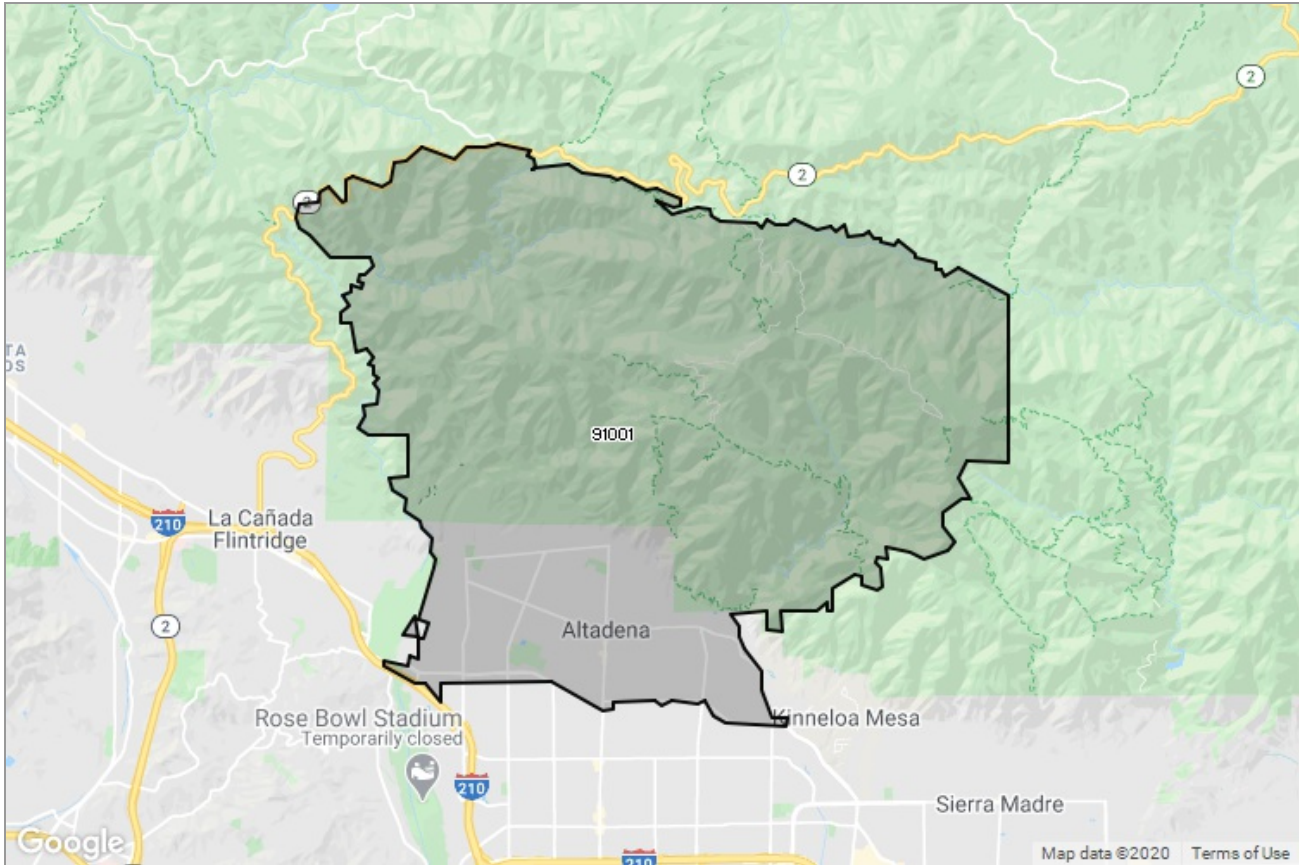




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Altadena



Report Characteristics

Report Name:
Altadena

Report Date Range:
7/2019 – 7/2020

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 08/10/2020

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	Jul 2020	Jul 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	36	38	-5.3%	196	268	-26.9%
New Listing Volume	\$45,356,900	\$38,358,497	+18.2%	\$217,162,140	\$277,193,055	-21.7%
Active Listing Count	36	74	-51.4%	N/A	N/A	
Active Listing Volume	\$51,413,397	\$79,381,070	-35.2%	N/A	N/A	
Average Listing Price	\$1,428,150	\$1,072,717	+33.1%	\$1,284,216	\$1,080,185	+18.9%
Median Listing Price	\$1,149,500	\$949,000	+21.1%	\$1,015,436	\$922,000	+10.1%
Months of Inventory	1.9	2.6	-28.3%	1.6	2.1	-26.5%
Absorption Rate	52.78%	37.84%	+14.9%	63.84%	46.9%	+16.9%
Sales Activity Charts Metrics						
Pending Sales Count	35	31	+12.9%	N/A	N/A	
Pending Sales Volume	\$36,891,649	\$32,788,998	+12.5%	N/A	N/A	
Closed Sales Count	35	38	-7.9%	157	203	-22.7%
Closed Sales Volume	\$39,178,350	\$39,196,160	0%	\$161,456,643	\$205,355,202	-21.4%
Average Sales Price	\$1,119,381	\$1,031,478	+8.5%	\$1,028,386	\$1,011,602	+1.7%
Median Sales Price	\$1,000,000	\$955,000	+4.7%	\$925,975	\$880,842	+5.1%
Distressed Charts Metrics						
Distressed Listing Count	-	2	-	N/A	N/A	

