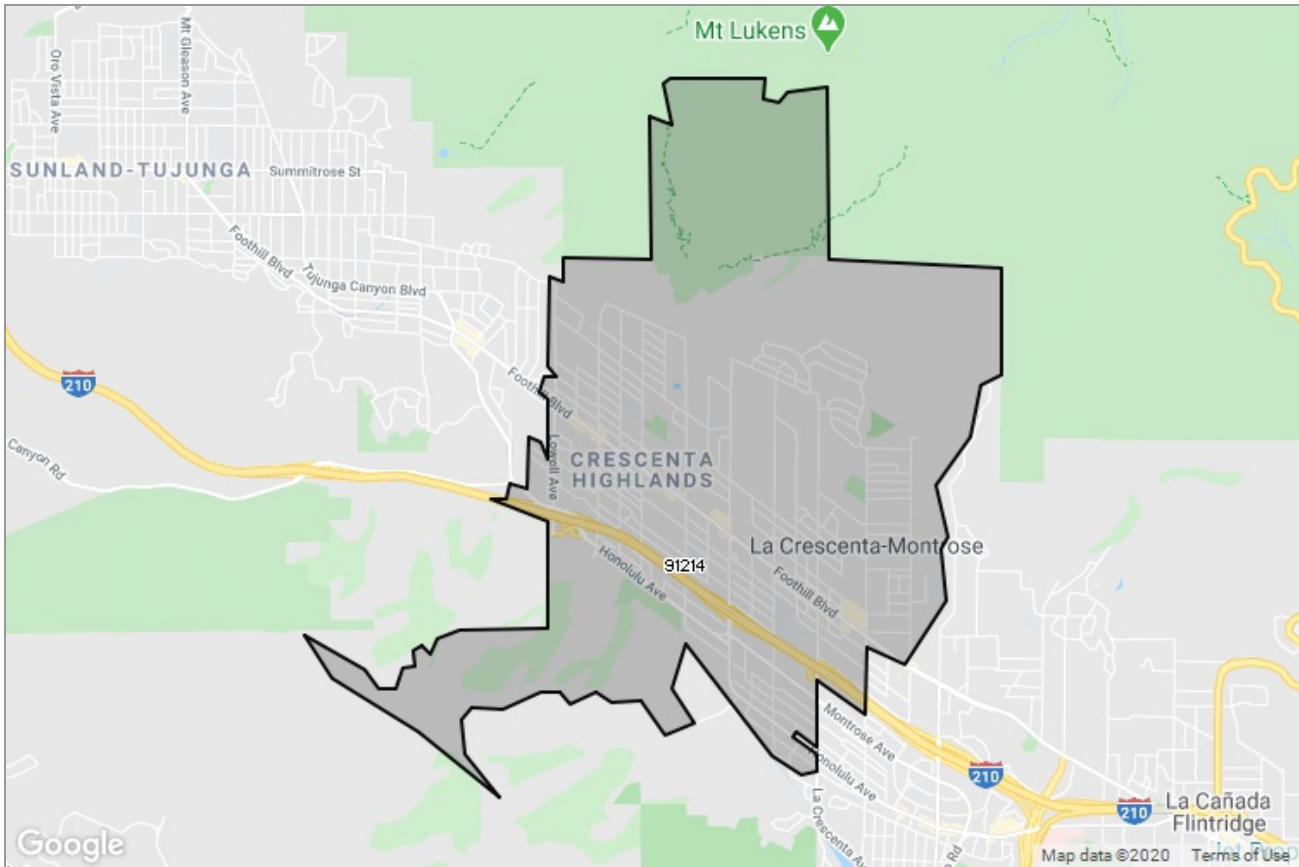




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

La Crescenta



Report Characteristics

Report Name:
La Crescenta

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	34	+5.9%	213	258	-17.4%
New Listing Volume	\$32,179,198	\$29,057,793	+10.7%	\$204,508,010	\$232,280,063	-12%
Active Listing Count	43	59	-27.1%	N/A	N/A	
Active Listing Volume	\$40,557,346	\$54,171,182	-25.1%	N/A	N/A	
Average Listing Price	\$943,194	\$918,156	+2.7%	\$966,554	\$916,469	+5.5%
Median Listing Price	\$895,000	\$889,000	+0.7%	\$895,173	\$872,118	+2.6%
Months of Inventory	2.2	1.7	+23.9%	1.8	1.8	+4.4%
Absorption Rate	46.51%	57.63%	-11.1%	54.17%	56.54%	-2.4%
Sales Activity Charts Metrics						
Pending Sales Count	30	29	+3.4%	N/A	N/A	
Pending Sales Volume	\$28,922,988	\$24,189,699	+19.6%	N/A	N/A	
Closed Sales Count	41	37	+10.8%	161	182	-11.5%
Closed Sales Volume	\$43,547,300	\$36,148,500	+20.5%	\$152,855,686	\$166,074,088	-8%
Average Sales Price	\$1,062,129	\$976,986	+8.7%	\$949,414	\$912,495	+4%
Median Sales Price	\$1,030,000	\$890,000	+15.7%	\$886,832	\$870,999	+1.8%
Distressed Charts Metrics						
Distressed Listing Count	-	2	-	N/A	N/A	

