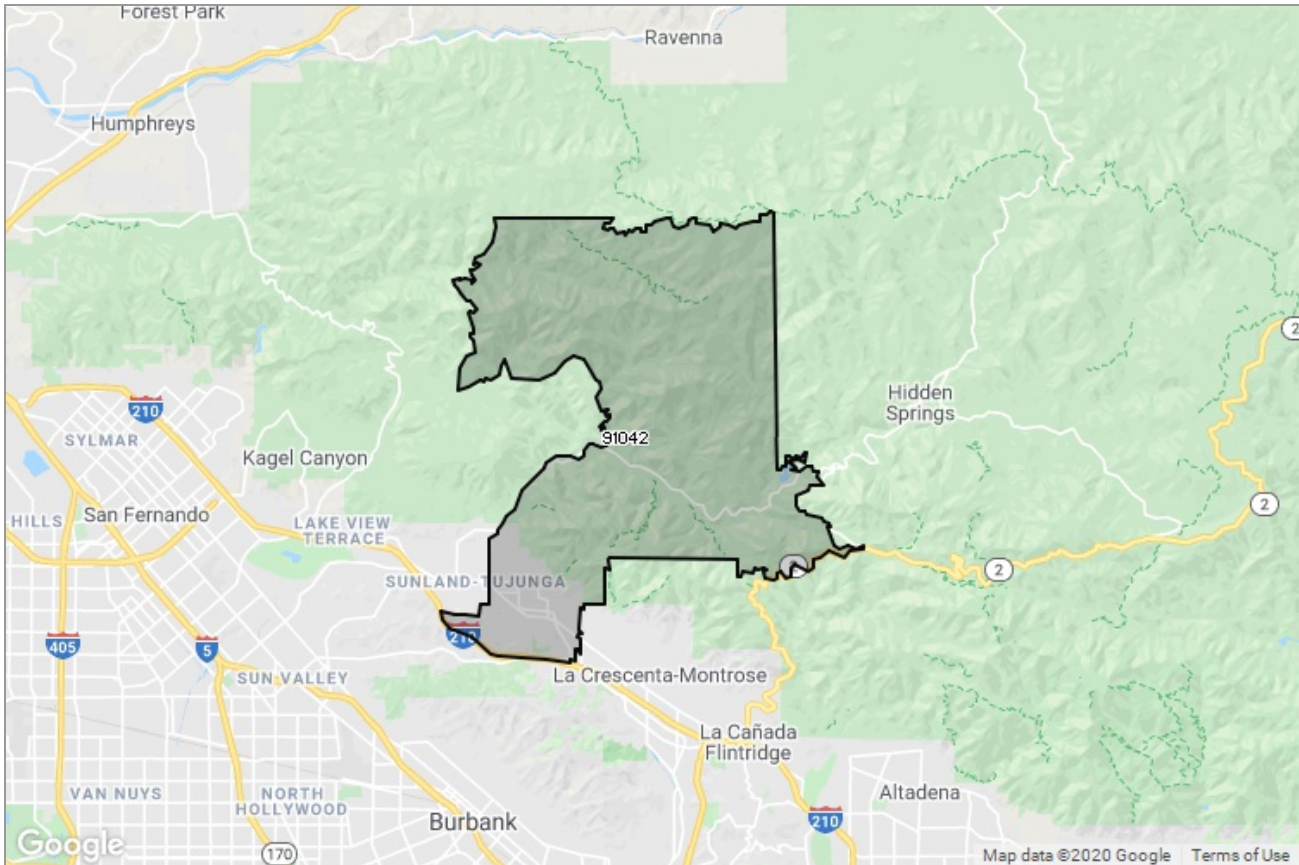




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Tujunga



Report Characteristics

Report Name:
Tujunga

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	+ / -
Listing Activity Charts Metrics						
New Listing Count	28	23	+21.7%	124	143	-13.3%
New Listing Volume	\$17,939,600	\$14,864,971	+20.7%	\$96,070,870	\$99,291,420	-3.2%
Active Listing Count	40	49	-18.4%	N/A	N/A	
Active Listing Volume	\$35,427,899	\$40,908,447	-13.4%	N/A	N/A	
Average Listing Price	\$885,697	\$834,866	+6.1%	\$850,213	\$792,498	+7.3%
Median Listing Price	\$739,950	\$697,000	+6.2%	\$717,483	\$689,837	+4%
Months of Inventory	5	2.6	+93.9%	2	2.8	-27.7%
Absorption Rate	20%	38.78%	-18.8%	50.24%	36.33%	+13.9%
Sales Activity Charts Metrics						
Pending Sales Count	20	17	+17.6%	N/A	N/A	
Pending Sales Volume	\$13,711,899	\$11,313,900	+21.2%	N/A	N/A	
Closed Sales Count	13	16	-18.8%	91	103	-11.7%
Closed Sales Volume	\$10,157,000	\$8,730,821	+16.3%	\$62,730,775	\$64,672,595	-3%
Average Sales Price	\$781,308	\$545,676	+43.2%	\$689,349	\$627,889	+9.8%
Median Sales Price	\$785,000	\$550,000	+42.7%	\$687,769	\$618,892	+11.1%
Distressed Charts Metrics						
Distressed Listing Count	2	1	+100%	N/A	N/A	

