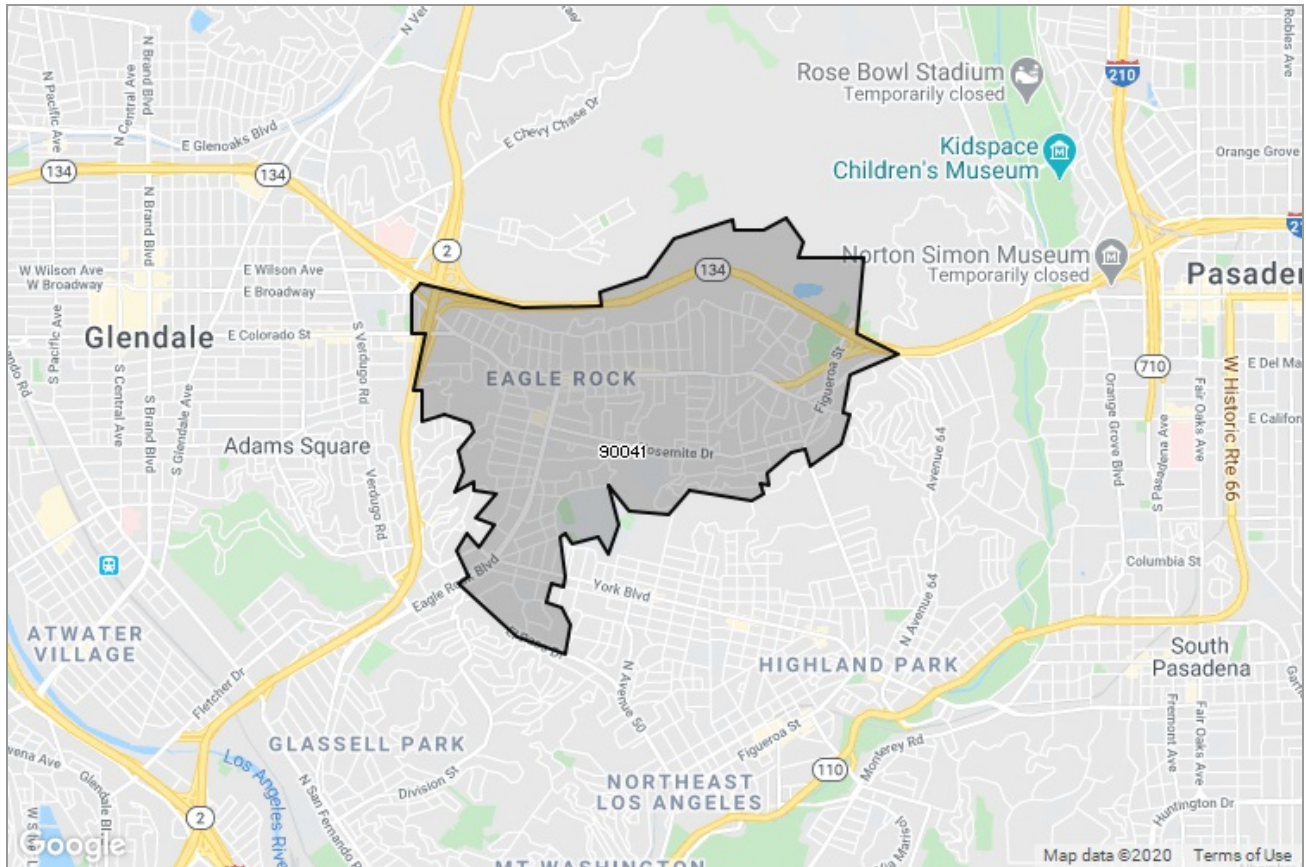




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Eagle Rock



Report Characteristics

Report Name:
Eagle Rock

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	25	29	-13.8%	129	178	-27.5%
New Listing Volume	\$26,985,798	\$29,028,569	-7%	\$135,464,886	\$178,811,205	-24.2%
Active Listing Count	27	35	-22.9%	N/A	N/A	
Active Listing Volume	\$28,330,686	\$35,386,188	-19.9%	N/A	N/A	
Average Listing Price	\$1,049,285	\$1,011,034	+3.8%	\$1,101,400	\$1,013,080	+8.7%
Median Listing Price	\$998,000	\$999,000	-0.1%	\$1,048,316	\$940,765	+11.4%
Months of Inventory	1.9	0.8	+136.9%	1.5	2.6	-41.6%
Absorption Rate	51.85%	122.86%	-71%	66.32%	38.75%	+27.6%
Sales Activity Charts Metrics						
Pending Sales Count	21	15	+40%	N/A	N/A	
Pending Sales Volume	\$23,854,000	\$15,847,300	+50.5%	N/A	N/A	
Closed Sales Count	10	18	-44.4%	84	126	-33.3%
Closed Sales Volume	\$10,534,500	\$20,093,534	-47.6%	\$84,551,285	\$127,037,836	-33.4%
Average Sales Price	\$1,053,450	\$1,116,307	-5.6%	\$1,006,563	\$1,008,237	-0.2%
Median Sales Price	\$1,043,500	\$995,000	+4.9%	\$952,146	\$929,683	+2.4%
Distressed Charts Metrics						
Distressed Listing Count	2	1	+100%	N/A	N/A	

