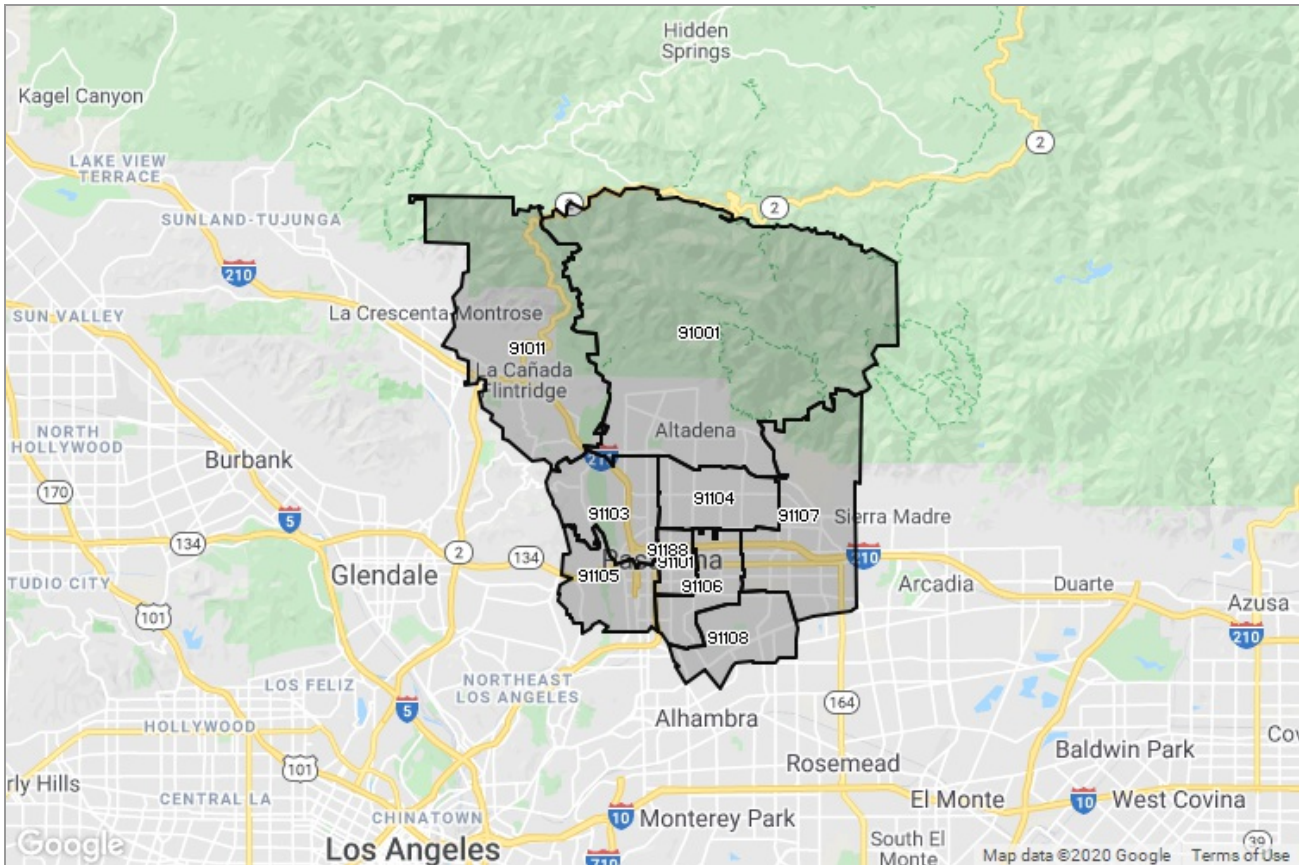




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Pasadena



Report Characteristics

Report Name:
Pasadena

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	277	246	+12.6%	1,503	1,799	-16.5%
New Listing Volume	\$446,006,885	\$352,195,468	+26.6%	\$2,339,001,000	\$2,656,108,755	-11.9%
Active Listing Count	414	575	-28%	N/A	N/A	
Active Listing Volume	\$897,473,148	\$998,198,926	-10.1%	N/A	N/A	
Average Listing Price	\$2,167,810	\$1,735,998	+24.9%	\$2,027,136	\$1,709,763	+18.6%
Median Listing Price	\$1,549,500	\$1,199,000	+29.2%	\$1,482,708	\$1,154,870	+28.4%
Months of Inventory	2.6	3	-12.5%	2.7	3.1	-13.1%
Absorption Rate	38.16%	33.39%	+4.8%	36.82%	31.98%	+4.8%
Sales Activity Charts Metrics						
Pending Sales Count	222	172	+29.1%	N/A	N/A	
Pending Sales Volume	\$323,212,749	\$224,026,727	+44.3%	N/A	N/A	
Closed Sales Count	202	215	-6%	954	1,130	-15.6%