New Listings

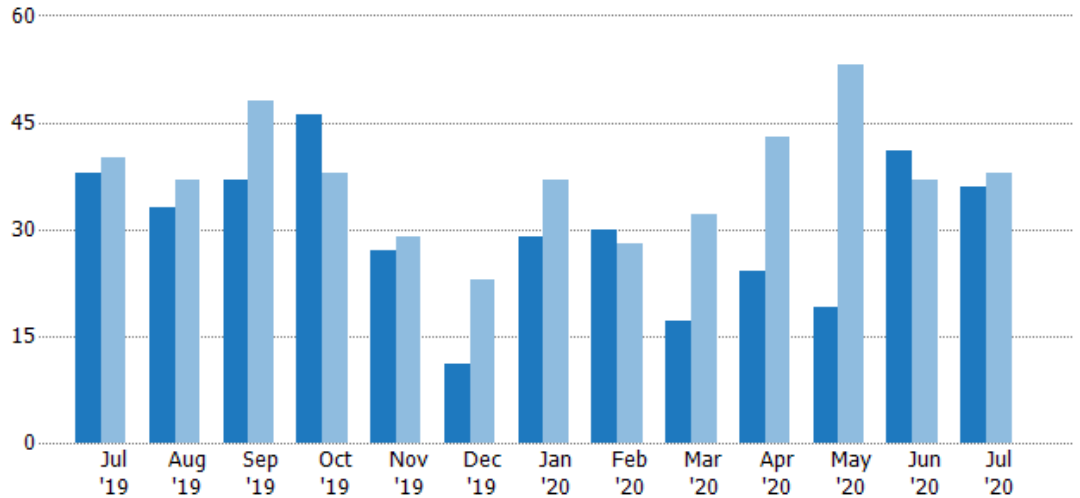
The number of new residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Jul '20	36	-5.3%
Jul '19	38	-5%
Jul '18	40	-7.5%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	38	33	37	46	27	11	29	30	17	24	19	41	36
Prior Year	40	37	48	38	29	23	37	28	32	43	53	37	38
Percent Change from Prior Year	-5%	-11%	-23%	21%	-7%	-52%	-22%	7%	-47%	-44%	-64%	11%	-5%

New Listing Volume

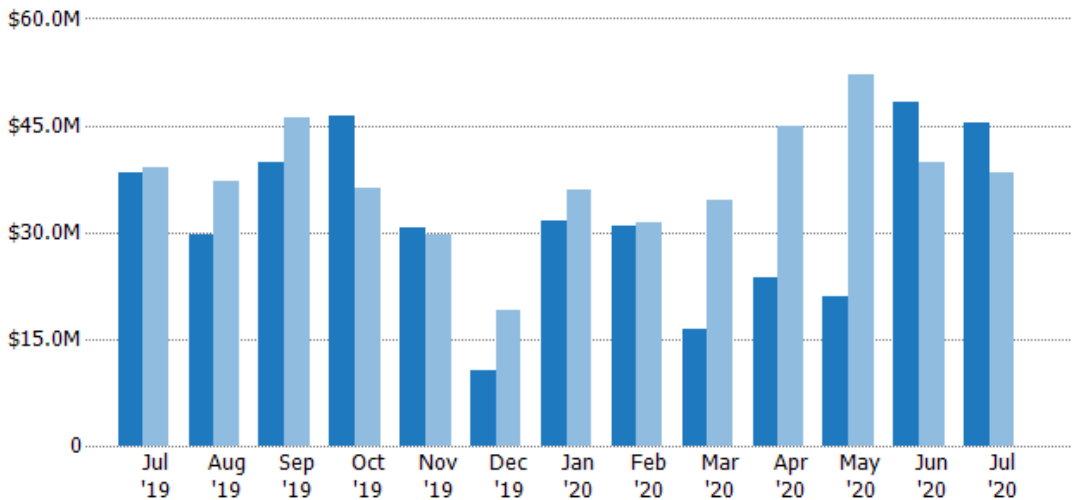
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Jul '20	\$45.4M	18.2%
Jul '19	\$38.4M	-1.6%
Jul '18	\$39M	-6.9%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$38.4M	\$29.6M	\$39.7M	\$46.3M	\$30.6M	\$10.5M	\$31.6M	\$30.9M	\$16.3M	\$23.7M	\$21M	\$48.3M	\$45.4M
Prior Year	\$39M	\$37.2M	\$46.1M	\$36.1M	\$29.6M	\$19.1M	\$35.9M	\$31.4M	\$34.6M	\$44.9M	\$52.2M	\$39.8M	\$38.4M
Percent Change from Prior Year	-2%	-20%	-14%	28%	3%	-45%	-12%	-1%	-53%	-47%	-60%	21%	18%

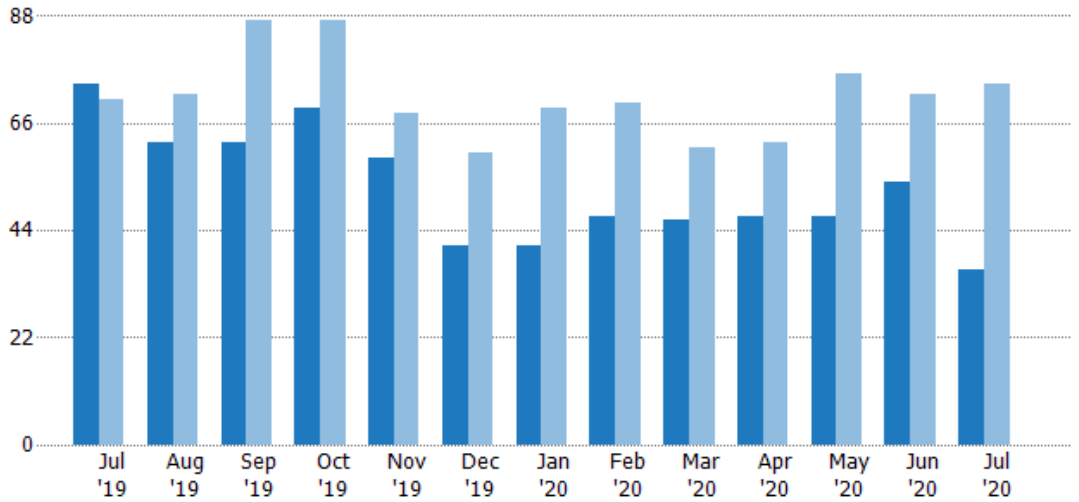
Active Listings

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '19	74	71	4%
Aug '19	62	72	-14%
Sep '19	62	87	-29%
Oct '19	69	87	-21%
Nov '19	59	68	-13%
Dec '19	41	60	-32%
Jan '20	41	69	-41%
Feb '20	47	70	-33%
Mar '20	46	61	-25%
Apr '20	47	62	-24%
May '20	47	76	-38%
Jun '20	54	72	-25%
Jul '20	36	74	-51%