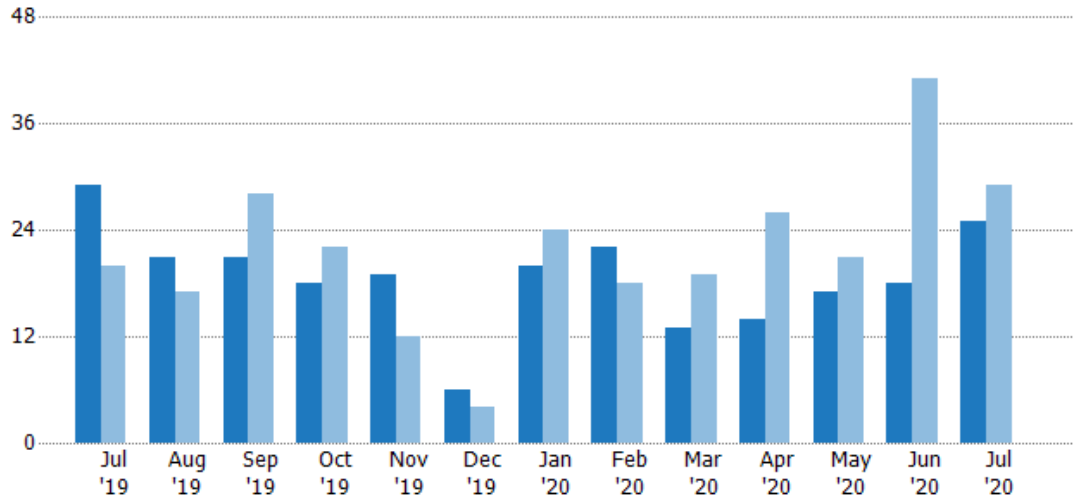
New Listings

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Jul '20	25	-13.8%
Jul '19	29	45%
Jul '18	20	-30%



	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	29	21	21	18	19	6	20	22	13	14	17	18	25
Prior Year	20	17	28	22	12	4	24	18	19	26	21	41	29
Percent Change from Prior Year	45%	24%	-25%	-18%	58%	50%	-17%	22%	-32%	-46%	-19%	-56%	-14%

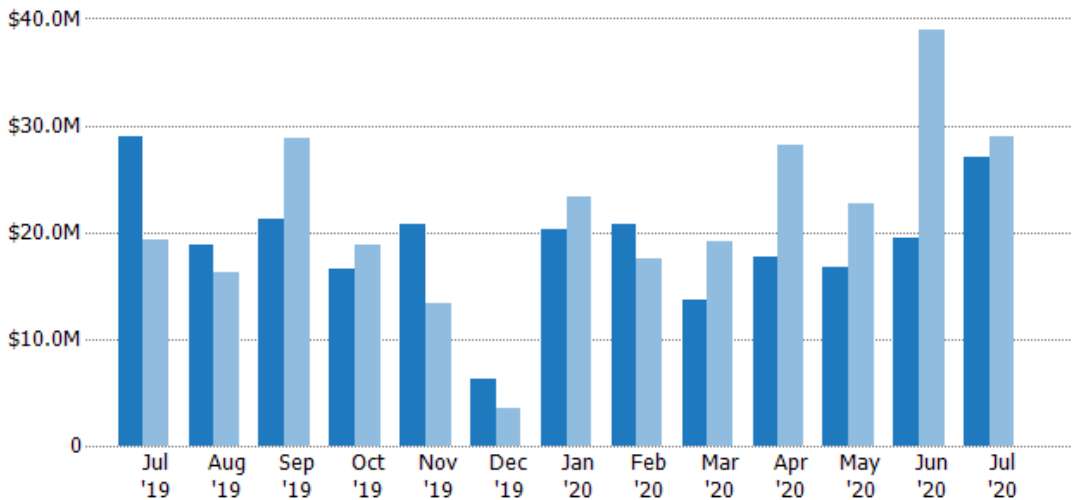
New Listing Volume

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Jul '20	\$27M	-7%
Jul '19	\$29M	50.8%
Jul '18	\$19.3M	-36.9%



	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	\$29M	\$18.8M	\$21.3M	\$16.6M	\$20.7M	\$6.23M	\$20.2M	\$20.8M	\$13.6M	\$17.6M	\$16.8M	\$19.5M	\$27M
Prior Year	\$19.3M	\$16.2M	\$28.8M	\$18.8M	\$13.3M	\$3.56M	\$23.4M	\$17.6M	\$19.1M	\$28.1M	\$22.6M	\$39M	\$29M
Percent Change from Prior Year	51%	16%	-26%	-12%	55%	75%	-14%	18%	-29%	-37%	-26%	-50%	-7%

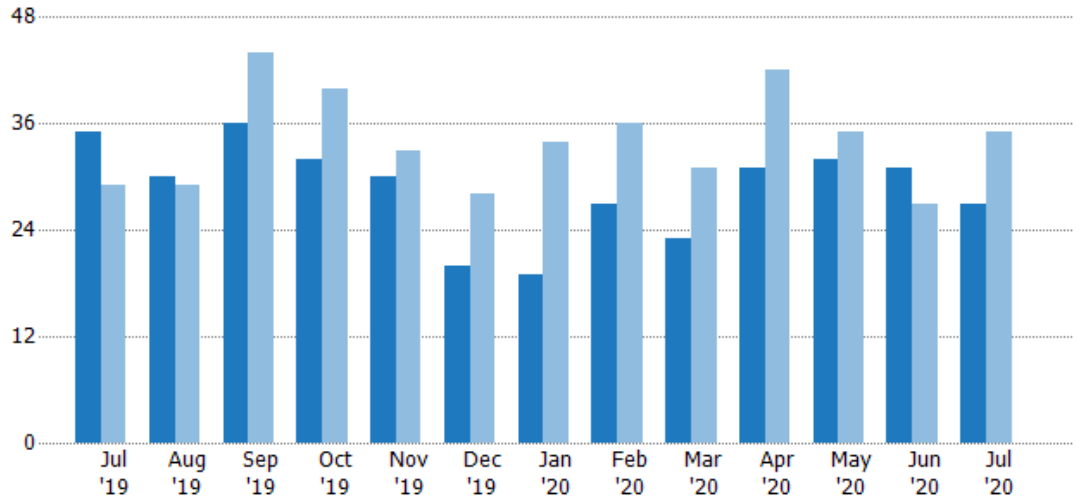
Active Listings

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Jul '20	27	-22.9%
Jul '19	35	20.7%
Jul '18	29	6.9%