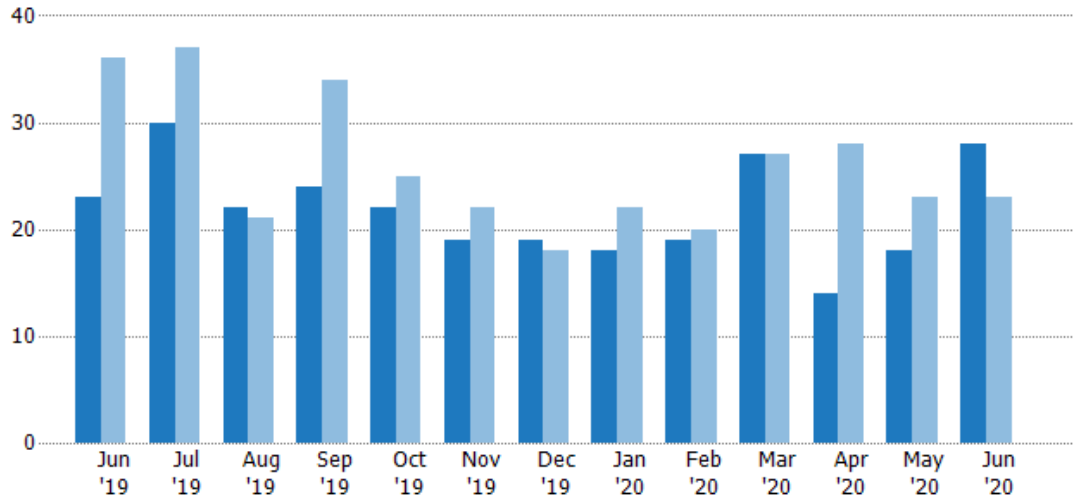
New Listings

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.
Jun '20	28	21.7%
Jun '19	23	-36.1%
Jun '18	36	-13.9%



Current Year	23	30	22	24	22	19	19	18	19	27	14	18	28
Prior Year	36	37	21	34	25	22	18	22	20	27	28	23	23
Percent Change from Prior Year	-36%	-19%	5%	-29%	-12%	-14%	6%	-18%	-5%	0%	-50%	-22%	22%

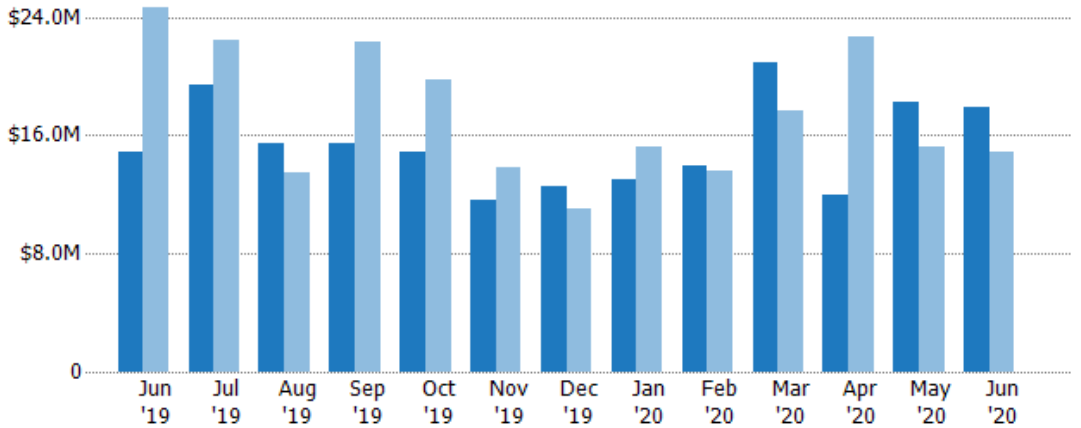
New Listing Volume

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.
Jun '20	\$17.9M	20.7%
Jun '19	\$14.9M	-39.7%
Jun '18	\$24.7M	-29.7%



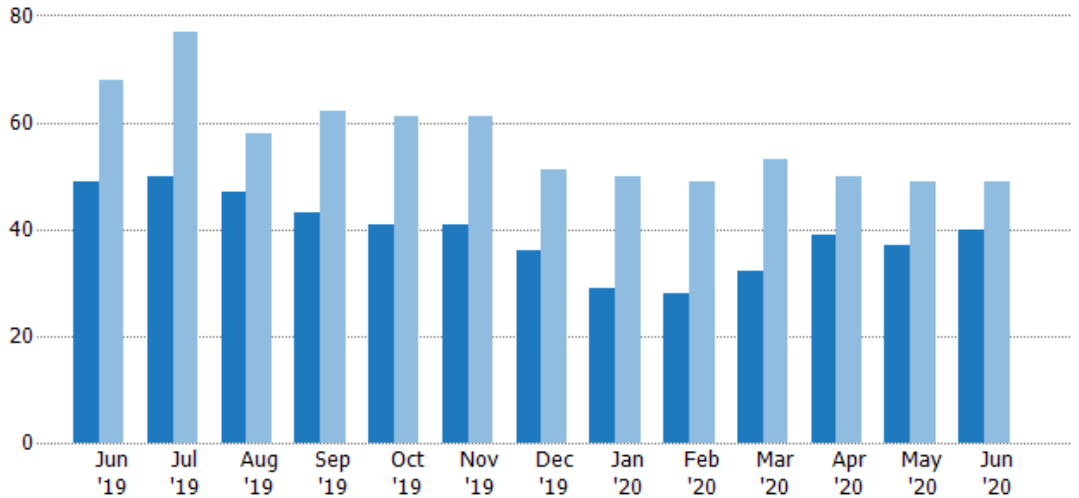
Current Year	\$14.9M	\$19.4M	\$15.4M	\$15.4M	\$14.9M	\$11.7M	\$12.6M	\$13M	\$13.9M	\$20.9M	\$12M	\$18.3M	\$17.9M
Prior Year	\$24.7M	\$22.4M	\$13.5M	\$22.3M	\$19.7M	\$13.9M	\$11M	\$15.2M	\$13.6M	\$17.7M	\$22.7M	\$15.2M	\$14.9M
Percent Change from Prior Year	-40%	-14%	14%	-31%	-25%	-16%	14%	-14%	2%	18%	-47%	20%	21%