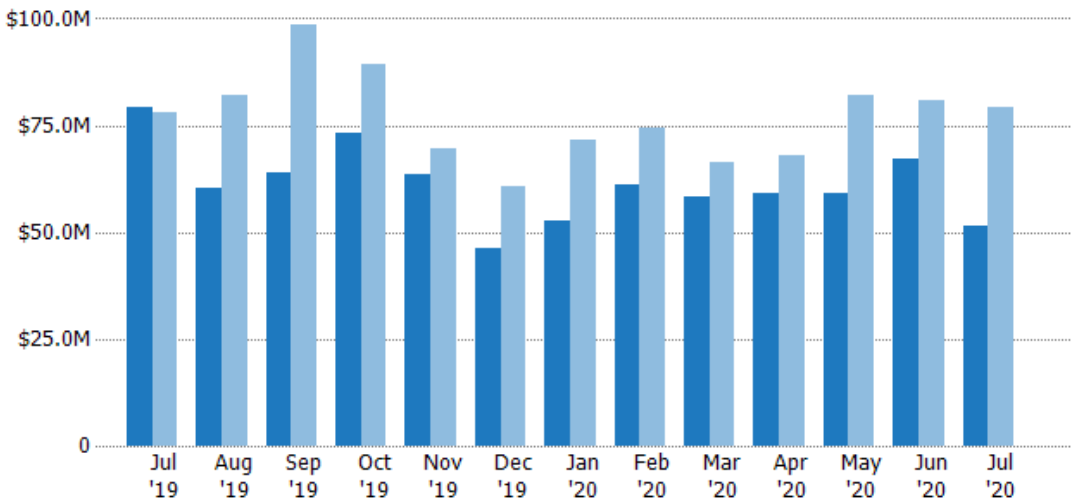
Active Listing Volume

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '19	\$79.4M	\$78.2M	2%
Aug '19	\$60.5M	\$82M	-26%
Sep '19	\$64M	\$98.7M	-35%
Oct '19	\$73.3M	\$89.3M	-18%
Nov '19	\$63.6M	\$69.7M	-9%
Dec '19	\$46.1M	\$60.5M	-24%
Jan '20	\$52.5M	\$71.6M	-27%
Feb '20	\$61.1M	\$74.5M	-18%
Mar '20	\$58.3M	\$66.4M	-12%
Apr '20	\$59.1M	\$68.1M	-13%
May '20	\$58.9M	\$82.1M	-28%
Jun '20	\$67.1M	\$80.7M	-17%
Jul '20	\$51.4M	\$79.4M	-35%

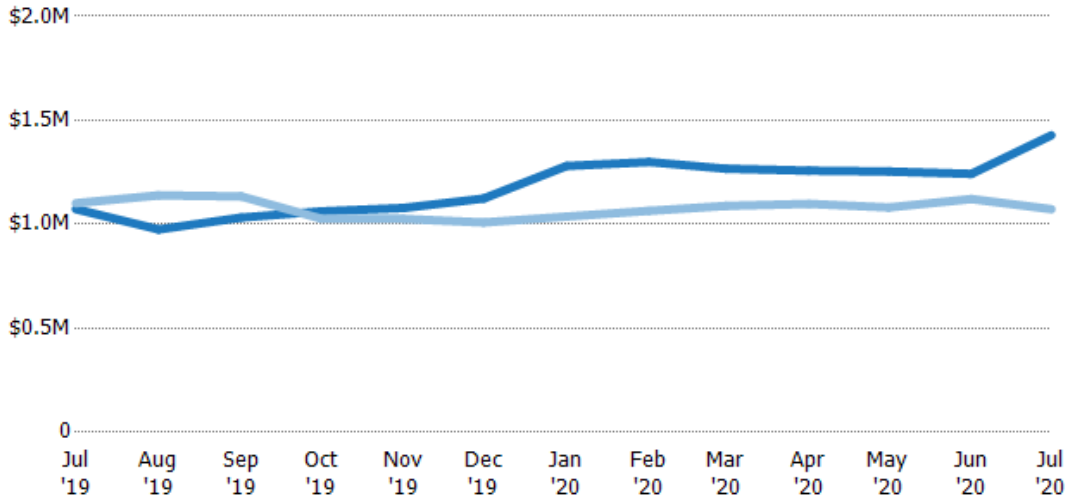
Average Listing Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '19	\$1.07M	\$1.1M	-3%
Aug '19	\$975K	\$1.14M	-14%
Sep '19	\$1.03M	\$1.13M	-9%
Oct '19	\$1.06M	\$1.03M	3%
Nov '19	\$1.08M	\$1.03M	5%
Dec '19	\$1.12M	\$1.01M	11%
Jan '20	\$1.28M	\$1.04M	23%
Feb '20	\$1.3M	\$1.06M	22%
Mar '20	\$1.27M	\$1.09M	16%
Apr '20	\$1.26M	\$1.1M	15%
May '20	\$1.25M	\$1.08M	16%
Jun '20	\$1.24M	\$1.12M	11%
Jul '20	\$1.43M	\$1.07M	33%