Current Year	35	30	36	32	30	20	19	27	23	31	32	31	27
Prior Year	29	29	44	40	33	28	34	36	31	42	35	27	35
Percent Change from Prior Year	21%	3%	-18%	-20%	-9%	-29%	-44%	-25%	-26%	-26%	-9%	15%	-23%

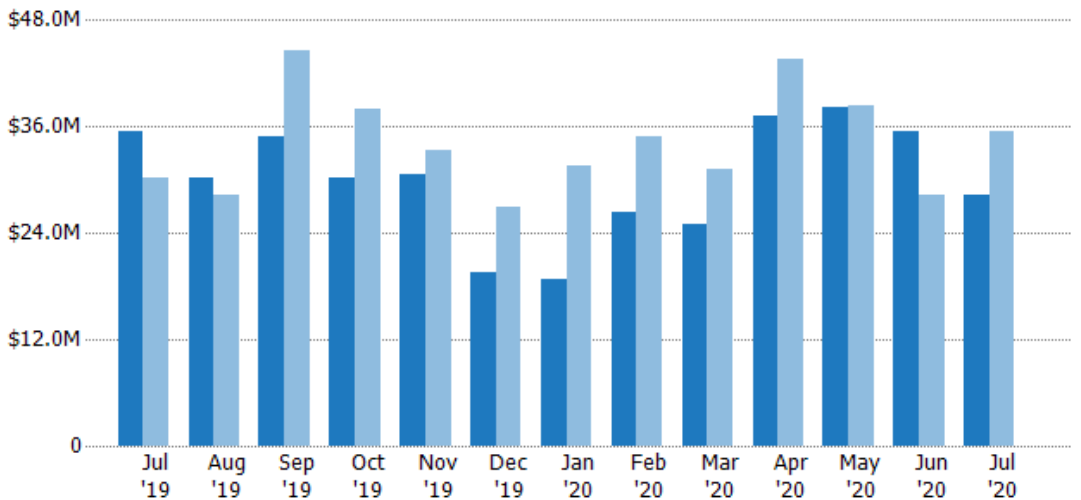
Active Listing Volume

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Jul '20	\$28.3M	-19.9%
Jul '19	\$35.4M	17%
Jul '18	\$30.3M	-15.8%



Current Year	\$35.4M	\$30.2M	\$34.9M	\$30.2M	\$30.5M	\$19.5M	\$18.8M	\$26.4M	\$25M	\$37.1M	\$38.2M	\$35.5M	\$28.3M
Prior Year	\$30.3M	\$28.3M	\$44.5M	\$38.1M	\$33.2M	\$26.9M	\$31.6M	\$34.8M	\$31.2M	\$43.6M	\$38.3M	\$28.2M	\$35.4M
Percent Change from Prior Year	17%	7%	-22%	-21%	-8%	-27%	-40%	-24%	-20%	-15%	0%	26%	-20%

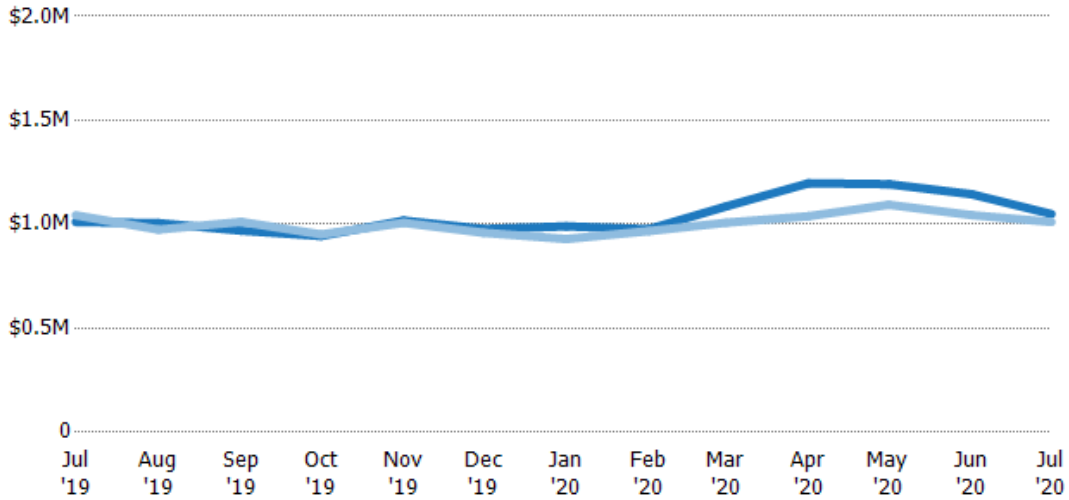
Average Listing Price

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Price	% Chg.
Jul '20	\$1.05M	3.8%
Jul '19	\$1.01M	-3.1%
Jul '18	\$1.04M	-21.3%



Current Year	\$1.01M	\$1.01M	\$970K	\$944K	\$1.02M	\$977K	\$990K	\$976K	\$1.09M	\$1.2M	\$1.19M	\$1.14M	\$1.05M
Prior Year	\$1.04M	\$974K	\$1.01M	\$951K	\$1.01M	\$959K	\$929K	\$967K	\$1.01M	\$1.04M	\$1.09M	\$1.04M	\$1.01M
Percent Change from Prior Year	-3%	3%	-4%	-1%	1%	2%	7%	1%	8%	15%	9%	10%	4%