Closed Sales Volume	\$256,675,099	\$261,384,950	-1.8%	\$1,199,648,373	\$1,428,287,409	-16%
Average Sales Price	\$1,270,669	\$1,215,744	+4.5%	\$1,257,493	\$1,263,971	-0.5%
Median Sales Price	\$1,006,000	\$905,000	+11.2%	\$991,782	\$949,204	+4.5%
Distressed Charts Metrics						
Distressed Listing Count	6	9	-33.3%	N/A	N/A	

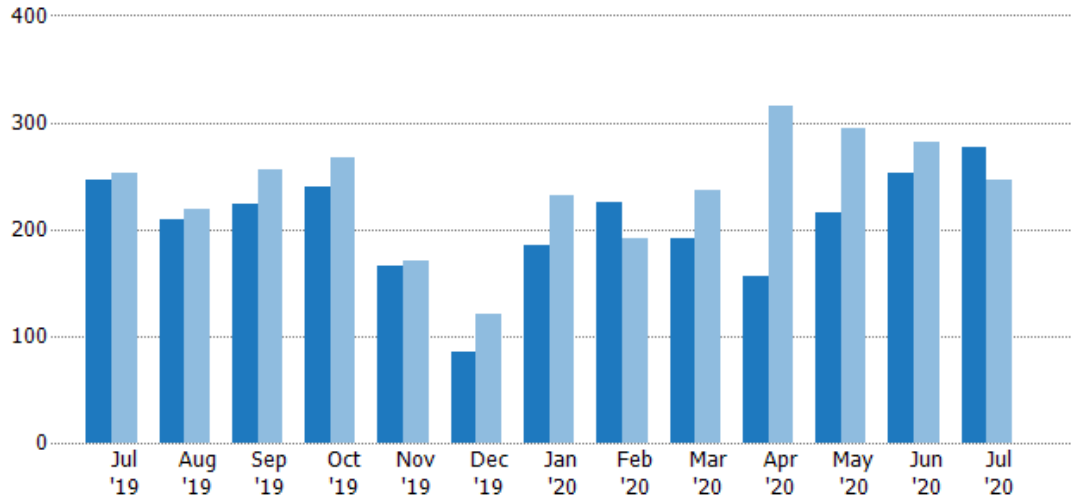
New Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Jul '20	277	12.6%
Jul '19	246	-2.4%
Jul '18	252	-6.3%



Current Year	246	209	223	240	166	85	185	225	191	156	216	253	277
Prior Year	252	219	256	267	170	121	232	192	237	316	294	282	246
Percent Change from Prior Year	-2%	-5%	-13%	-10%	-2%	-30%	-20%	17%	-19%	-51%	-27%	-10%	13%

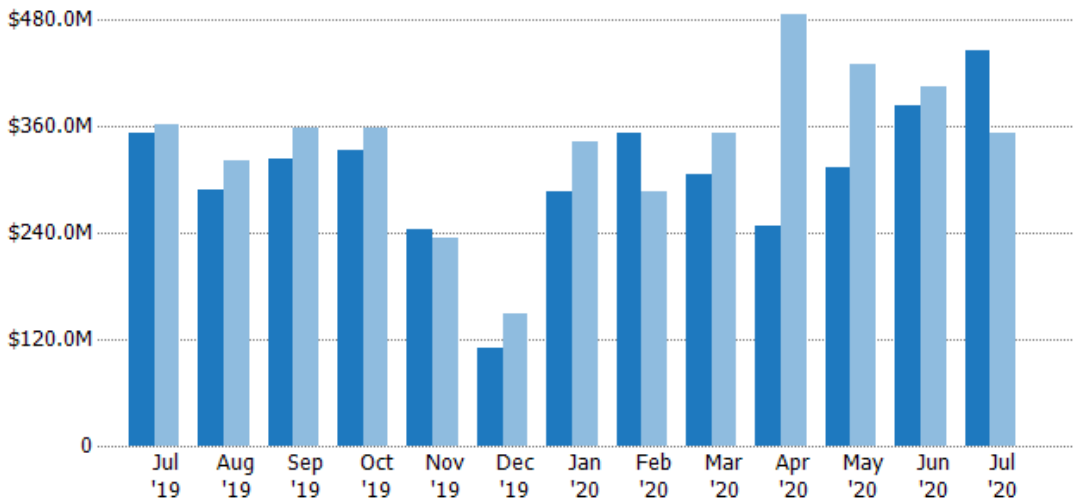
New Listing Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Jul '20	\$446M	26.6%
Jul '19	\$352M	-2.6%
Jul '18	\$362M	-11.3%