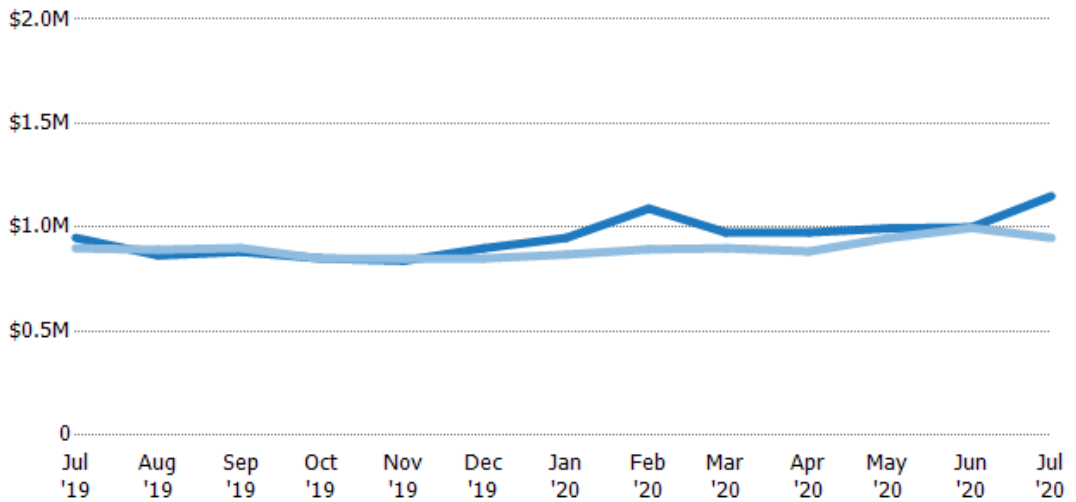
Median Listing Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '19	\$949K	\$899K	6%
Aug '19	\$865K	\$892K	-3%
Sep '19	\$882K	\$900K	-2%
Oct '19	\$850K	\$849K	0%
Nov '19	\$839K	\$849K	-1%
Dec '19	\$899K	\$850K	6%
Jan '20	\$949K	\$869K	9%
Feb '20	\$1.09M	\$894K	22%
Mar '20	\$974K	\$899K	8%
Apr '20	\$975K	\$884K	10%
May '20	\$995K	\$949K	5%
Jun '20	\$1,000K	\$996K	0%
Jul '20	\$1.15M	\$949K	21%

Months of Inventory

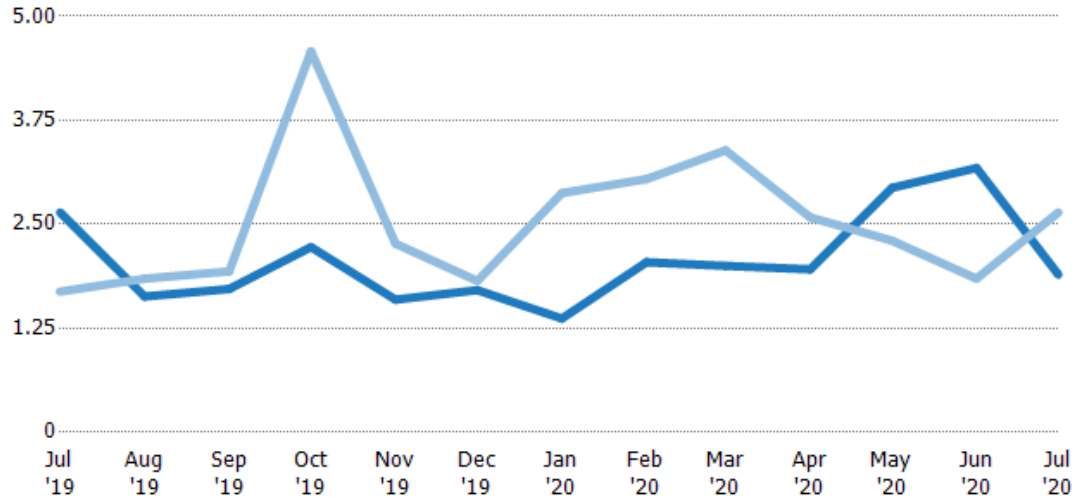
The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Months	% Chg.
Jul '20	1.89	-28.3%
Jul '19	2.64	56.3%
Jul '18	1.69	-31.6%



Current Year	2.64	1.63	1.72	2.23	1.59	1.71	1.37	2.04	2	1.96	2.94	3.18	1.89
Prior Year	1.69	1.85	1.93	4.58	2.27	1.82	2.88	3.04	3.39	2.58	2.3	1.85	2.64
Percent Change from Prior Year	56%	-12%	-11%	-51%	-30%	-6%	-52%	-33%	-41%	-24%	28%	72%	-28%

Absorption Rate

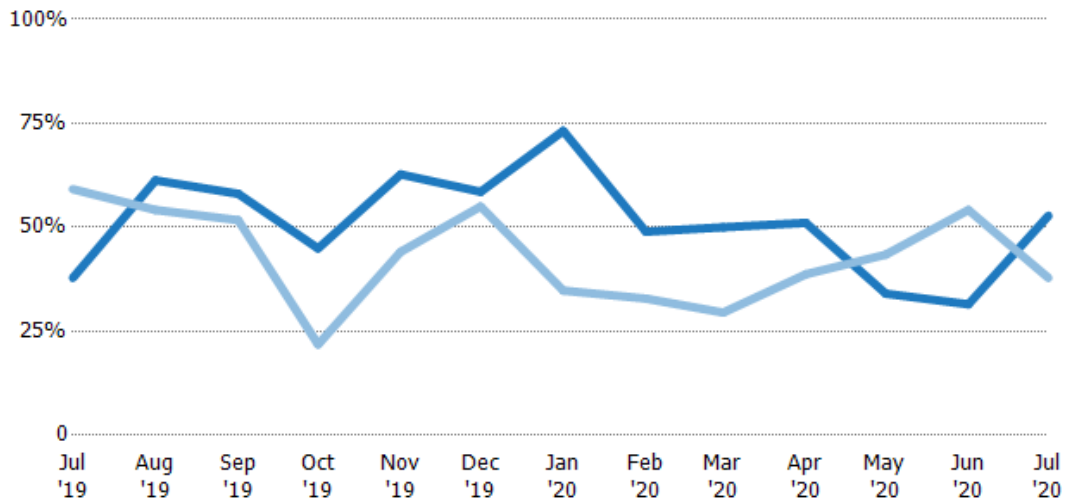
The percentage of inventory sold per month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Rate	Chg.
Jul '20	53%	-14.9%
Jul '19	38%	21.3%
Jul '18	59%	46.1%