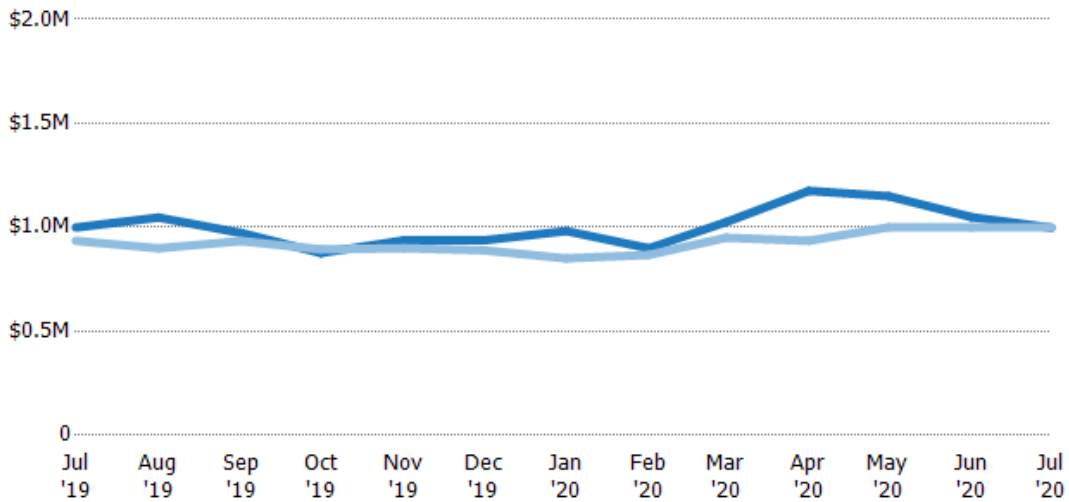
Median Listing Price

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Price	% Chg.
Jul '20	\$998K	-0.1%
Jul '19	\$999K	6.8%
Jul '18	\$935K	-14.5%



Current Year	\$999K	\$1.05M	\$973K	\$876K	\$937K	\$937K	\$982K	\$899K	\$1.03M	\$1.18M	\$1.15M	\$1.05M	\$998K
Prior Year	\$935K	\$899K	\$934K	\$894K	\$900K	\$889K	\$850K	\$867K	\$950K	\$935K	\$1M	\$999K	\$999K
Percent Change from Prior Year	7%	16%	4%	-2%	4%	5%	15%	4%	8%	26%	15%	5%	0%

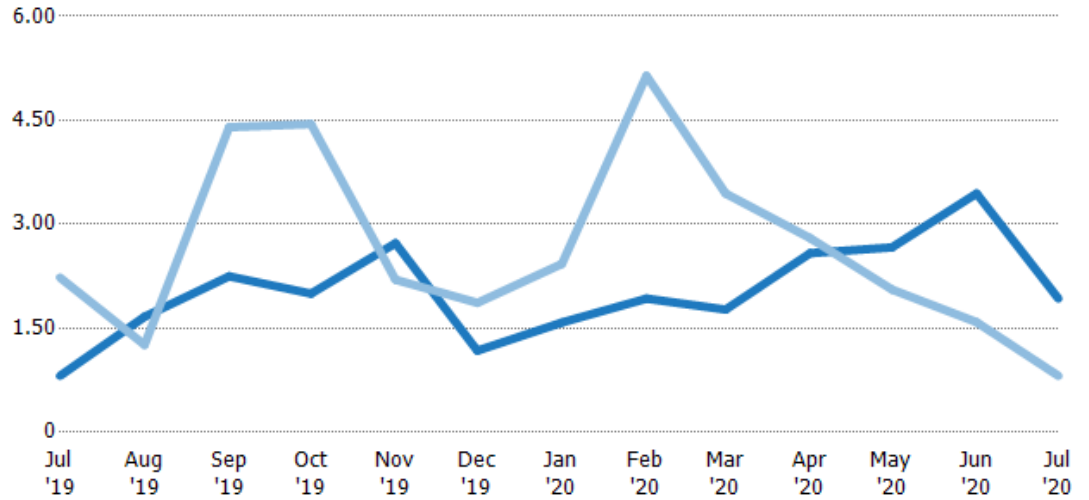
Months of Inventory

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
Jul '20	1.93	136.9%
Jul '19	0.81	-63.5%
Jul '18	2.23	-42.1%



Current Year	0.81	1.67	2.25	2	2.73	1.18	1.58	1.93	1.77	2.58	2.67	3.44	1.93
Prior Year	2.23	1.26	4.4	4.44	2.2	1.87	2.43	5.14	3.44	2.8	2.06	1.59	0.81
Percent Change from Prior Year	-64%	32%	-49%	-55%	24%	-37%	-35%	-63%	-49%	-8%	30%	117%	137%

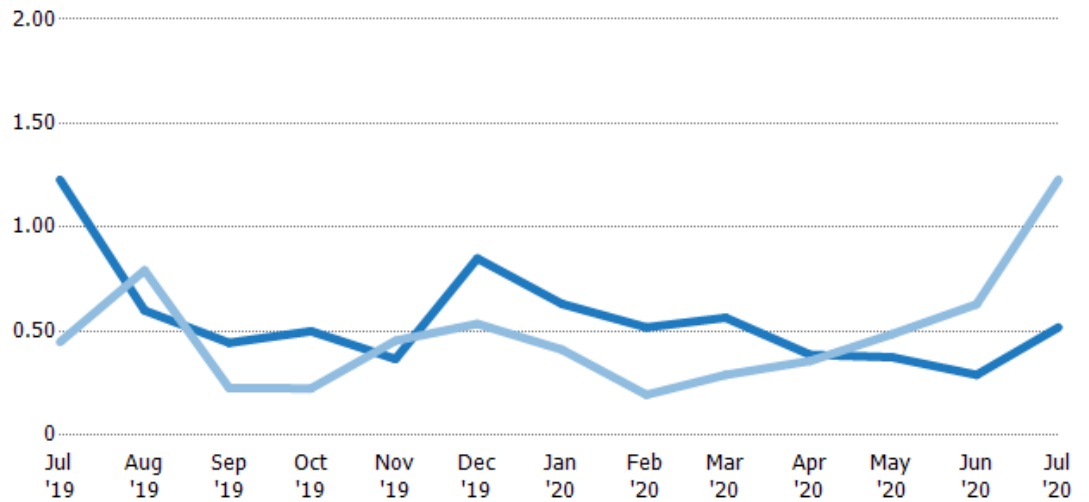
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
Jul '20	52%	71%
Jul '19	123%	-78%
Jul '18	45%	72.7%