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.
Jun '20	40	-18.4%
Jun '19	49	-27.9%
Jun '18	68	-22.1%

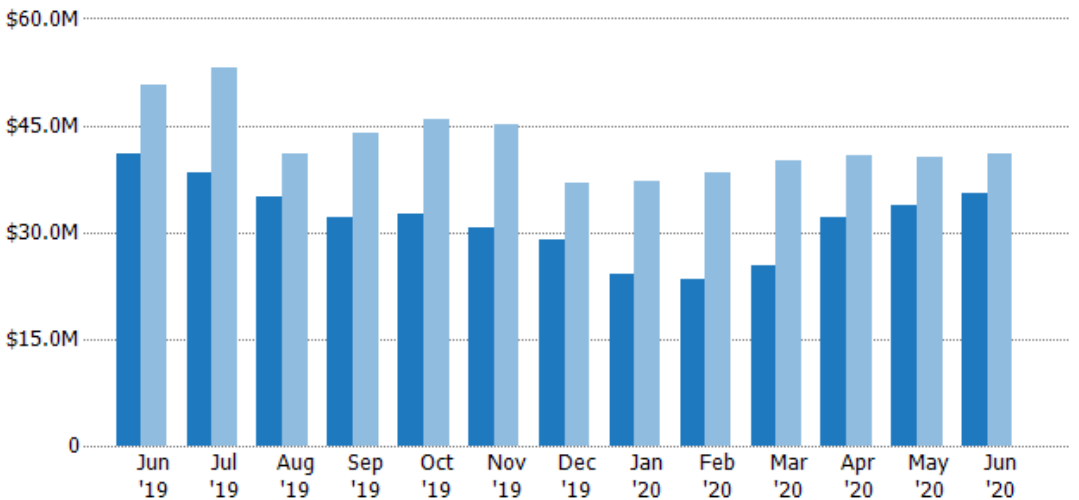
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	49	50	47	43	41	41	36	29	28	32	39	37	40
Prior Year	68	77	58	62	61	61	51	50	49	53	50	49	49
Percent Change from Prior Year	-28%	-35%	-19%	-31%	-33%	-33%	-29%	-42%	-43%	-40%	-22%	-24%	-18%

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.
Jun '20	\$35.4M	-13.4%
Jun '19	\$40.9M	-19.4%
Jun '18	\$50.7M	-34.3%

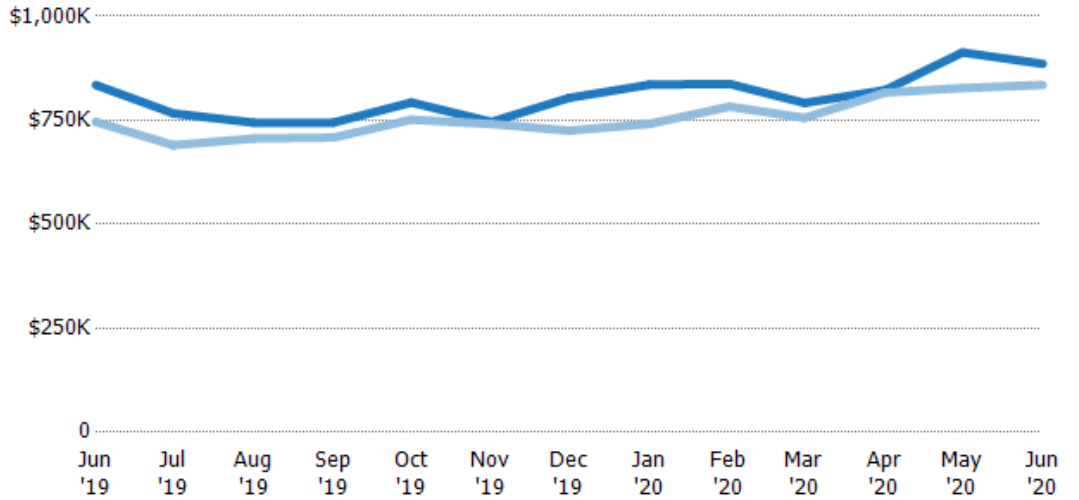
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$40.9M	\$38.3M	\$35M	\$32M	\$32.5M	\$30.6M	\$28.9M	\$24.2M	\$23.4M	\$25.3M	\$32.1M	\$33.8M	\$35.4M
Prior Year	\$50.7M	\$53.1M	\$41M	\$43.9M	\$45.8M	\$45.2M	\$37M	\$37.1M	\$38.4M	\$40M	\$40.8M	\$40.5M	\$40.9M
Percent Change from Prior Year	-19%	-28%	-15%	-27%	-29%	-32%	-22%	-35%	-39%	-37%	-21%	-17%	-13%

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.
Jun '20	\$886K	6.1%
Jun '19	\$835K	11.9%
Jun '18	\$746K	-15.7%