Current Year	38%	61%	58%	45%	63%	59%	73%	49%	50%	51%	34%	31%	53%
Prior Year	59%	54%	52%	22%	44%	55%	35%	33%	30%	39%	43%	54%	38%
Change from Prior Year	21%	-7%	-6%	-23%	-19%	-4%	-38%	-16%	-21%	-12%	9%	23%	-15%

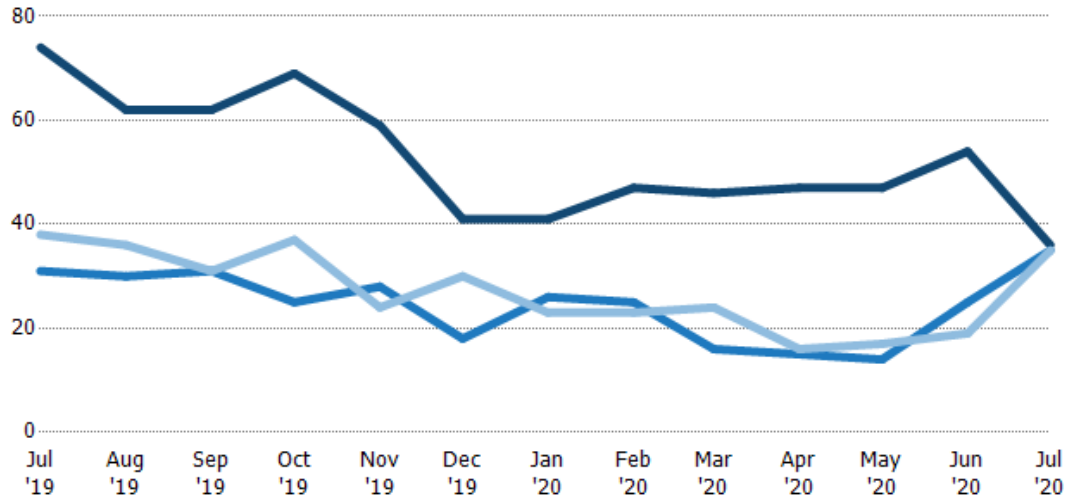
Active/Pending/Sold Units

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Active	74	62	62	69	59	41	41	47	46	47	47	54	36
Pending	31	30	31	25	28	18	26	25	16	15	14	25	35
Sold	38	36	31	37	24	30	23	23	24	16	17	19	35

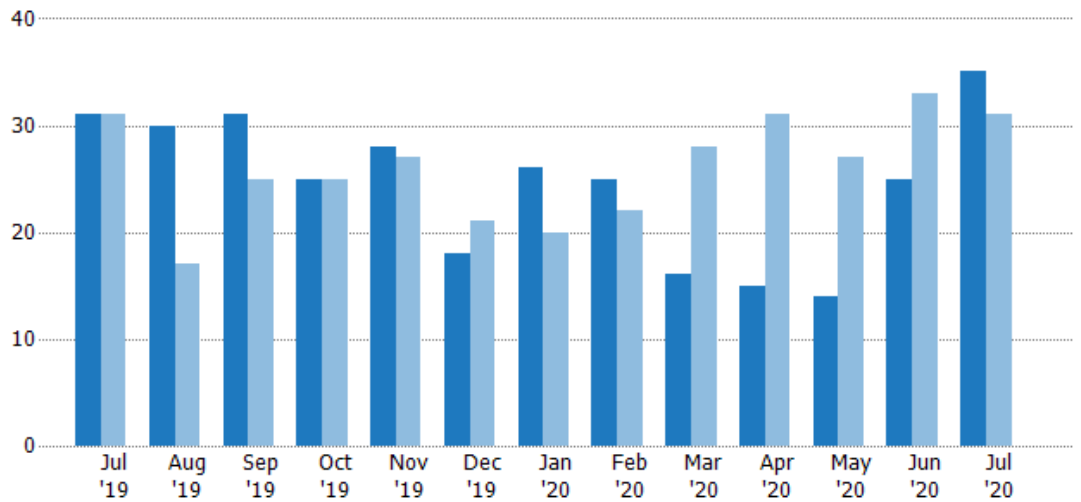
Pending Sales

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



Month/Year	Count	% Chg.
Jul '20	35	12.9%
Jul '19	31	0%
Jul '18	31	9.7%

	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	31	30	31	25	28	18	26	25	16	15	14	25	35
Prior Year	31	17	25	25	27	21	20	22	28	31	27	33	31
Percent Change from Prior Year	0%	76%	24%	0%	4%	-14%	30%	14%	-43%	-52%	-48%	-24%	13%