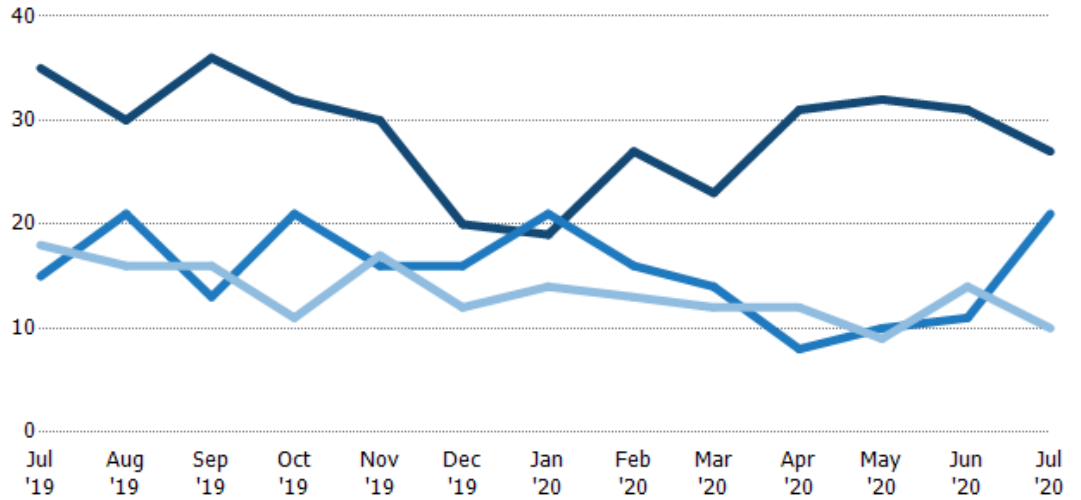
Current Year	123%	60%	44%	50%	37%	85%	63%	52%	57%	39%	38%	29%	52%
Prior Year	45%	79%	23%	23%	45%	54%	41%	19%	29%	36%	49%	63%	123%
Change from Prior Year	-78%	19%	-22%	-28%	9%	-31%	-22%	-32%	-27%	-3%	11%	34%	71%

Active/Pending/Sold Units

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



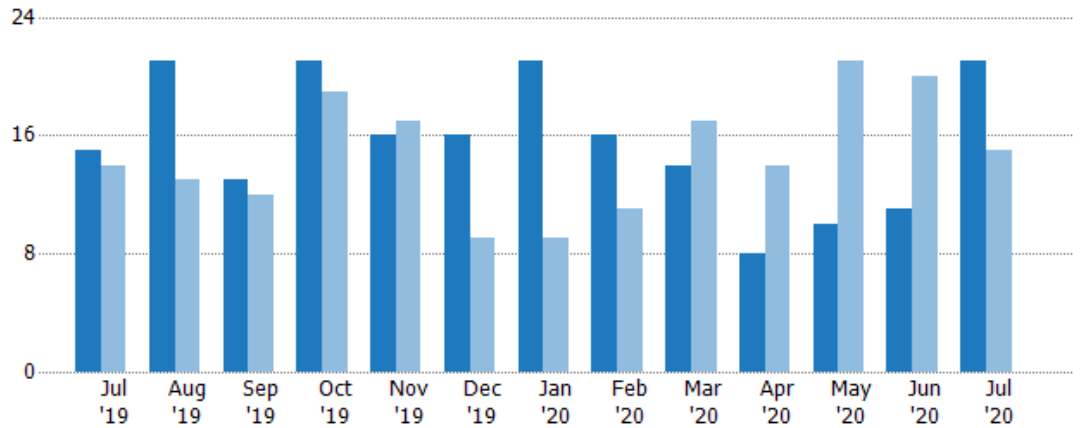
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Active	35	30	36	32	30	20	19	27	23	31	32	31	27
Pending	15	21	13	21	16	16	21	16	14	8	10	11	21
Sold	18	16	16	11	17	12	14	13	12	12	9	14	10

Pending Sales

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Count	% Chg.
Jul '20	21	40%
Jul '19	15	7.1%
Jul '18	14	-14.3%

	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	15	21	13	21	16	16	21	16	14	8	10	11	21
Prior Year	14	13	12	19	17	9	9	11	17	14	21	20	15
Percent Change from Prior Year	7%	62%	8%	11%	-6%	78%	133%	45%	-18%	-43%	-52%	-45%	40%