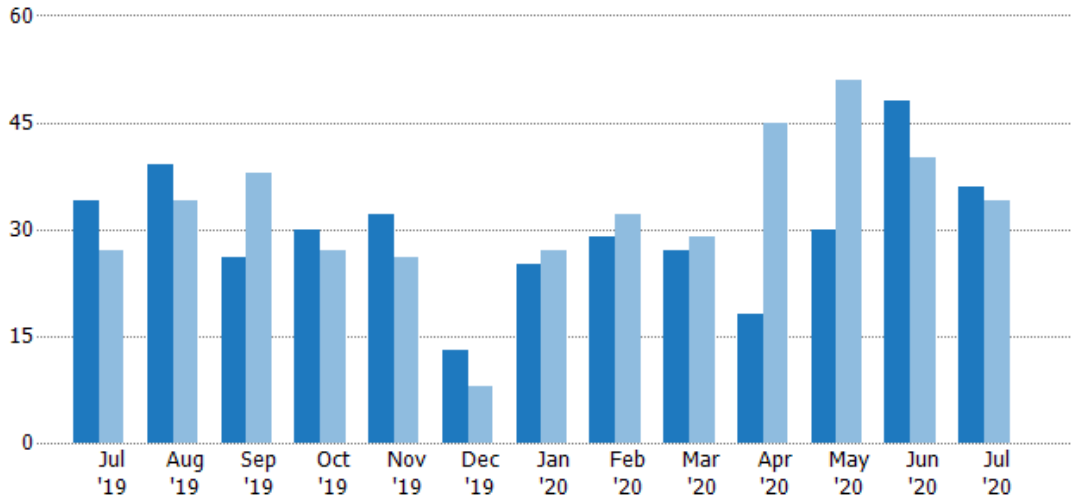
New Listings

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Jul '20	36	5.9%
Jul '19	34	25.9%
Jul '18	27	63%



Current Year	34	39	26	30	32	13	25	29	27	18	30	48	36
Prior Year	27	34	38	27	26	8	27	32	29	45	51	40	34
Percent Change from Prior Year	26%	15%	-32%	11%	23%	63%	-7%	-9%	-7%	-60%	-41%	20%	6%

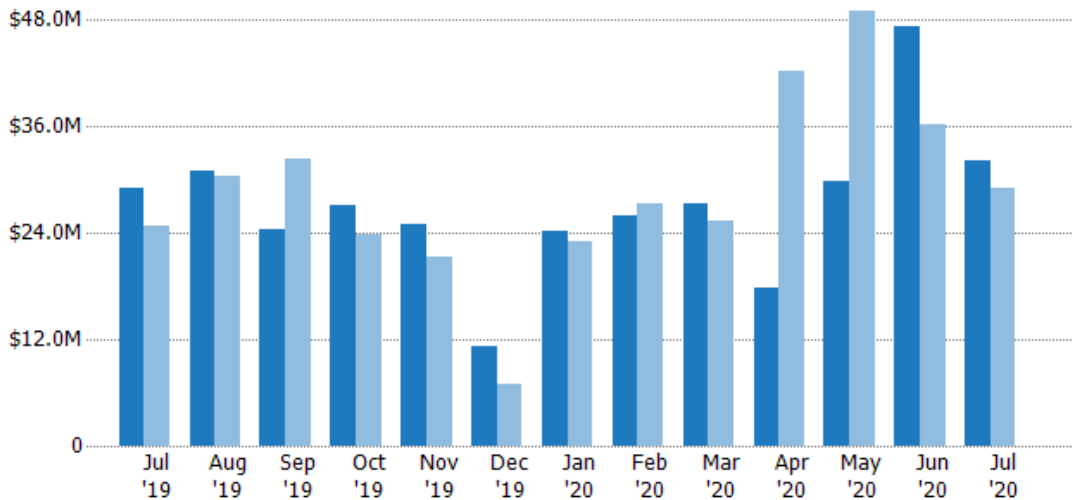
New Listing Volume

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.
Jul '20	\$32.2M	10.7%
Jul '19	\$29.1M	17.7%
Jul '18	\$24.7M	29.6%



Current Year	\$29.1M	\$31.1M	\$24.3M	\$27.2M	\$25.1M	\$11.2M	\$24.1M	\$25.9M	\$27.4M	\$17.8M	\$29.8M	\$47.3M	\$32.2M
Prior Year	\$24.7M	\$30.5M	\$32.4M	\$23.9M	\$21.2M	\$6.96M	\$23M	\$27.3M	\$25.4M	\$42.3M	\$49M	\$36.2M	\$29.1M
Percent Change from Prior Year	18%	2%	-25%	14%	18%	60%	5%	-5%	8%	-58%	-39%	31%	11%

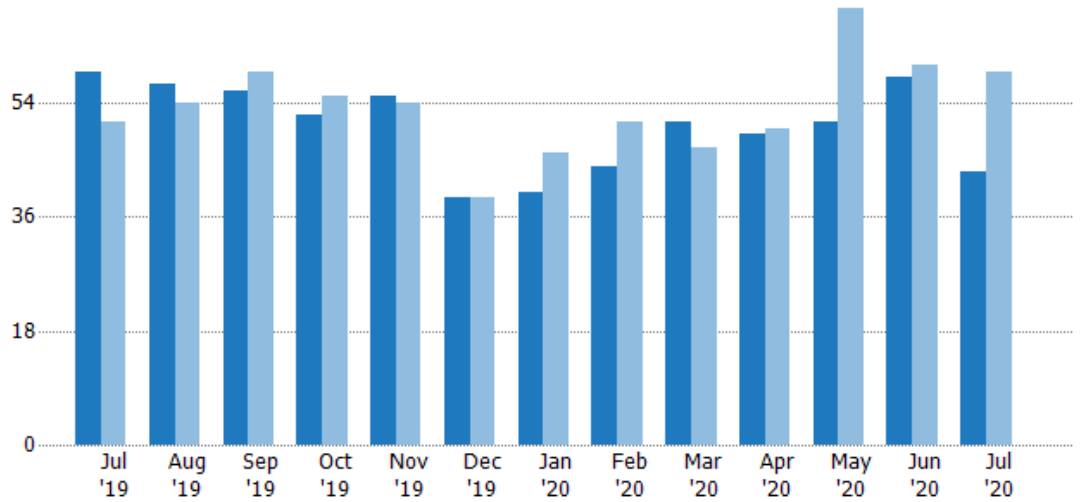
Active Listings

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.
Jul '20	43	-27.1%
Jul '19	59	15.7%
Jul '18	51	35.3%