Pending Sales Volume

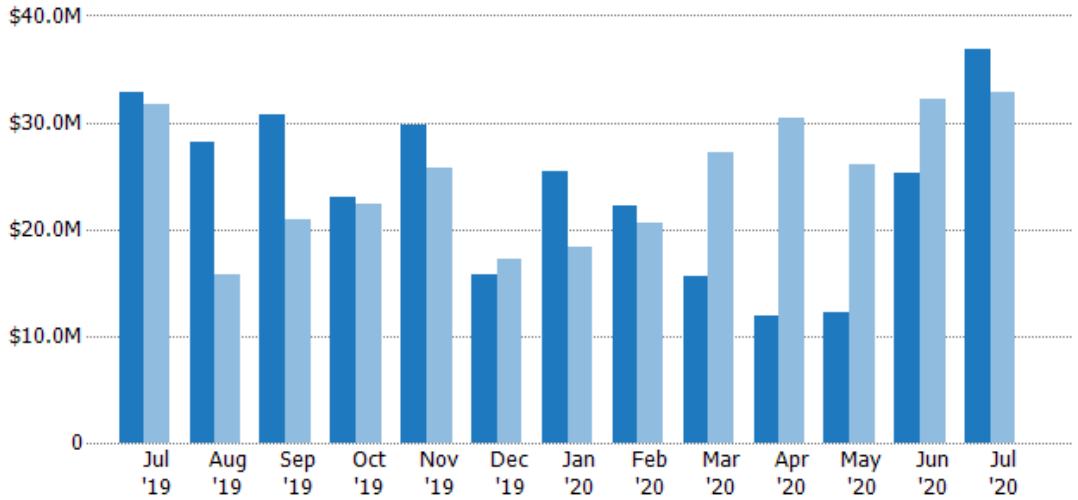
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Jul '20	\$36.9M	12.5%
Jul '19	\$32.8M	3.4%
Jul '18	\$31.7M	-1.1%



Current Year	\$32.8M	\$28.2M	\$30.8M	\$23M	\$29.8M	\$15.7M	\$25.5M	\$22.2M	\$15.6M	\$11.9M	\$12.1M	\$25.2M	\$36.9M
Prior Year	\$31.7M	\$15.7M	\$21M	\$22.4M	\$25.7M	\$17.2M	\$18.3M	\$20.6M	\$27.2M	\$30.3M	\$26.1M	\$32.2M	\$32.8M
Percent Change from Prior Year	3%	79%	47%	3%	16%	-9%	39%	8%	-43%	-61%	-54%	-22%	13%

Closed Sales

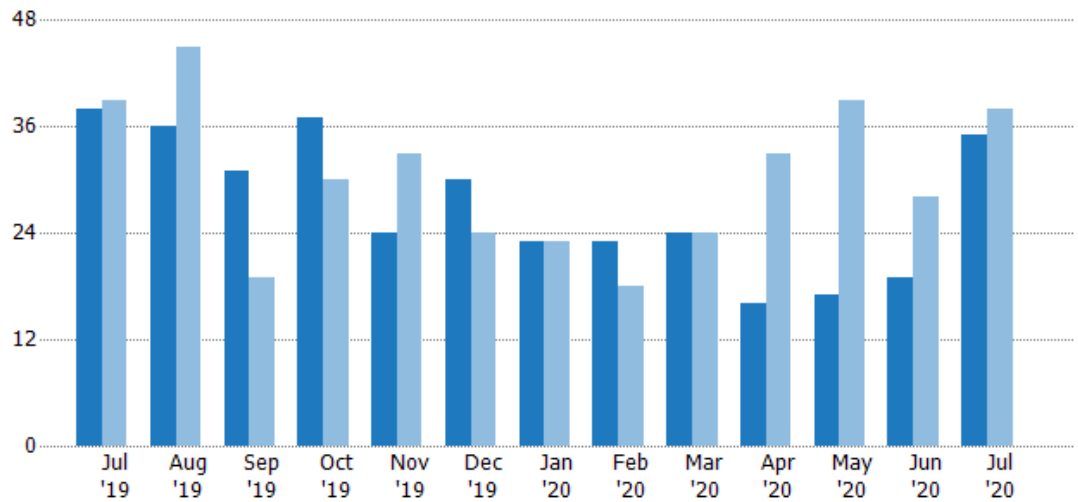
The total number of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Jul '20	35	-7.9%
Jul '19	38	-2.6%
Jul '18	39	-20.5%



Current Year	38	36	31	37	24	30	23	23	24	16	17	19	35
Prior Year	39	45	19	30	33	24	23	18	24	33	39	28	38
Percent Change from Prior Year	-3%	-20%	63%	23%	-27%	25%	0%	28%	0%	-52%	-56%	-32%	-8%

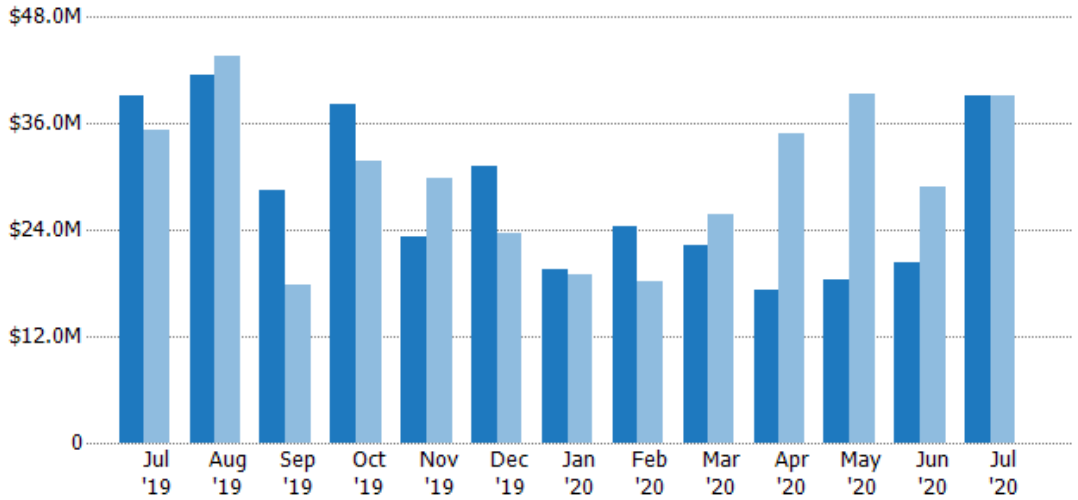
Closed Sales Volume

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



Month/Year	Volume	% Chg.
Jul '20	\$39.2M	0%
Jul '19	\$39.2M	11.2%
Jul '18	\$35.3M	-24.6%