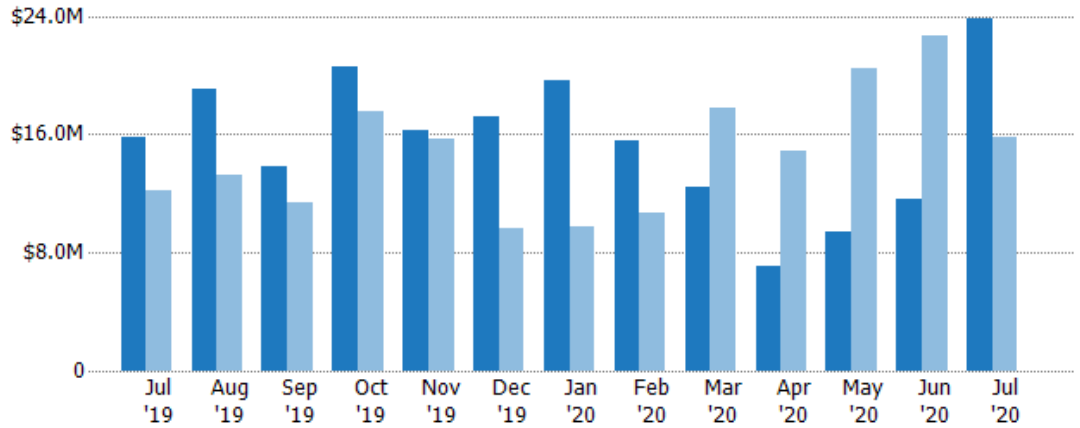
Pending Sales Volume

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Jul '20	\$23.9M	50.5%
Jul '19	\$15.8M	30.3%
Jul '18	\$12.2M	0.1%



Current Year	\$15.8M	\$19.1M	\$13.8M	\$20.6M	\$16.3M	\$17.2M	\$19.6M	\$15.5M	\$12.4M	\$7.06M	\$9.42M	\$11.6M	\$23.9M
Prior Year	\$12.2M	\$13.2M	\$11.3M	\$17.6M	\$15.7M	\$9.63M	\$9.73M	\$10.6M	\$17.8M	\$14.9M	\$20.5M	\$22.7M	\$15.8M
Percent Change from Prior Year	30%	45%	22%	17%	4%	79%	102%	46%	-30%	-53%	-54%	-49%	51%

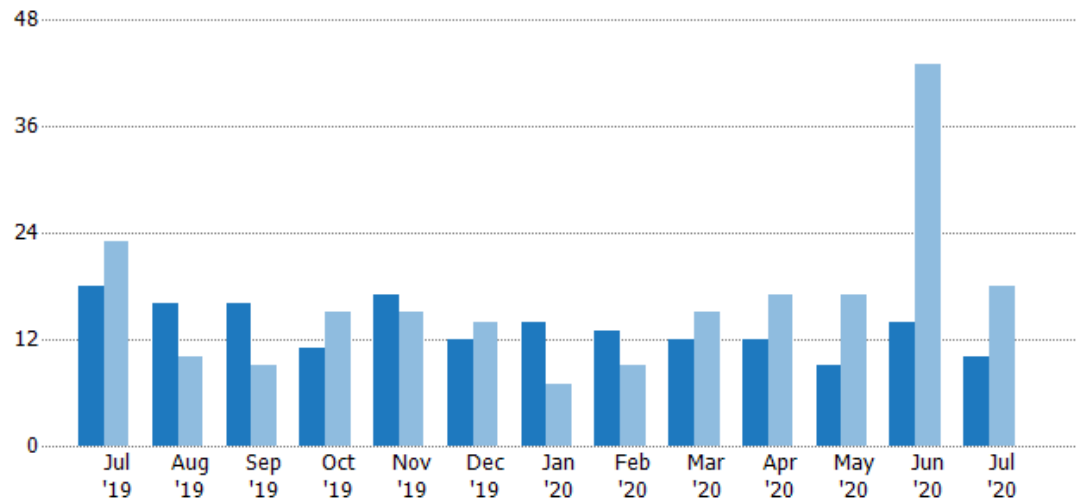
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Jul '20	10	-44.4%
Jul '19	18	-21.7%
Jul '18	23	-8.7%



Current Year	18	16	16	11	17	12	14	13	12	12	9	14	10
Prior Year	23	10	9	15	15	14	7	9	15	17	17	43	18
Percent Change from Prior Year	-22%	60%	78%	-27%	13%	-14%	100%	44%	-20%	-29%	-47%	-67%	-44%

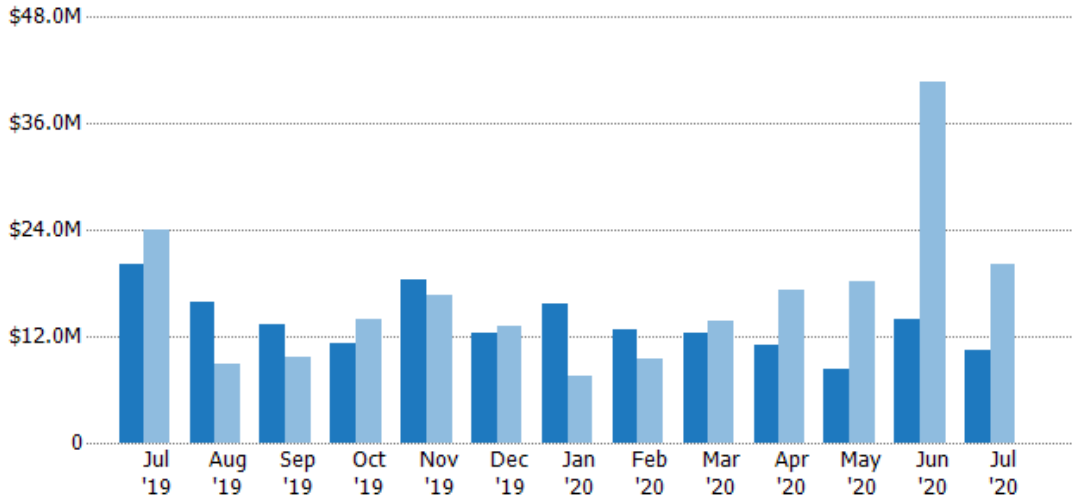
Closed Sales Volume

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Jul '20	\$10.5M	-47.6%
Jul '19	\$20.1M	-16.2%
Jul '18	\$24M	-23%