Current Year	59	57	56	52	55	39	40	44	51	49	51	58	43
Prior Year	51	54	59	55	54	39	46	51	47	50	69	60	59
Percent Change from Prior Year	16%	6%	-5%	-5%	2%	0%	-13%	-14%	9%	-2%	-26%	-3%	-27%

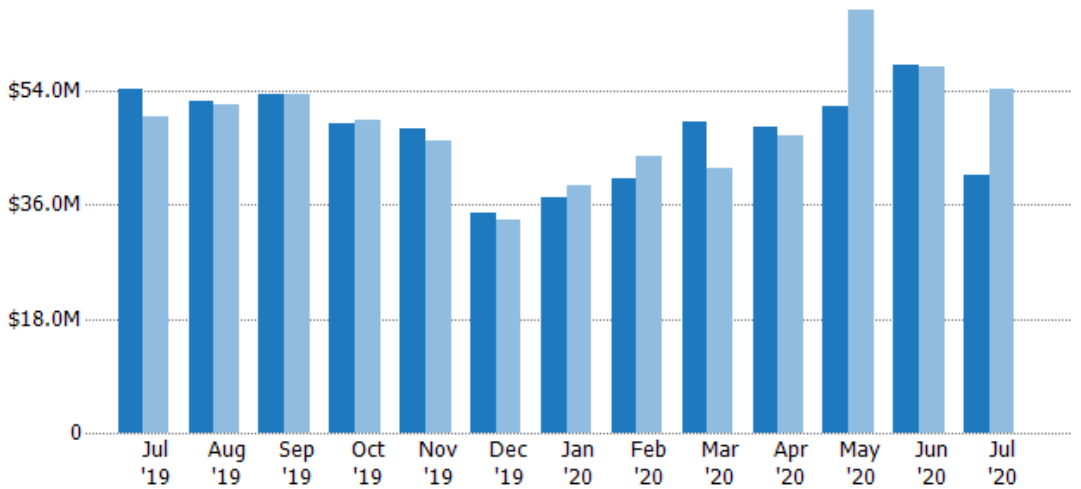
Active Listing Volume

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.
Jul '20	\$40.6M	-25.1%
Jul '19	\$54.2M	8.7%
Jul '18	\$49.8M	5.5%



Current Year	\$54.2M	\$52.5M	\$53.4M	\$48.8M	\$48.1M	\$34.6M	\$37.3M	\$40.1M	\$49.1M	\$48.2M	\$51.6M	\$58M	\$40.6M
Prior Year	\$49.8M	\$51.8M	\$53.5M	\$49.4M	\$46.1M	\$33.7M	\$39.1M	\$43.7M	\$41.7M	\$46.9M	\$66.7M	\$57.8M	\$54.2M
Percent Change from Prior Year	9%	1%	0%	-1%	4%	3%	-5%	-8%	18%	3%	-23%	0%	-25%

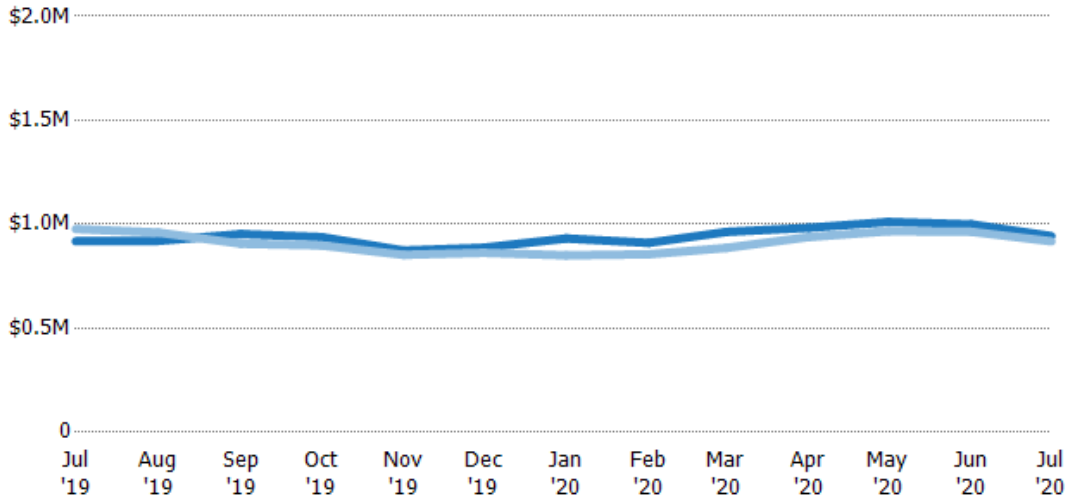
Average Listing Price

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.
Jul '20	\$943K	2.7%
Jul '19	\$918K	-6%
Jul '18	\$977K	-22.1%



Current Year	\$918K	\$920K	\$953K	\$939K	\$874K	\$887K	\$932K	\$911K	\$963K	\$983K	\$1.01M	\$1,000K	\$943K
Prior Year	\$977K	\$960K	\$907K	\$899K	\$853K	\$863K	\$851K	\$856K	\$886K	\$939K	\$967K	\$964K	\$918K
Percent Change from Prior Year	-6%	-4%	5%	4%	2%	3%	10%	6%	9%	5%	5%	4%	3%