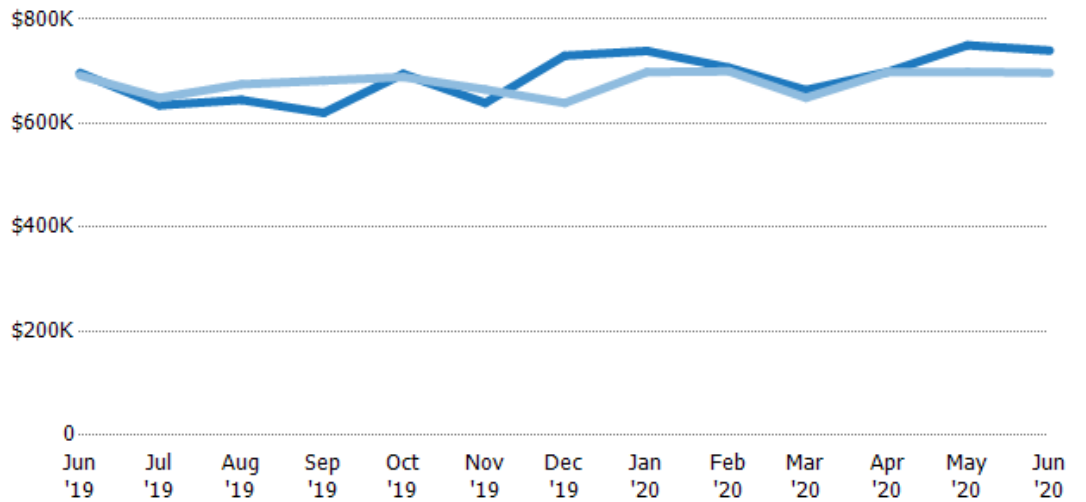
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$835K	\$766K	\$744K	\$745K	\$793K	\$746K	\$804K	\$836K	\$837K	\$792K	\$822K	\$913K	\$886K
Prior Year	\$746K	\$690K	\$706K	\$709K	\$751K	\$741K	\$725K	\$741K	\$783K	\$756K	\$816K	\$827K	\$835K
Percent Change from Prior Year	12%	11%	5%	5%	6%	1%	11%	13%	7%	5%	1%	10%	6%

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.
Jun '20	\$740K	6.2%
Jun '19	\$697K	0.7%
Jun '18	\$692K	-10.4%

	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	\$697K	\$634K	\$645K	\$620K	\$695K	\$639K	\$730K	\$739K	\$707K	\$664K	\$699K	\$750K	\$740K
Prior Year	\$692K	\$649K	\$675K	\$682K	\$689K	\$665K	\$639K	\$699K	\$700K	\$649K	\$699K	\$699K	\$697K
Percent Change from Prior Year	1%	-2%	-4%	-9%	1%	-4%	14%	6%	1%	2%	0%	7%	6%

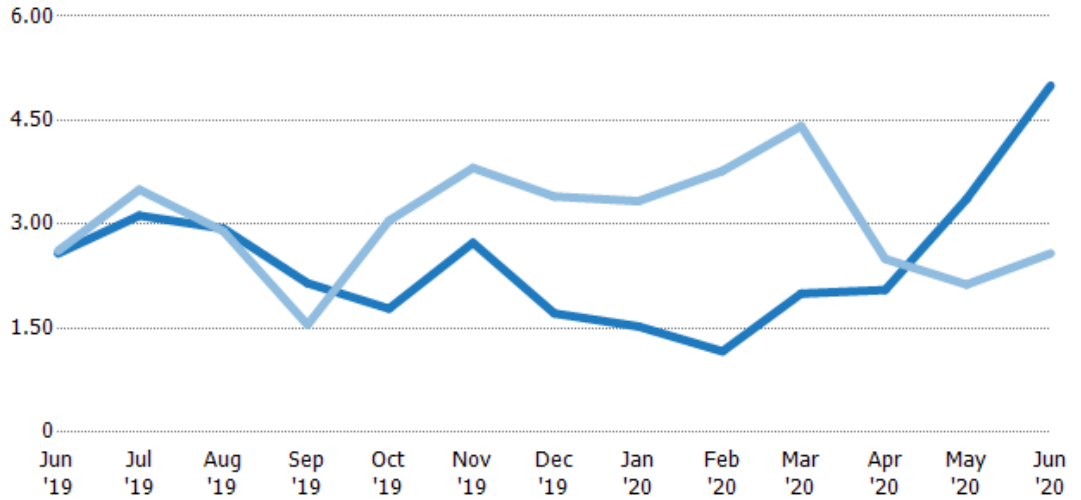
Months of Inventory

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.
Jun '20	5	93.9%
Jun '19	2.58	-1.4%
Jun '18	2.62	-15.6%



Current Year	2.58	3.13	2.94	2.15	1.78	2.73	1.71	1.53	1.17	2	2.05	3.36	5
Prior Year	2.62	3.5	2.9	1.55	3.05	3.81	3.4	3.33	3.77	4.42	2.5	2.13	2.58
Percent Change from Prior Year	-1%	-11%	1%	39%	-42%	-28%	-50%	-54%	-69%	-55%	-18%	58%	94%

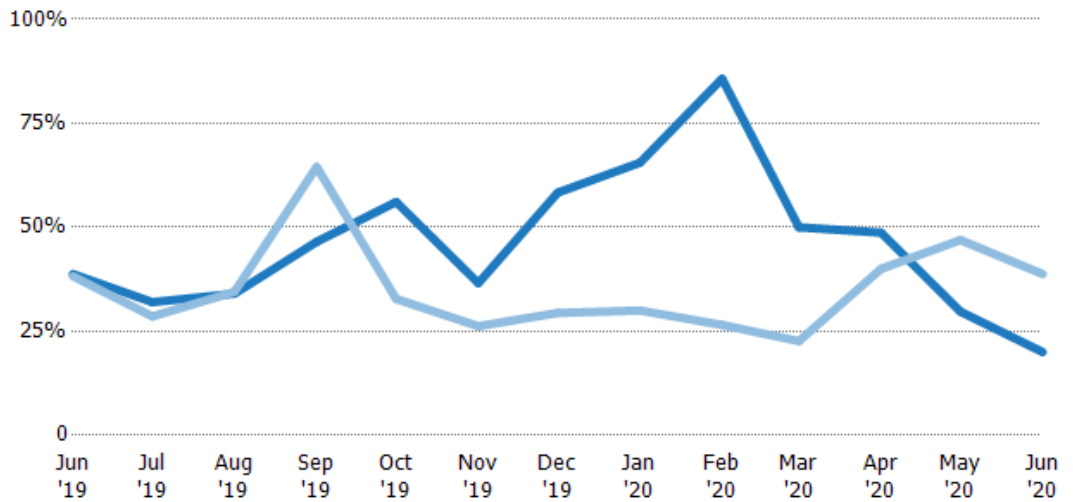
Absorption Rate

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.
Jun '20	20%	18.8%
Jun '19	39%	-0.5%
Jun '18	38%	18.4%