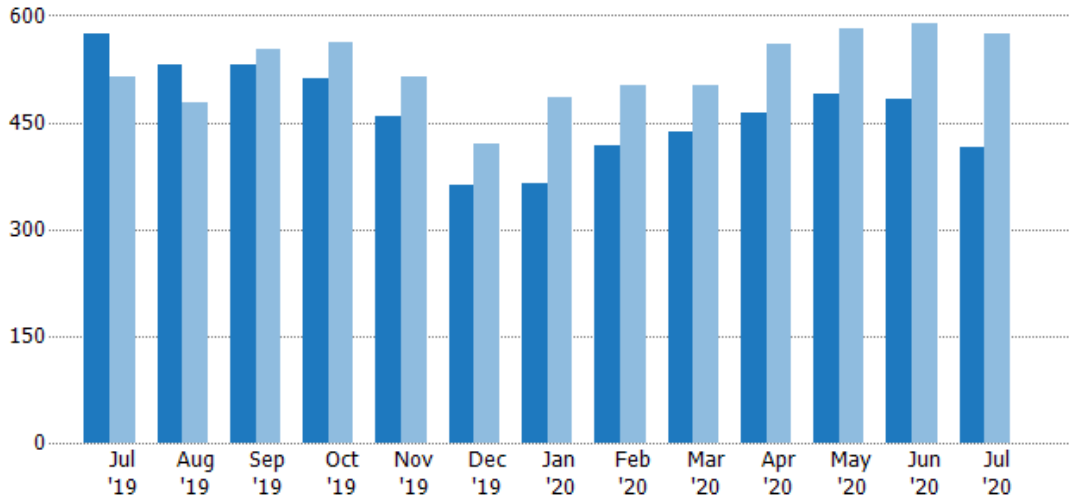
Current Year	\$352M	\$289M	\$324M	\$333M	\$244M	\$111M	\$286M	\$353M	\$307M	\$248M	\$315M	\$384M	\$446M
Prior Year	\$362M	\$321M	\$359M	\$359M	\$234M	\$148M	\$342M	\$286M	\$352M	\$486M	\$431M	\$406M	\$352M
Percent Change from Prior Year	-3%	-10%	-10%	-7%	4%	-25%	-16%	23%	-13%	-49%	-27%	-5%	27%

Active Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
Jul '20	414	-28%
Jul '19	575	11.9%
Jul '18	514	-8.2%

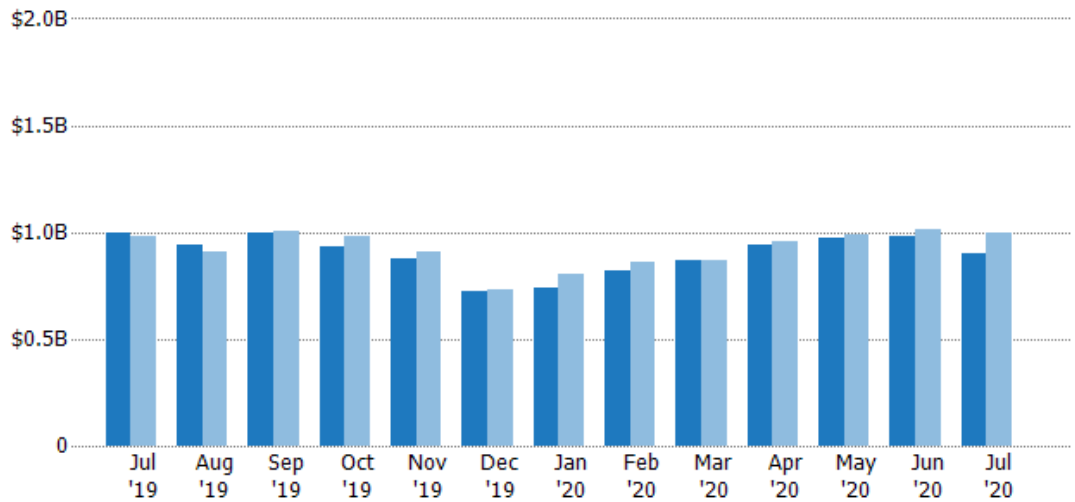
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	575	532	532	512	459	362	364	418	436	464	491	482	414
Prior Year	514	477	553	562	514	421	486	502	502	561	582	588	575
Percent Change from Prior Year	12%	12%	-4%	-9%	-11%	-14%	-25%	-17%	-13%	-17%	-16%	-18%	-28%