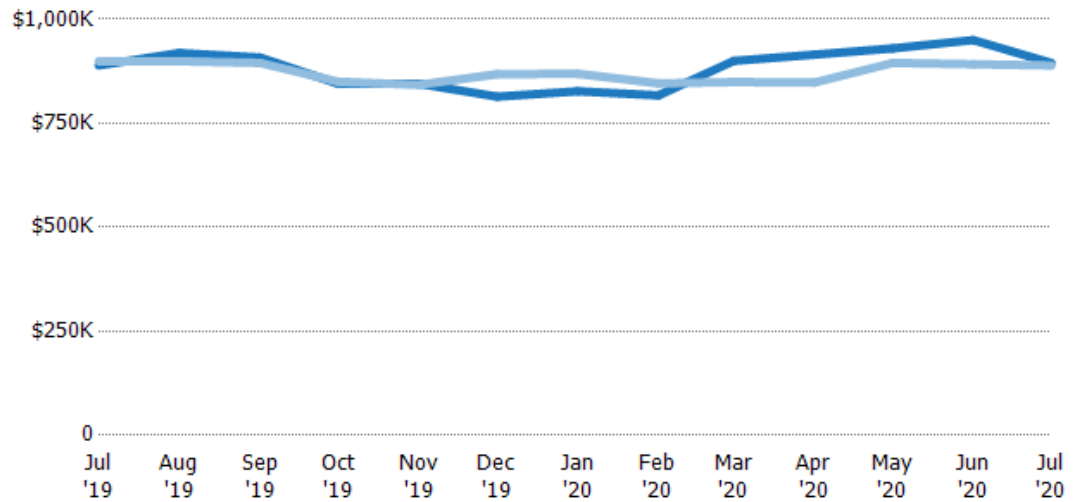
Median Listing Price

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.
Jul '20	\$895K	0.7%
Jul '19	\$889K	-1.1%
Jul '18	\$899K	-14.5%



Current Year	\$889K	\$919K	\$908K	\$845K	\$845K	\$814K	\$827K	\$817K	\$900K	\$915K	\$930K	\$950K	\$895K
Prior Year	\$899K	\$899K	\$895K	\$850K	\$842K	\$868K	\$869K	\$846K	\$849K	\$848K	\$895K	\$892K	\$889K
Percent Change from Prior Year	-1%	2%	1%	-1%	0%	-6%	-5%	-3%	6%	8%	4%	7%	1%

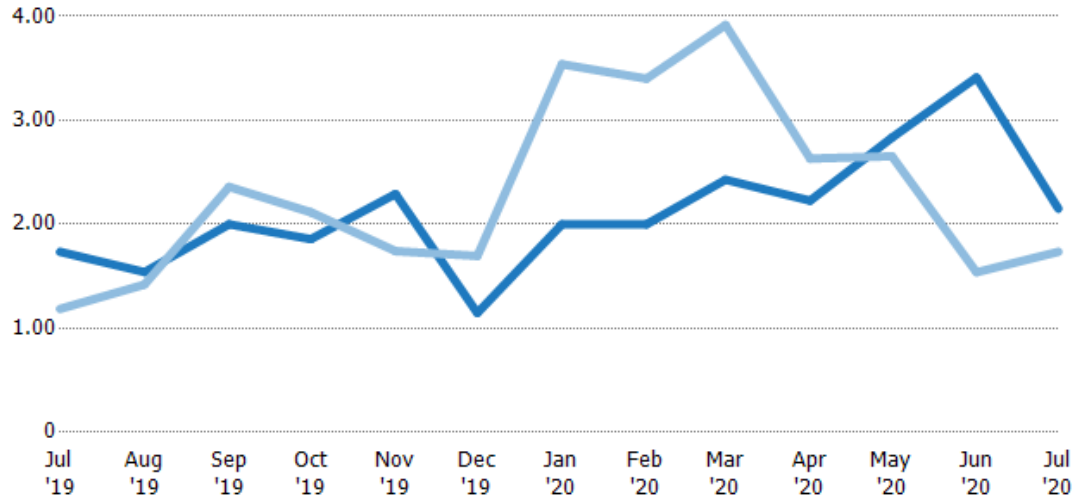
Months of Inventory

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.
Jul '20	2.15	23.9%
Jul '19	1.74	46.3%
Jul '18	1.19	21.2%



	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	1.74	1.54	2	1.86	2.29	1.15	2	2	2.43	2.23	2.83	3.41	2.15
Prior Year	1.19	1.42	2.36	2.12	1.74	1.7	3.54	3.4	3.92	2.63	2.65	1.54	1.74
Percent Change from Prior Year	46%	8%	-15%	-12%	32%	-32%	-43%	-41%	-38%	-15%	7%	122%	24%

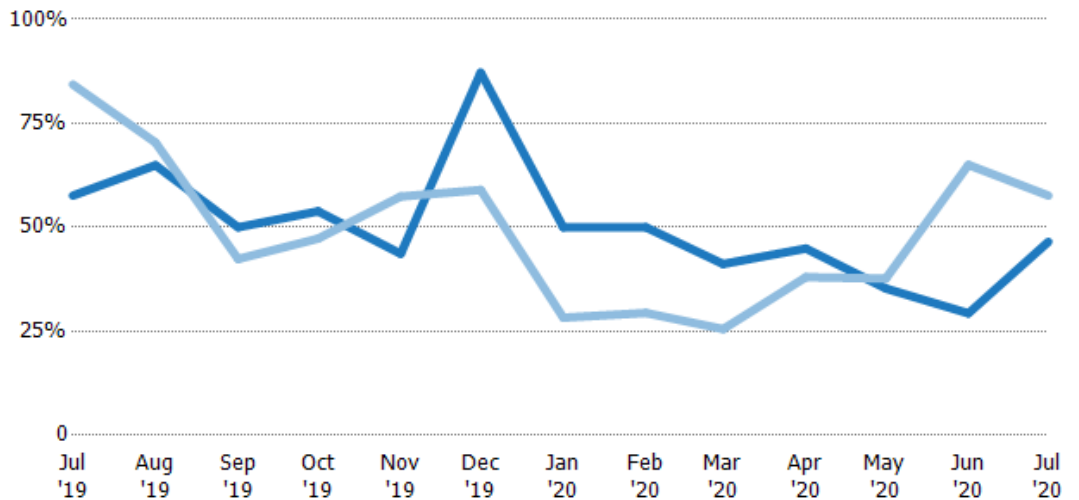
Absorption Rate

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.
Jul '20	47%	11.1%
Jul '19	58%	26.7%
Jul '18	84%	-17.5%