	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$39.2M	\$41.5M	\$28.5M	\$38.2M	\$23.2M	\$31.2M	\$19.6M	\$24.4M	\$22.3M	\$17.2M	\$18.4M	\$20.3M	\$39.2M
Prior Year	\$35.3M	\$43.6M	\$17.9M	\$31.8M	\$29.8M	\$23.6M	\$18.9M	\$18.2M	\$25.8M	\$34.9M	\$39.4M	\$28.8M	\$39.2M
Percent Change from Prior Year	11%	-5%	59%	20%	-22%	32%	4%	34%	-13%	-51%	-53%	-30%	0%

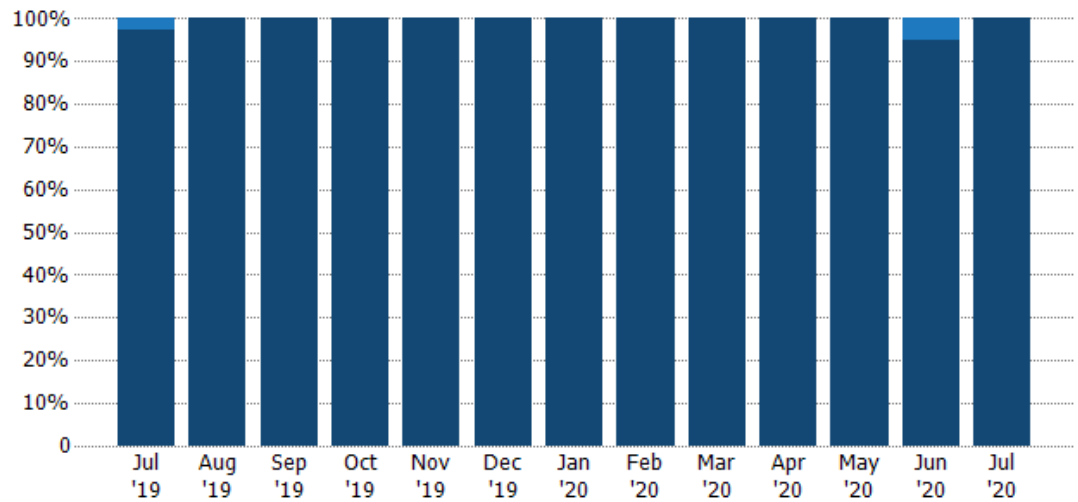
Closed Sales by Property Type

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Condo/Townhouse	3%	-	-	-	-	-	-	-	-	-	-	5%	-
Single Family Residence	97%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	95%	100%

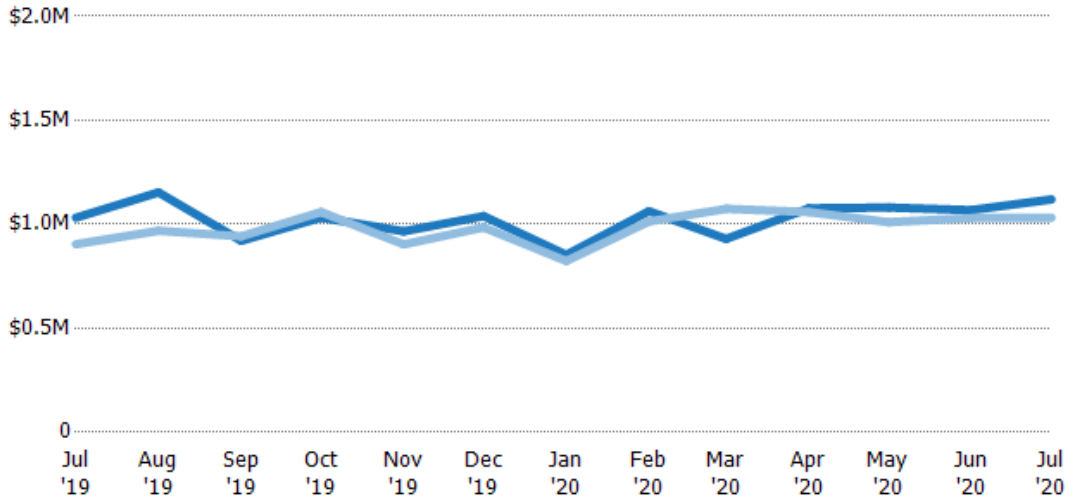
Average Sales Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '19	\$1.03M	\$904K	14%
Aug '19	\$1.15M	\$969K	19%
Sep '19	\$921K	\$942K	-2%
Oct '19	\$1.03M	\$1.06M	-2%
Nov '19	\$966K	\$903K	7%
Dec '19	\$1.04M	\$985K	6%
Jan '20	\$853K	\$824K	4%
Feb '20	\$1.06M	\$1.01M	5%
Mar '20	\$930K	\$1.07M	-13%
Apr '20	\$1.08M	\$1.06M	2%
May '20	\$1.08M	\$1.01M	7%
Jun '20	\$1.07M	\$1.03M	4%
Jul '20	\$1.12M	\$1.03M	9%