Active Listing Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Volume	% Chg.
Jul '20	\$897M	-10.1%
Jul '19	\$998M	2.1%
Jul '18	\$977M	-12.4%

	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	\$998M	\$938M	\$1B	\$932M	\$876M	\$722M	\$739M	\$823M	\$871M	\$937M	\$972M	\$981M	\$897M
Prior Year	\$977M	\$911M	\$1.01B	\$983M	\$907M	\$731M	\$804M	\$858M	\$867M	\$960M	\$990M	\$1.01B	\$998M
Percent Change from Prior Year	2%	3%	-1%	-5%	-3%	-1%	-8%	-4%	0%	-2%	-2%	-3%	-10%

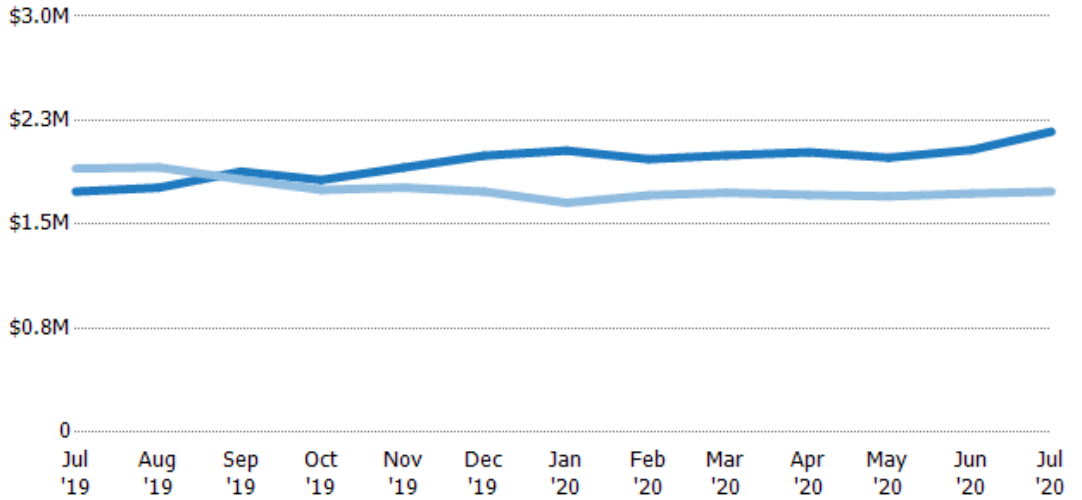
Average Listing Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Jul '20	\$2.17M	24.9%
Jul '19	\$1.74M	-8.7%
Jul '18	\$1.9M	-4.6%



Current Year	\$1.74M	\$1.76M	\$1.88M	\$1.82M	\$1.91M	\$1.99M	\$2.03M	\$1.97M	\$2M	\$2.02M	\$1.98M	\$2.04M	\$2.17M
Prior Year	\$1.9M	\$1.91M	\$1.82M	\$1.75M	\$1.76M	\$1.74M	\$1.65M	\$1.71M	\$1.73M	\$1.71M	\$1.7M	\$1.72M	\$1.74M
Percent Change from Prior Year	-9%	-8%	3%	4%	8%	15%	23%	15%	16%	18%	16%	18%	25%