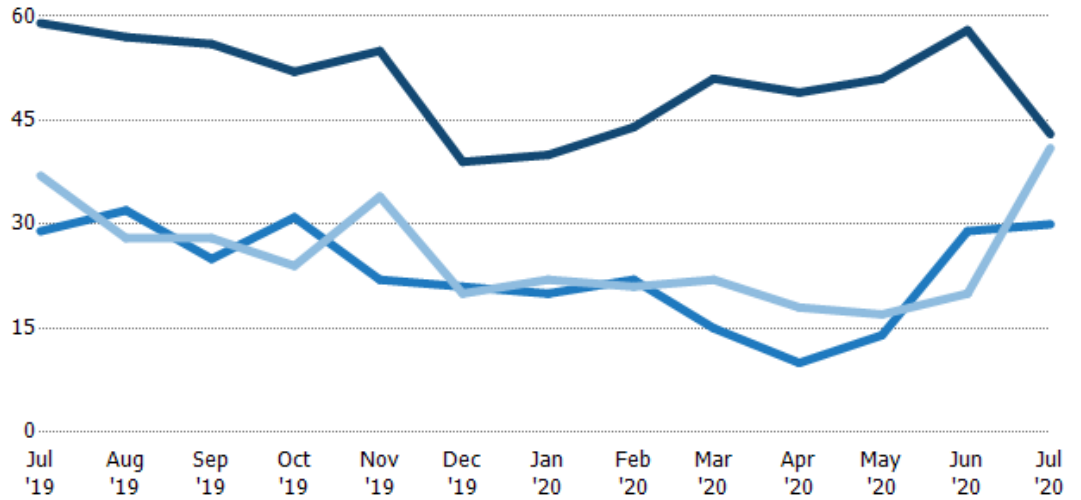
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	58%	65%	50%	54%	44%	87%	50%	50%	41%	45%	35%	29%	47%
Prior Year	84%	70%	42%	47%	57%	59%	28%	29%	26%	38%	38%	65%	58%
Change from Prior Year	27%	5%	-8%	-7%	14%	-28%	-22%	-21%	-16%	-7%	2%	36%	11%

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



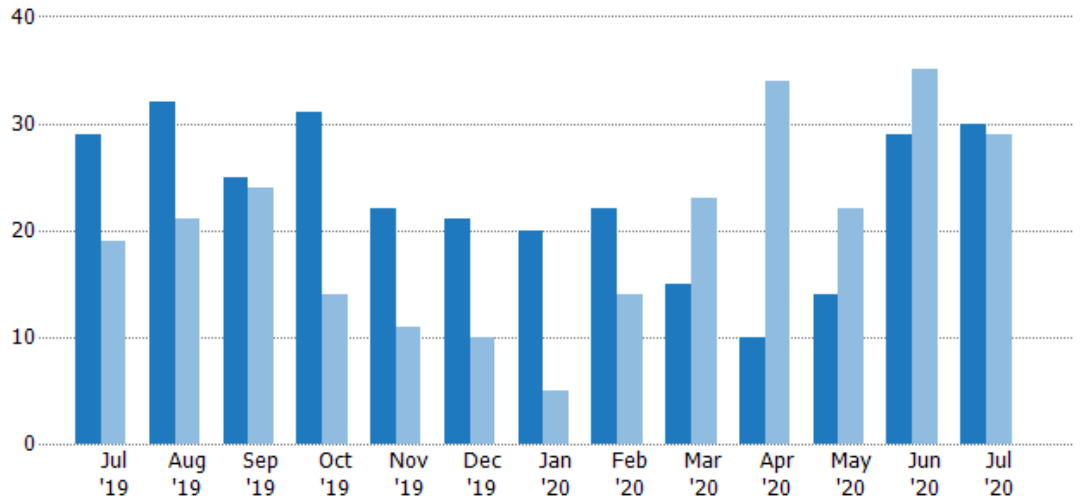
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Active	59	57	56	52	55	39	40	44	51	49	51	58	43
Pending	29	32	25	31	22	21	20	22	15	10	14	29	30
Sold	37	28	28	24	34	20	22	21	22	18	17	20	41

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.
Jul '20	30	3.4%
Jul '19	29	52.6%
Jul '18	19	73.7%

	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	29	32	25	31	22	21	20	22	15	10	14	29	30
Prior Year	19	21	24	14	11	10	5	14	23	34	22	35	29
Percent Change from Prior Year	53%	52%	4%	121%	100%	110%	300%	57%	-35%	-71%	-36%	-17%	3%