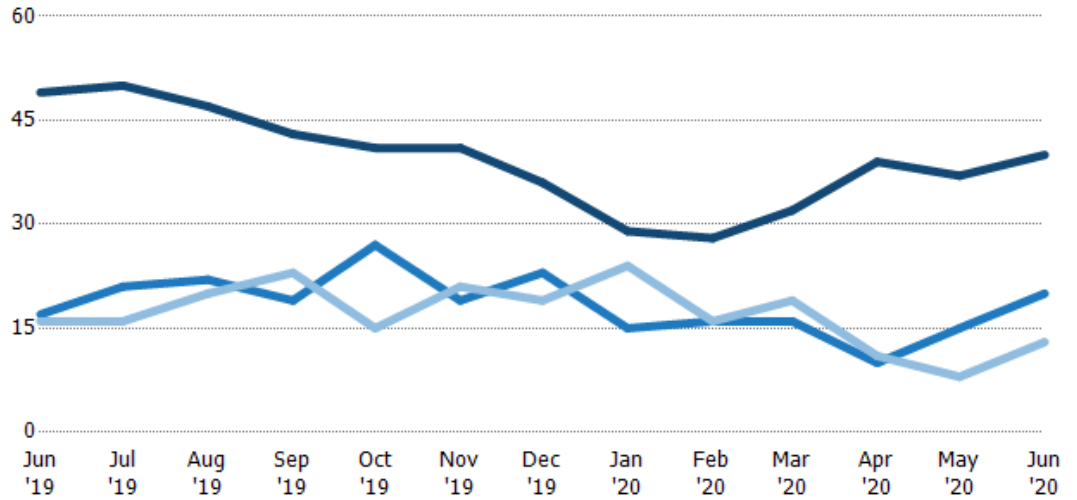
Current Year	39%	32%	34%	47%	56%	37%	58%	66%	86%	50%	49%	30%	20%
Prior Year	38%	29%	34%	65%	33%	26%	29%	30%	27%	23%	40%	47%	39%
Change from Prior Year	-1%	-3%	0%	18%	-23%	-10%	-29%	-36%	-59%	-27%	-9%	17%	19%

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



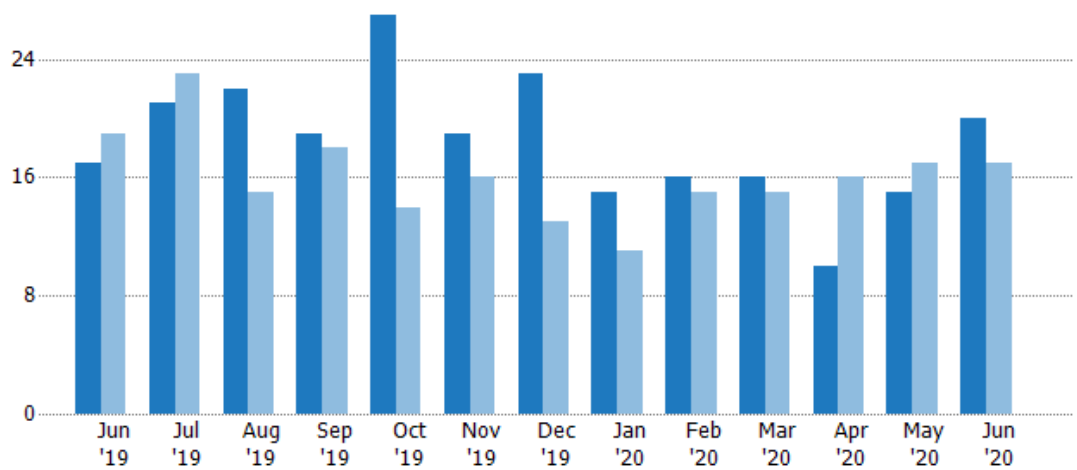
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Active	49	50	47	43	41	41	36	29	28	32	39	37	40
Pending	17	21	22	19	27	19	23	15	16	16	10	15	20
Sold	16	16	20	23	15	21	19	24	16	19	11	8	13

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.
Jun '20	20	17.6%
Jun '19	17	-10.5%
Jun '18	19	-10.5%

	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	17	21	22	19	27	19	23	15	16	16	10	15	20
Prior Year	19	23	15	18	14	16	13	11	15	15	16	17	17
Percent Change from Prior Year	-11%	-9%	47%	6%	93%	19%	77%	36%	7%	7%	-38%	-12%	18%