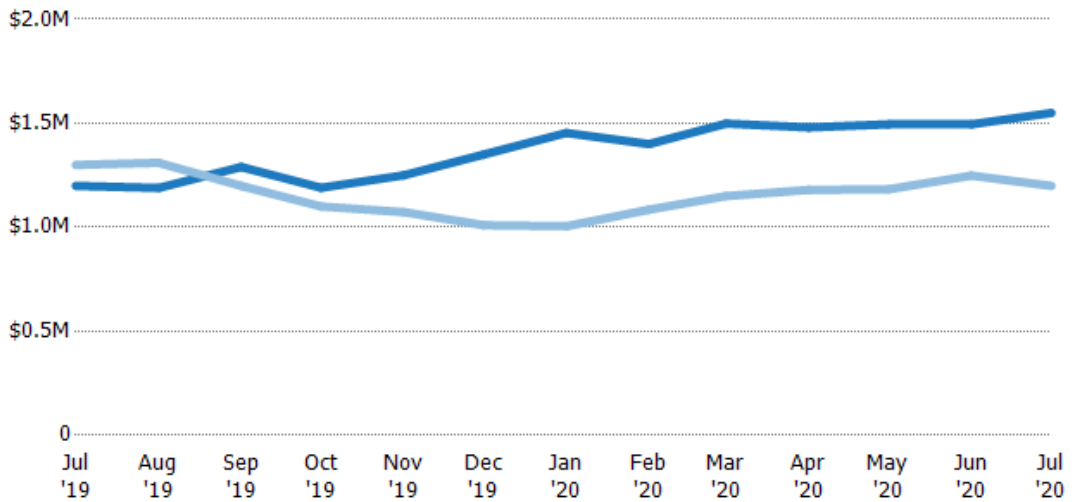
Median Listing Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Jul '20	\$1.55M	29.2%
Jul '19	\$1.2M	-7.7%
Jul '18	\$1.3M	-15.4%



Current Year	\$1.2M	\$1.19M	\$1.29M	\$1.19M	\$1.25M	\$1.35M	\$1.45M	\$1.4M	\$1.5M	\$1.48M	\$1.5M	\$1.5M	\$1.55M
Prior Year	\$1.3M	\$1.31M	\$1.2M	\$1.1M	\$1.07M	\$1.01M	\$1.01M	\$1.08M	\$1.15M	\$1.18M	\$1.18M	\$1.25M	\$1.2M
Percent Change from Prior Year	-8%	-9%	8%	8%	16%	34%	45%	29%	30%	25%	26%	20%	29%

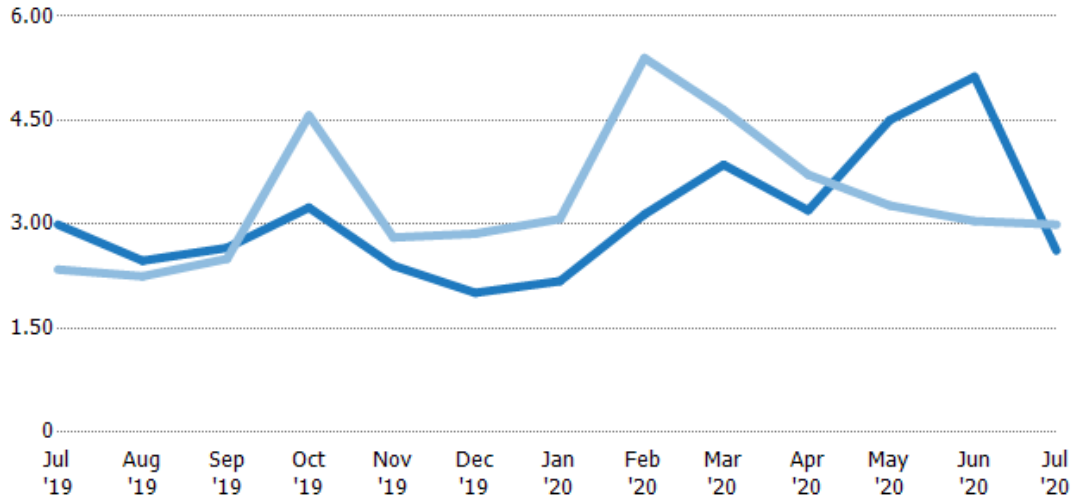
Months of Inventory

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
Jul '20	2.62	-12.5%
Jul '19	2.99	27.6%
Jul '18	2.35	-30.4%



Current Year	2.99	2.47	2.66	3.24	2.4	2.01	2.18	3.14	3.86	3.2	4.5	5.13	2.62
Prior Year	2.35	2.25	2.5	4.57	2.81	2.86	3.08	5.4	4.65	3.72	3.27	3.05	2.99
Percent Change from Prior Year	28%	10%	6%	-29%	-14%	-30%	-29%	-42%	-17%	-14%	38%	68%	-13%