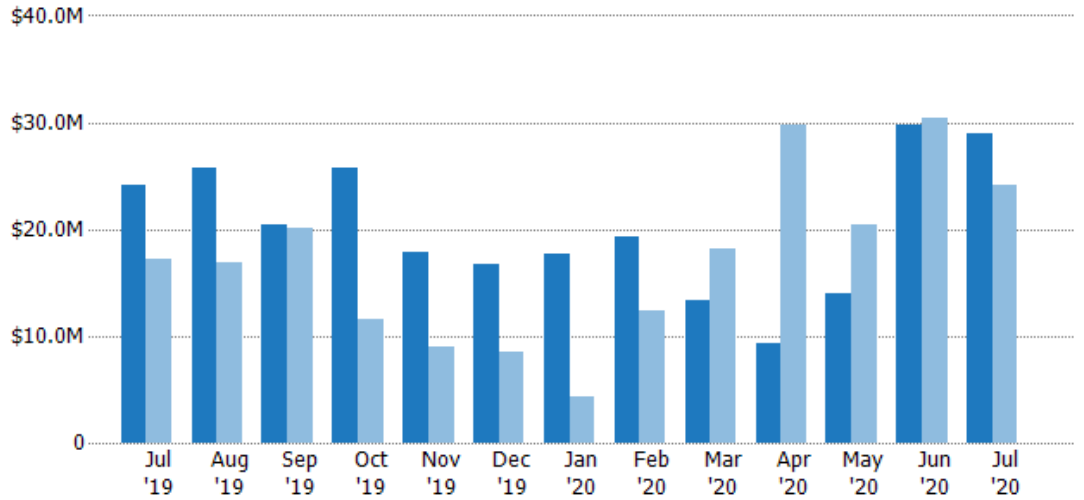
Pending Sales Volume

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.
Jul '20	\$28.9M	19.6%
Jul '19	\$24.2M	40.7%
Jul '18	\$17.2M	54.2%



Current Year	\$24.2M	\$25.7M	\$20.4M	\$25.8M	\$17.8M	\$16.7M	\$17.6M	\$19.3M	\$13.4M	\$9.24M	\$13.9M	\$29.8M	\$28.9M
Prior Year	\$17.2M	\$16.8M	\$20.1M	\$11.6M	\$8.95M	\$8.57M	\$4.31M	\$12.4M	\$18.2M	\$29.8M	\$20.3M	\$30.4M	\$24.2M
Percent Change from Prior Year	41%	53%	1%	122%	98%	95%	309%	55%	-27%	-69%	-31%	-2%	20%

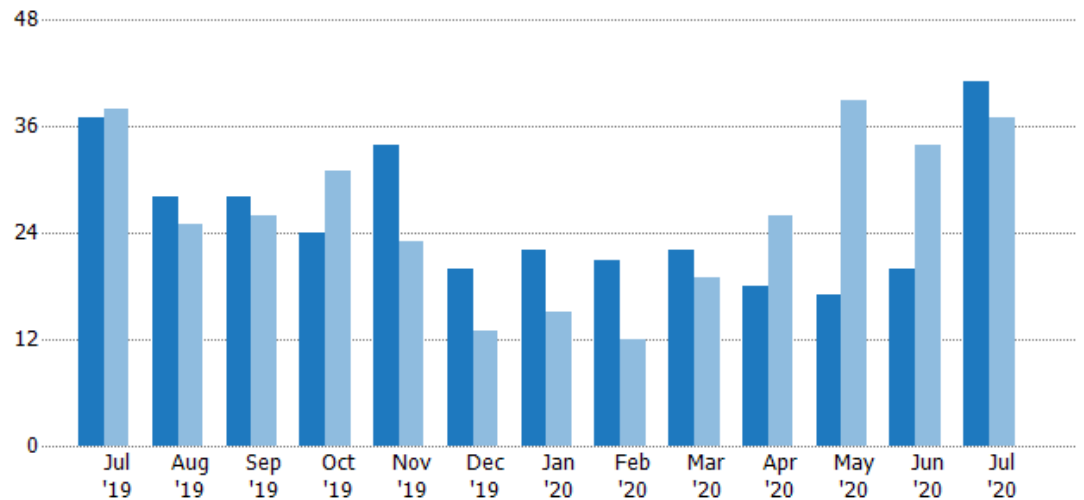
Closed Sales

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.
Jul '20	41	10.8%
Jul '19	37	-2.6%
Jul '18	38	0%



Current Year	37	28	28	24	34	20	22	21	22	18	17	20	41
Prior Year	38	25	26	31	23	13	15	12	19	26	39	34	37
Percent Change from Prior Year	-3%	12%	8%	-23%	48%	54%	47%	75%	16%	-31%	-56%	-41%	11%

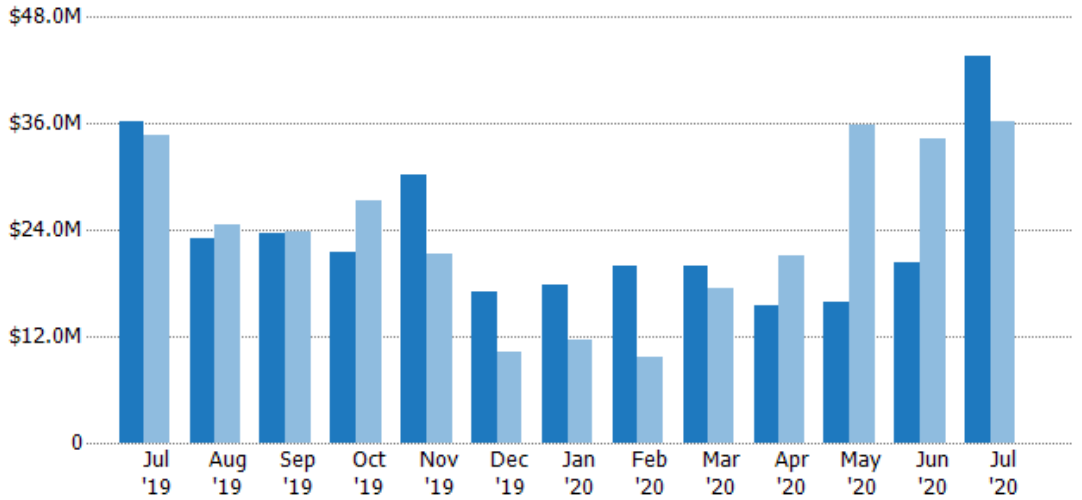
Closed Sales Volume

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.
Jul '20	\$43.5M	20.5%
Jul '19	\$36.1M	4.1%
Jul '18	\$34.7M	-3.8%