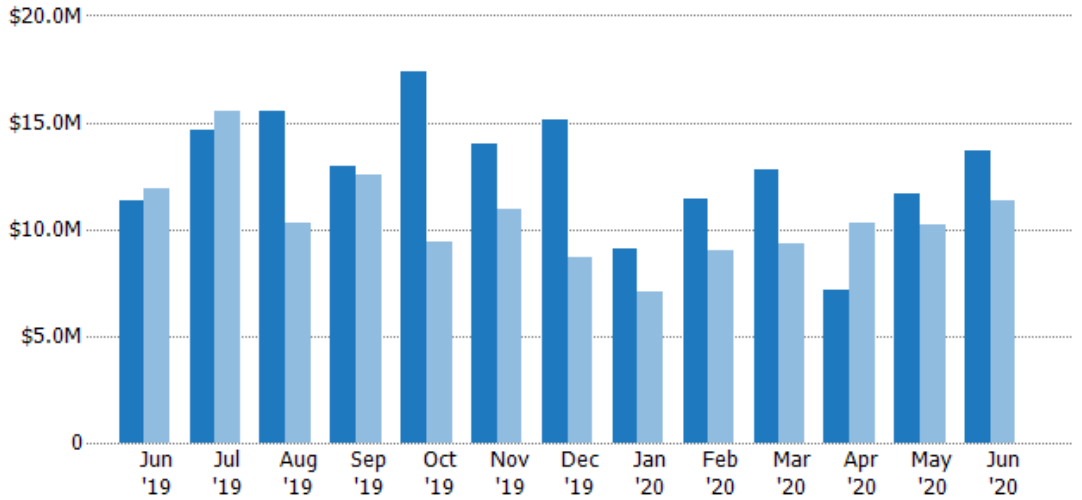
Pending Sales Volume

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.
Jun '20	\$13.7M	21.2%
Jun '19	\$11.3M	-4.9%
Jun '18	\$11.9M	-29.2%



Current Year	\$11.3M	\$14.6M	\$15.5M	\$12.9M	\$17.4M	\$14M	\$15.1M	\$9.1M	\$11.4M	\$12.8M	\$7.12M	\$11.7M	\$13.7M
Prior Year	\$11.9M	\$15.5M	\$10.3M	\$12.6M	\$9.44M	\$11M	\$8.65M	\$7.09M	\$8.98M	\$9.29M	\$10.3M	\$10.2M	\$11.3M
Percent Change from Prior Year	-5%	-6%	51%	3%	84%	28%	74%	28%	27%	37%	-31%	14%	21%

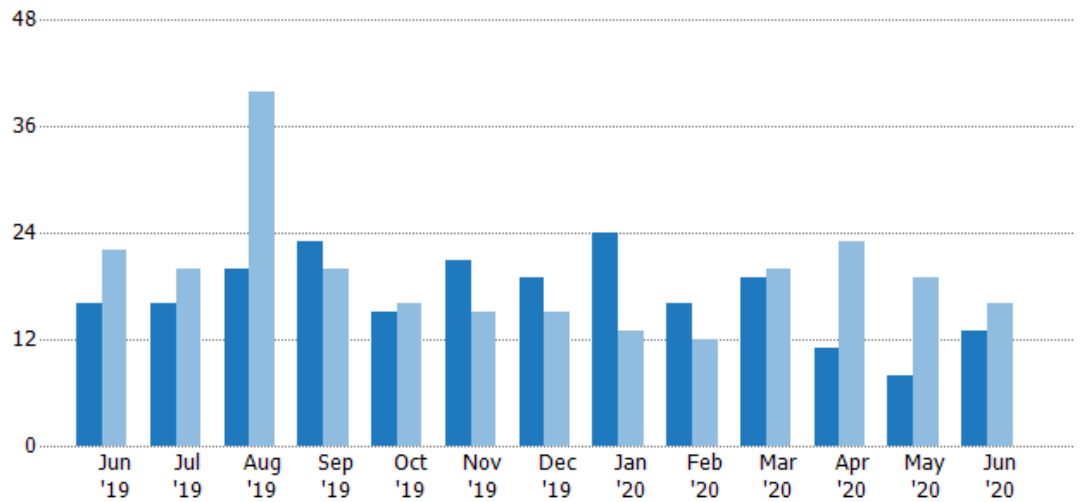
Closed Sales

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.
Jun '20	13	-18.8%
Jun '19	16	-27.3%
Jun '18	22	0%



Current Year	16	16	20	23	15	21	19	24	16	19	11	8	13
Prior Year	22	20	40	20	16	15	15	13	12	20	23	19	16
Percent Change from Prior Year	-27%	-20%	-50%	15%	-6%	40%	27%	85%	33%	-5%	-52%	-58%	-19%

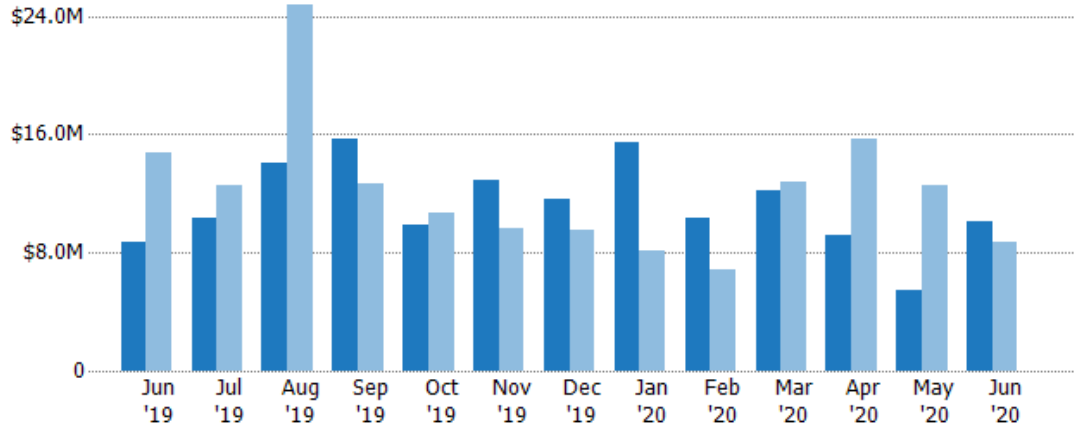
Closed Sales Volume

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.
Jun '20	\$10.2M	16.3%
Jun '19	\$8.73M	-40.8%
Jun '18	\$14.7M	-20.3%