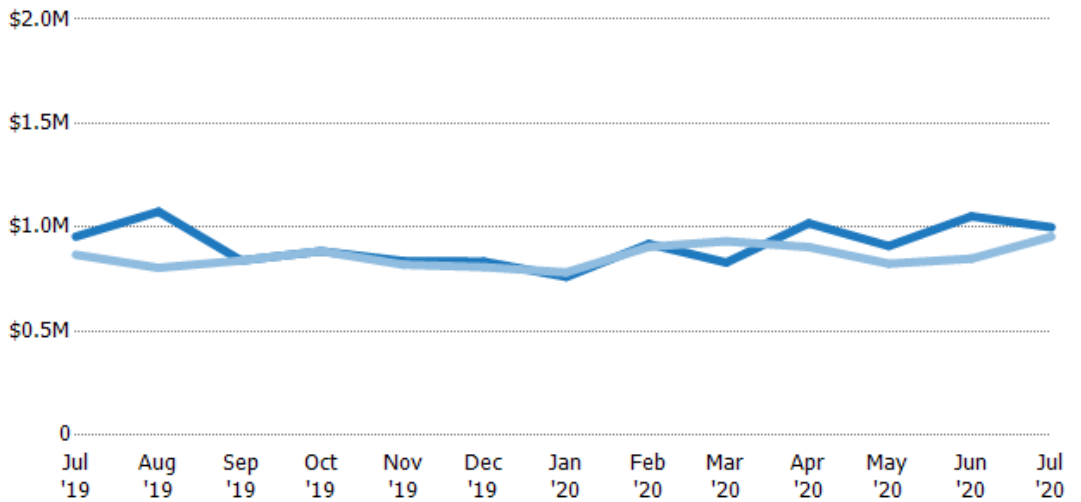
Median Sales Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '19	\$955K	\$868K	10%
Aug '19	\$1.08M	\$805K	34%
Sep '19	\$840K	\$840K	0%
Oct '19	\$885K	\$885K	0%
Nov '19	\$838K	\$820K	2%
Dec '19	\$835K	\$809K	3%
Jan '20	\$762K	\$783K	-3%
Feb '20	\$920K	\$906K	2%
Mar '20	\$831K	\$933K	-11%
Apr '20	\$1.02M	\$905K	13%
May '20	\$910K	\$825K	10%
Jun '20	\$1.05M	\$849K	24%
Jul '20	\$1M	\$955K	5%

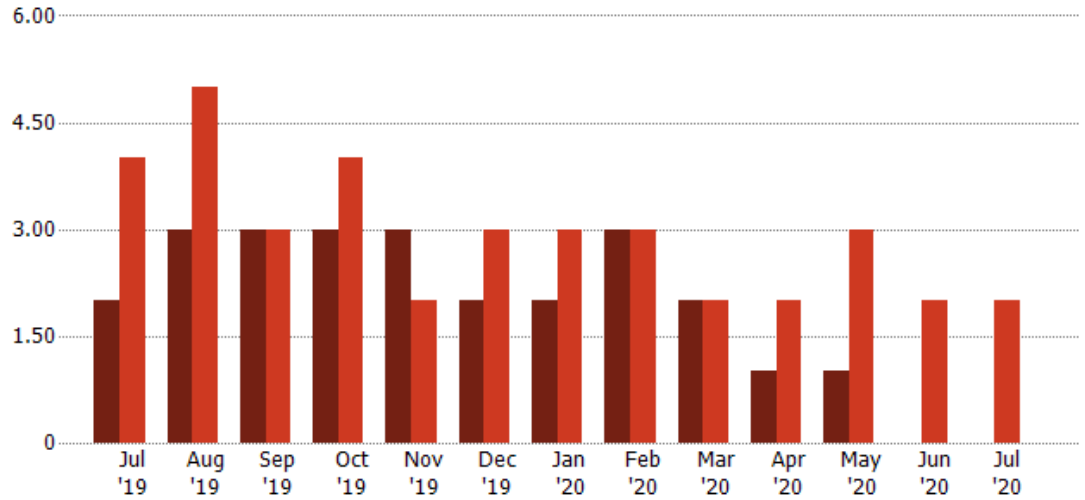
Distressed Listings

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



Current Year	2	3	3	3	3	2	2	3	2	1	1	-	-
Prior Year	4	5	3	4	2	3	3	3	2	2	3	2	2
Percent Change from Prior Year	-50%	-40%	0%	-25%	50%	-33%	-33%	0%	0%	-50%	-67%	-100%	-100%

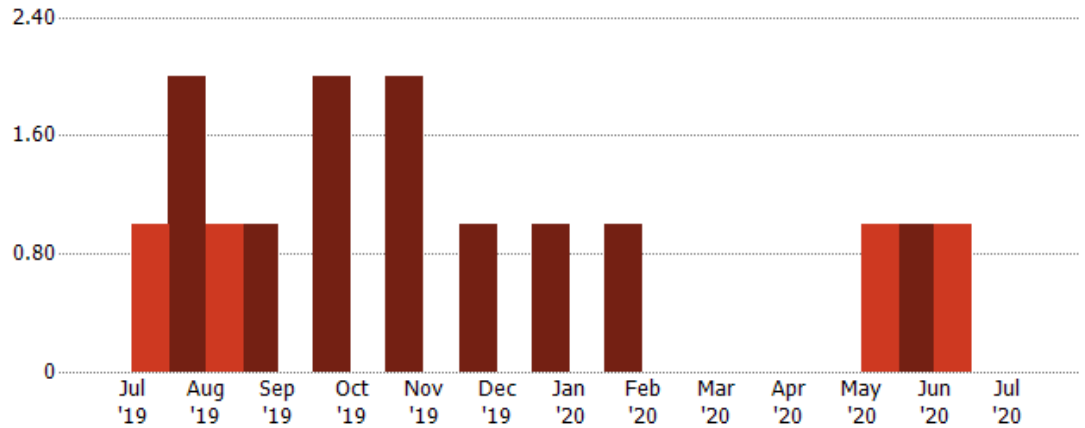
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

Property Type:
Condo/Townhouse/Apt, Single Family Residence



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

Run Date: 08/10/2020

Scheduled: No

Report Date Range: From 7/2019 To: 7/2020

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 Altadena, CA 91003

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 7/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area