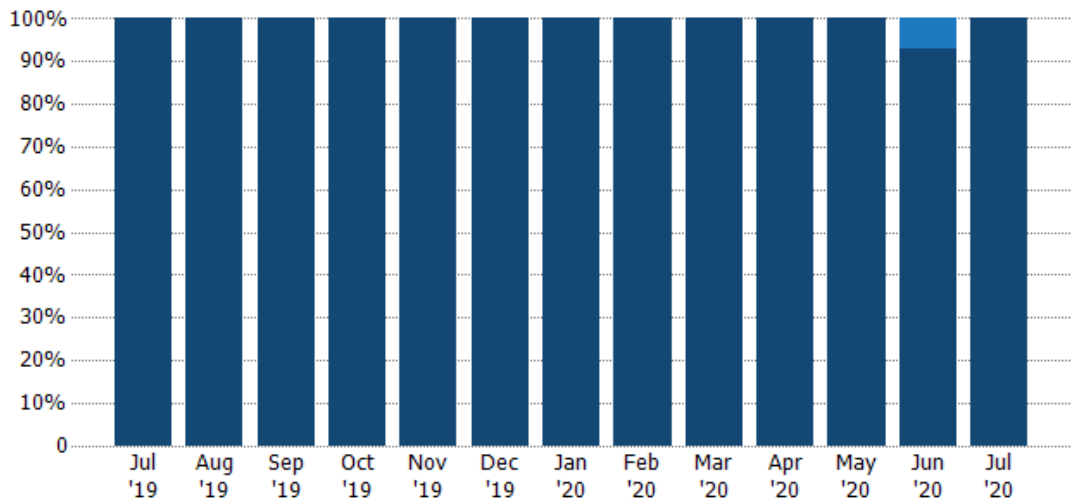
Current Year	\$20.1M	\$16M	\$13.4M	\$11.3M	\$18.3M	\$12.3M	\$15.7M	\$12.7M	\$12.3M	\$11M	\$8.29M	\$14M	\$10.5M
Prior Year	\$24M	\$8.9M	\$9.67M	\$13.9M	\$16.6M	\$13.2M	\$7.58M	\$9.51M	\$13.8M	\$17.2M	\$18.1M	\$40.7M	\$20.1M
Percent Change from Prior Year	-16%	79%	38%	-19%	10%	-7%	107%	34%	-11%	-36%	-54%	-66%	-48%

Closed Sales by Property Type

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

Filters Used

ZIP: Los Angeles, CA 90041
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	-	-	-	-	-	-	-	-	-	-	-	7%	-
Single Family Residence	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	93%	100%

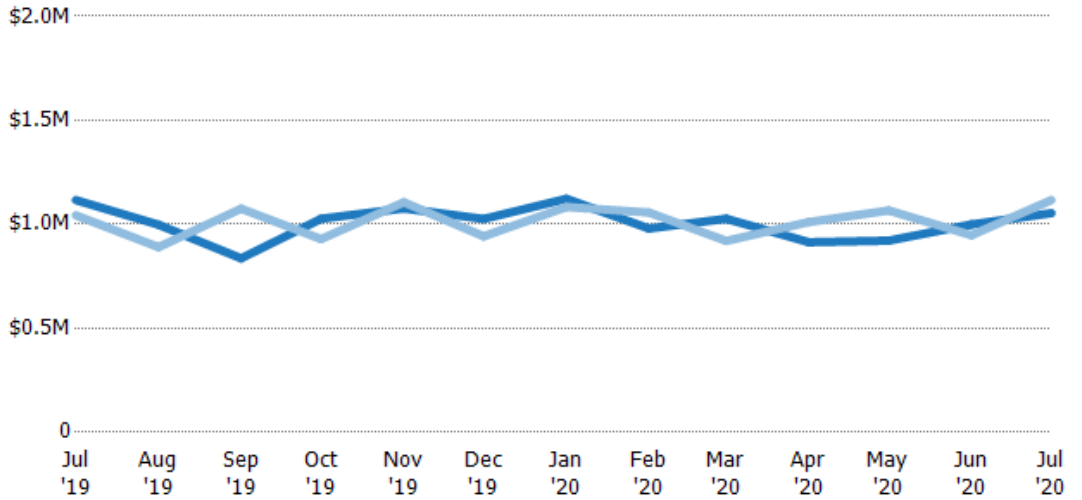
Average Sales Price

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Jul '20	\$1.05M	-5.6%
Jul '19	\$1.12M	7%
Jul '18	\$1.04M	-15.6%



Current Year	\$1.12M	\$998K	\$836K	\$1.03M	\$1.08M	\$1.03M	\$1.12M	\$980K	\$1.03M	\$914K	\$922K	\$999K	\$1.05M
Prior Year	\$1.04M	\$890K	\$1.07M	\$929K	\$1.11M	\$942K	\$1.08M	\$1.06M	\$920K	\$1.01M	\$1.07M	\$948K	\$1.12M
Percent Change from Prior Year	7%	12%	-22%	10%	-3%	9%	4%	-7%	12%	-10%	-14%	5%	-6%