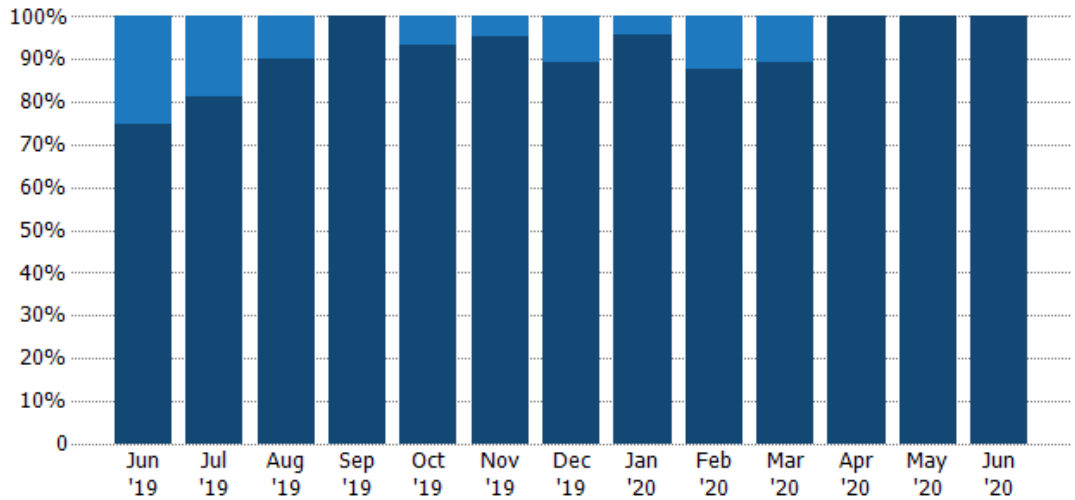
Current Year	\$8.73M	\$10.3M	\$14M	\$15.7M	\$9.88M	\$12.8M	\$11.6M	\$15.4M	\$10.3M	\$12.2M	\$9.16M	\$5.49M	\$10.2M
Prior Year	\$14.7M	\$12.5M	\$24.8M	\$12.7M	\$10.7M	\$9.66M	\$9.53M	\$8.17M	\$6.81M	\$12.8M	\$15.7M	\$12.5M	\$8.73M
Percent Change from Prior Year	-41%	-17%	-43%	23%	-7%	33%	22%	88%	52%	-5%	-42%	-56%	16%

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	25%	19%	10%	-	7%	5%	11%	4%	13%	11%	-	-	-
Single Family Residence	75%	81%	90%	100%	93%	95%	89%	96%	88%	89%	100%	100%	100%

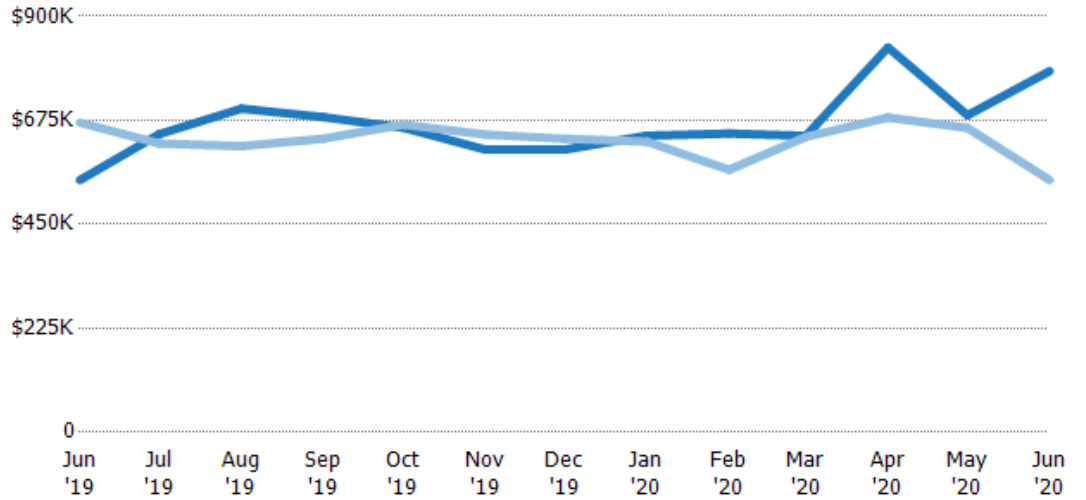
Average Sales Price

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.
Jun '20	\$781K	43.2%
Jun '19	\$546K	-18.5%
Jun '18	\$670K	-20.3%



Current Year	\$546K	\$645K	\$700K	\$682K	\$659K	\$612K	\$611K	\$642K	\$646K	\$641K	\$833K	\$686K	\$781K
Prior Year	\$670K	\$625K	\$619K	\$635K	\$666K	\$644K	\$635K	\$629K	\$568K	\$639K	\$681K	\$658K	\$546K
Percent Change from Prior Year	-19%	3%	13%	7%	-1%	-5%	-4%	2%	14%	0%	22%	4%	43%