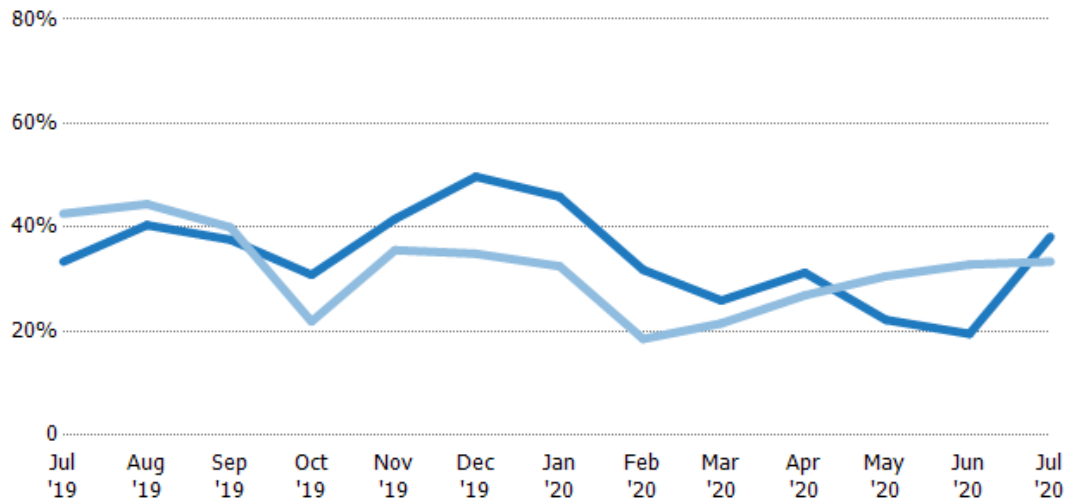
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
Jul '20	38%	-4.8%
Jul '19	33%	9.2%
Jul '18	43%	43.7%



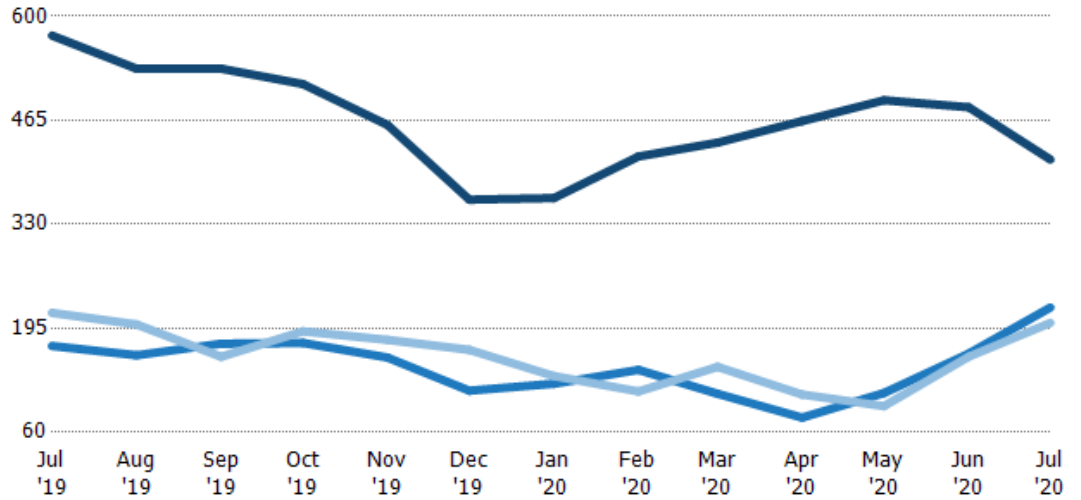
Current Year	33%	40%	38%	31%	42%	50%	46%	32%	26%	31%	22%	20%	38%
Prior Year	43%	44%	40%	22%	36%	35%	33%	19%	22%	27%	31%	33%	33%
Change from Prior Year	9%	4%	2%	-9%	-6%	-15%	-13%	-13%	-4%	-4%	8%	13%	-5%