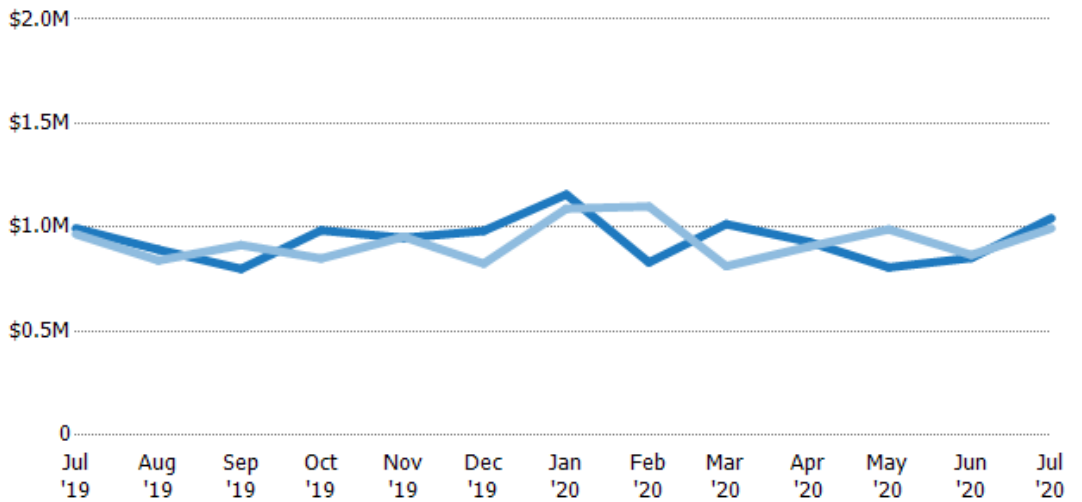
Median Sales Price

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Jul '20	\$1.04M	4.9%
Jul '19	\$995K	2.9%
Jul '18	\$967K	-11.8%



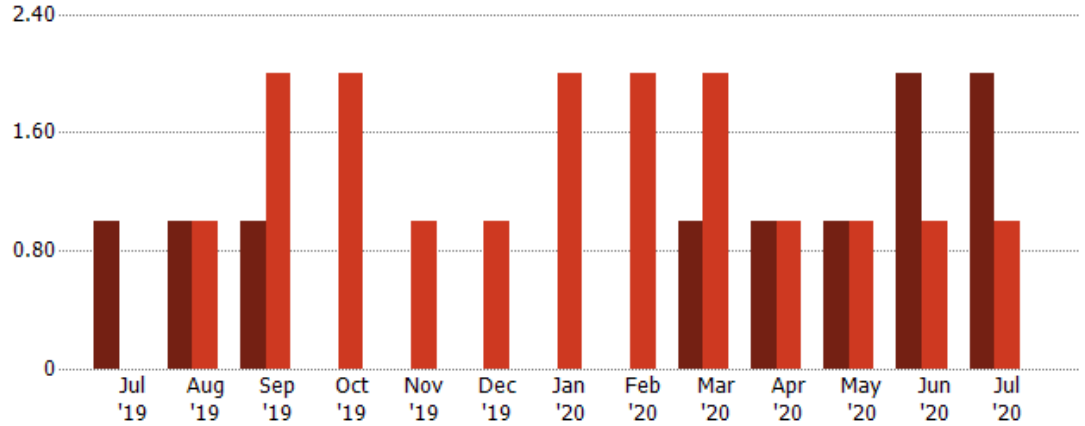
Current Year	\$995K	\$893K	\$800K	\$985K	\$949K	\$983K	\$1.16M	\$831K	\$1.02M	\$930K	\$807K	\$853K	\$1.04M
Prior Year	\$967K	\$840K	\$914K	\$850K	\$954K	\$825K	\$1.09M	\$1.1M	\$813K	\$907K	\$990K	\$867K	\$995K
Percent Change from Prior Year	3%	6%	-13%	16%	-1%	19%	6%	-24%	25%	3%	-18%	-2%	5%

Distressed Listings

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

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



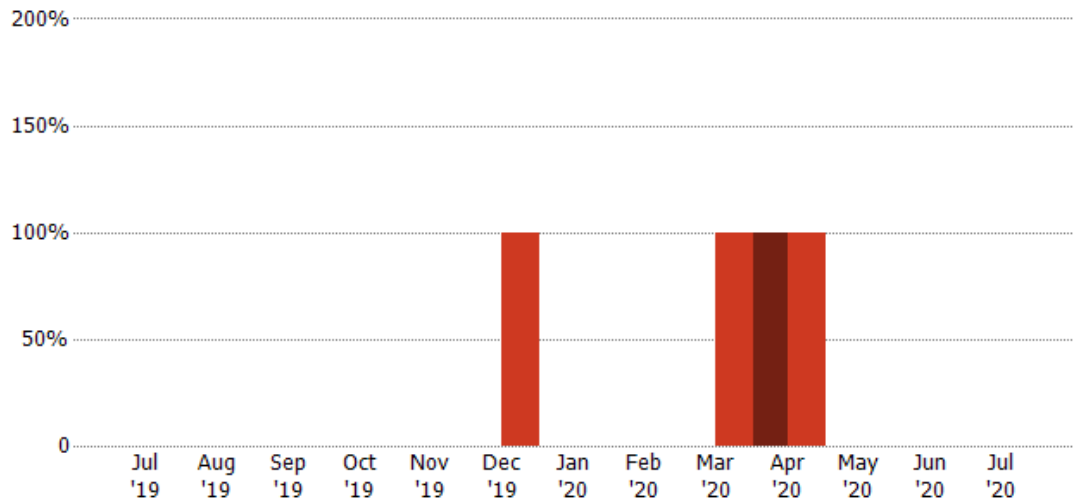
Current Year	1	1	1	-	-	-	-	-	1	1	1	2	2
Prior Year	-	1	2	2	1	1	2	2	2	1	1	1	1
Percent Change from Prior Year	100%	0%	-50%	-100%	-100%	-100%	-100%	-100%	-50%	0%	0%	100%	100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Los Angeles, CA 90041
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Current Year	-	-	-	-	-	-	-	-	-	1	-	-	-
Prior Year	-	-	-	-	-	1	-	-	1	1	-	-	-
Percent Change from Prior Year	-	-	-	-	-	-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: Eagle Rock

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: Los Angeles, CA 90041

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