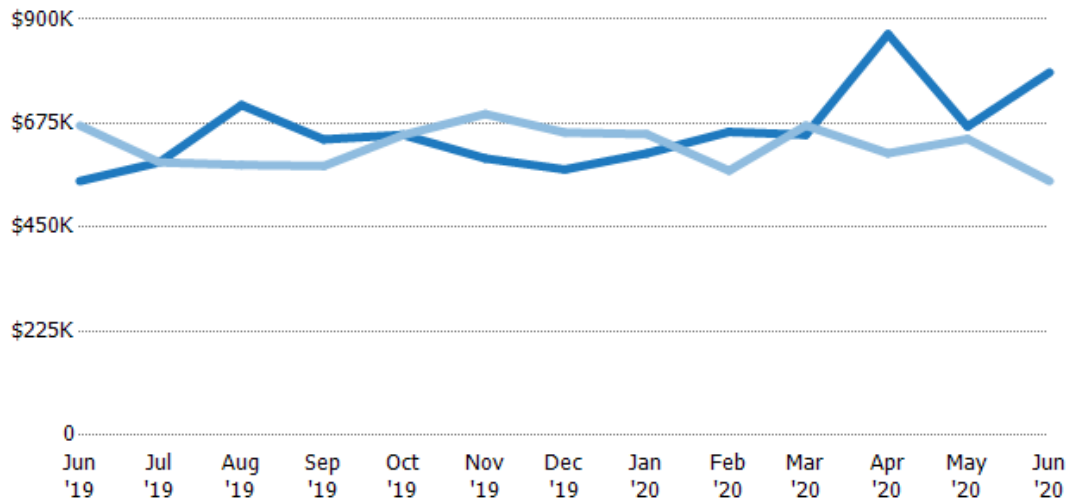
Median Sales Price

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.
Jun '20	\$785K	42.7%
Jun '19	\$550K	-17.9%
Jun '18	\$670K	-14.1%



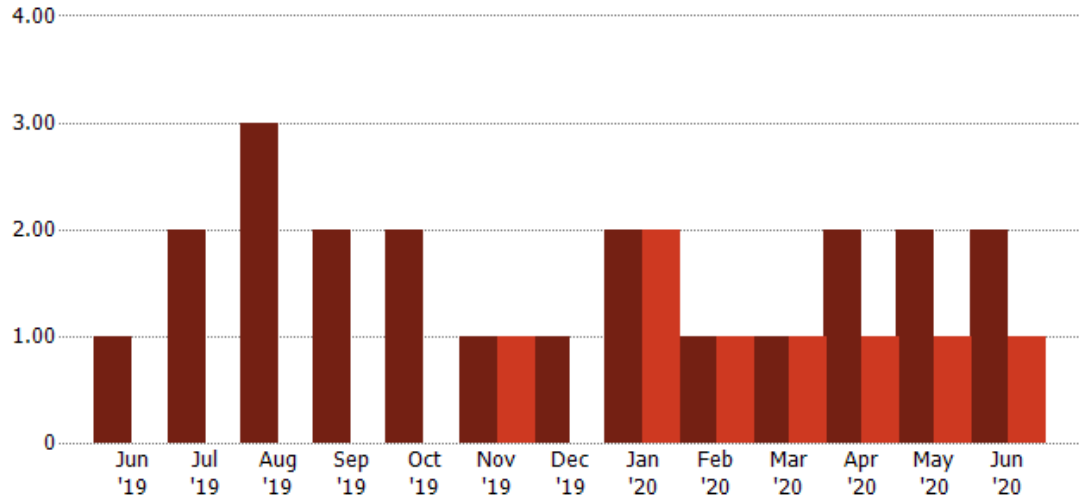
Current Year	\$550K	\$591K	\$715K	\$640K	\$650K	\$599K	\$575K	\$610K	\$656K	\$650K	\$868K	\$668K	\$785K
Prior Year	\$670K	\$591K	\$585K	\$583K	\$650K	\$695K	\$655K	\$651K	\$573K	\$670K	\$610K	\$641K	\$550K
Percent Change from Prior Year	-18%	0%	22%	10%	0%	-14%	-12%	-6%	15%	-3%	42%	4%	43%

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



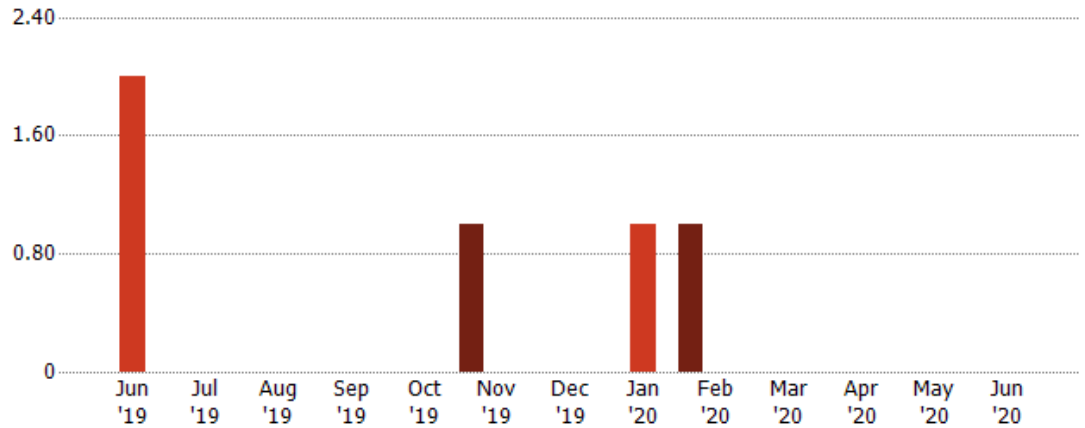
Current Year	1	2	3	2	2	1	1	2	1	1	2	2	2
Prior Year	-	-	-	-	-	1	-	2	1	1	1	1	1
Percent Change from Prior Year	100%	100%	100%	100%	100%	0%	100%	0%	0%	0%	100%	100%	100%

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	-	-	-	-
Prior Year	2	-	-	-	-	-	-	1	-	-	-	-	-
Percent Change from Prior Year	-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: 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

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 6/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area