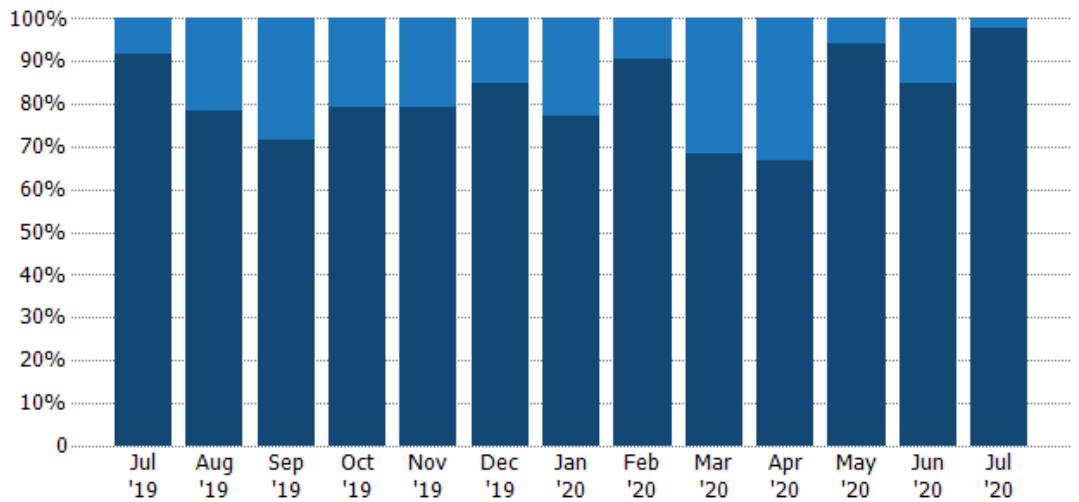
Current Year	\$36.1M	\$23M	\$23.6M	\$21.5M	\$30.2M	\$17M	\$17.8M	\$19.9M	\$20M	\$15.4M	\$15.9M	\$20.3M	\$43.5M
Prior Year	\$34.7M	\$24.5M	\$23.9M	\$27.3M	\$21.3M	\$10.2M	\$11.6M	\$9.68M	\$17.3M	\$21.1M	\$35.9M	\$34.4M	\$36.1M
Percent Change from Prior Year	4%	-6%	-1%	-21%	42%	67%	54%	105%	16%	-27%	-56%	-41%	20%

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	8%	21%	29%	21%	21%	15%	23%	10%	32%	33%	6%	15%	2%
Single Family Residence	92%	79%	71%	79%	79%	85%	77%	90%	68%	67%	94%	85%	98%

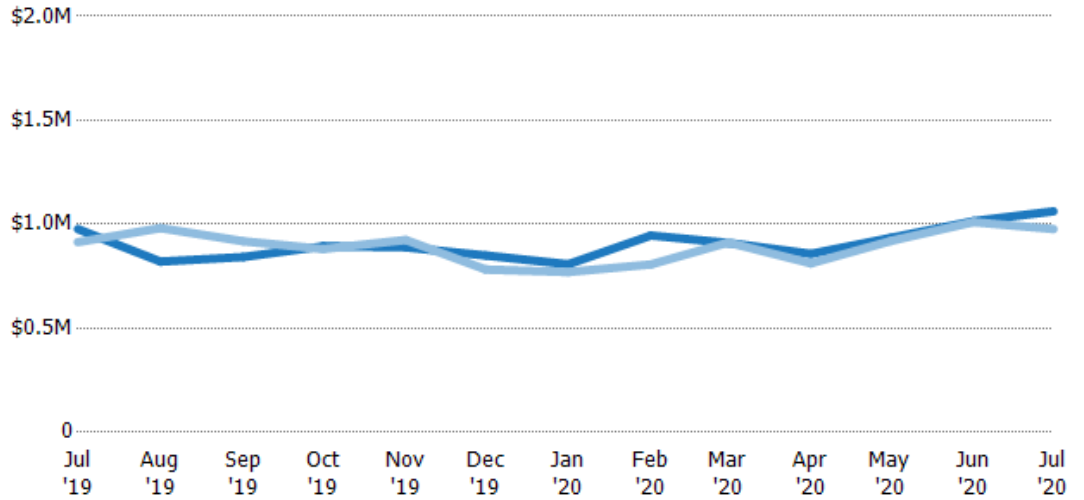
Average Sales Price

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.
Jul '20	\$1.06M	8.7%
Jul '19	\$977K	6.9%
Jul '18	\$914K	-3.8%



Current Year	\$977K	\$821K	\$843K	\$894K	\$889K	\$850K	\$808K	\$946K	\$911K	\$858K	\$935K	\$1.01M	\$1.06M
Prior Year	\$914K	\$982K	\$918K	\$881K	\$925K	\$783K	\$771K	\$807K	\$913K	\$812K	\$920K	\$1.01M	\$977K
Percent Change from Prior Year	7%	-16%	-8%	2%	-4%	9%	5%	17%	0%	6%	2%	0%	9%

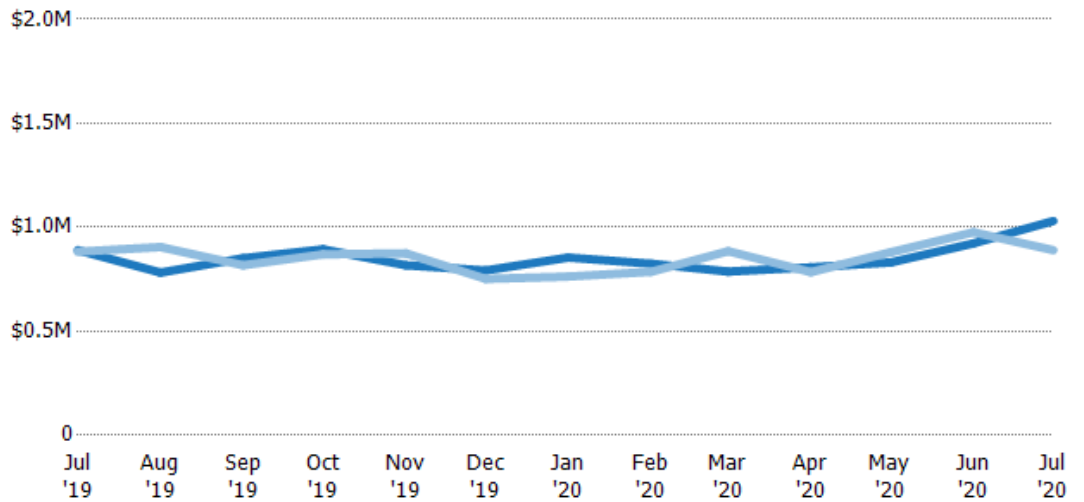
Median Sales Price

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.
Jul '20	\$1.03M	15.7%
Jul '19	\$890K	0.9%
Jul '18	\$882K	-12.2%



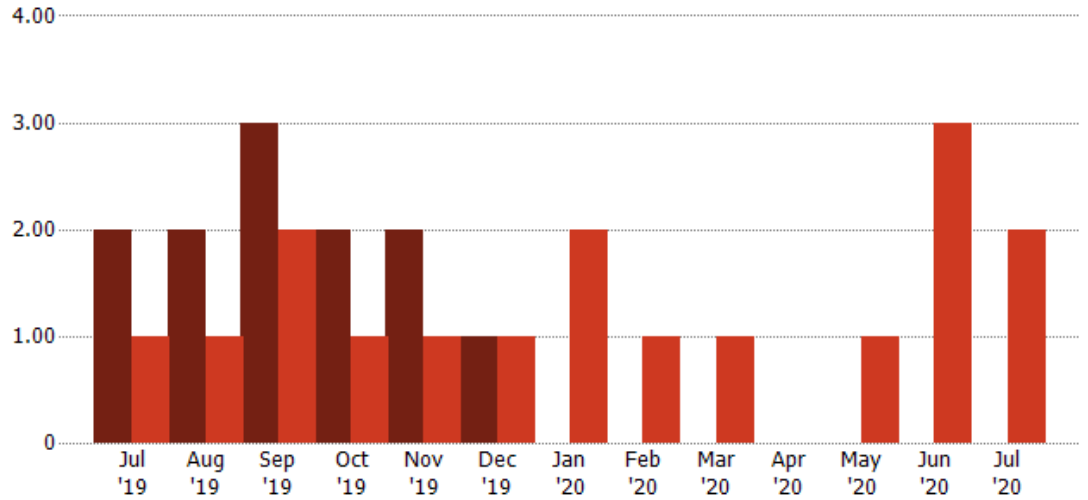
Current Year	\$890K	\$782K	\$851K	\$894K	\$818K	\$793K	\$855K	\$825K	\$787K	\$808K	\$831K	\$923K	\$1.03M
Prior Year	\$882K	\$905K	\$818K	\$870K	\$875K	\$752K	\$763K	\$786K	\$885K	\$785K	\$880K	\$976K	\$890K
Percent Change from Prior Year	1%	-14%	4%	3%	-7%	5%	12%	5%	-11%	3%	-6%	-5%	16%

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



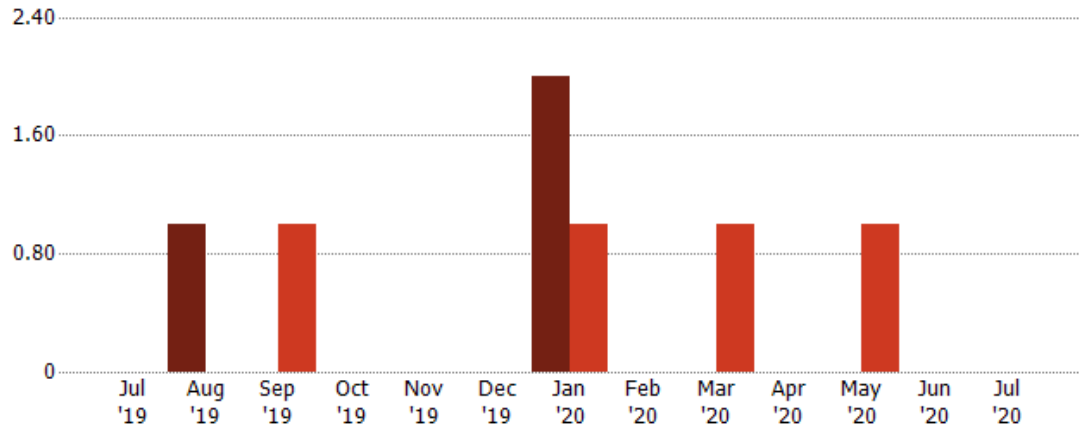
Current Year	2	2	3	2	2	1	-	-	-	-	-	-	-
Prior Year	1	1	2	1	1	1	2	1	1	-	1	3	2
Percent Change from Prior Year	100%	100%	50%	100%	100%	0%	-100%	-100%	-100%	-	-100%	-100%	-100%

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	-	-	-	-	2	-	-	-	-	-	-
Prior Year	-	-	1	-	-	-	1	-	1	-	1	-	-
Percent Change from Prior Year	-	100%	-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: La Crescenta

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: 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 7/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area