Active/Pending/Sold Units

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



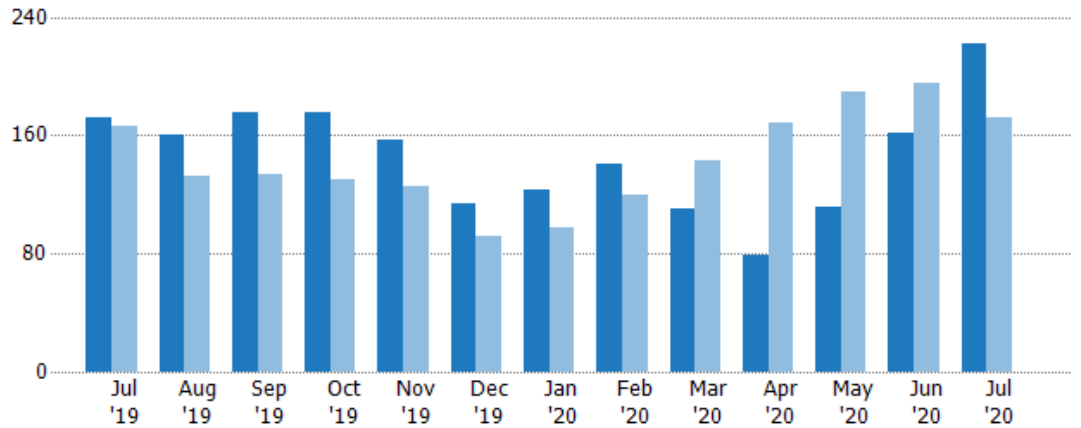
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Active	575	532	532	512	459	362	364	418	436	464	491	482	414
Pending	172	160	175	176	157	114	123	141	110	79	111	162	222
Sold	215	200	158	191	180	167	133	113	145	109	94	158	202

Pending Sales

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
Jul '20	222	29.1%
Jul '19	172	3.6%
Jul '18	166	9.6%

	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	172	160	175	176	157	114	123	141	110	79	111	162	222
Prior Year	166	133	134	130	126	92	98	120	143	169	190	195	172
Percent Change from Prior Year	4%	20%	31%	35%	25%	24%	26%	18%	-23%	-53%	-42%	-17%	29%

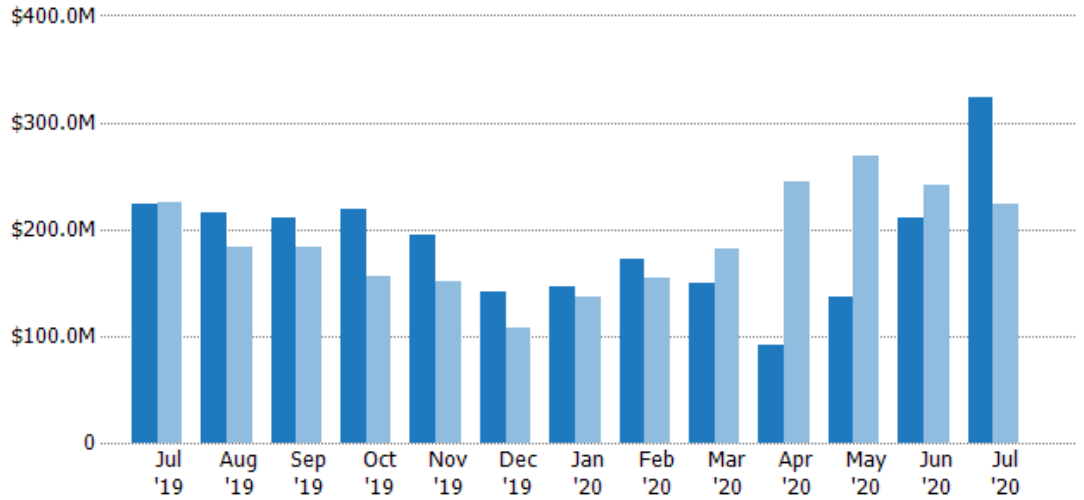
Pending Sales Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Jul '20	\$323M	44.3%
Jul '19	\$224M	-0.8%
Jul '18	\$226M	-8.9%



Current Year	\$224M	\$215M	\$211M	\$218M	\$195M	\$142M	\$145M	\$172M	\$150M	\$90.9M	\$137M	\$211M	\$323M
Prior Year	\$226M	\$184M	\$183M	\$156M	\$151M	\$108M	\$137M	\$154M	\$182M	\$245M	\$268M	\$242M	\$224M
Percent Change from Prior Year	-1%	17%	15%	40%	29%	32%	6%	12%	-18%	-63%	-49%	-13%	44%

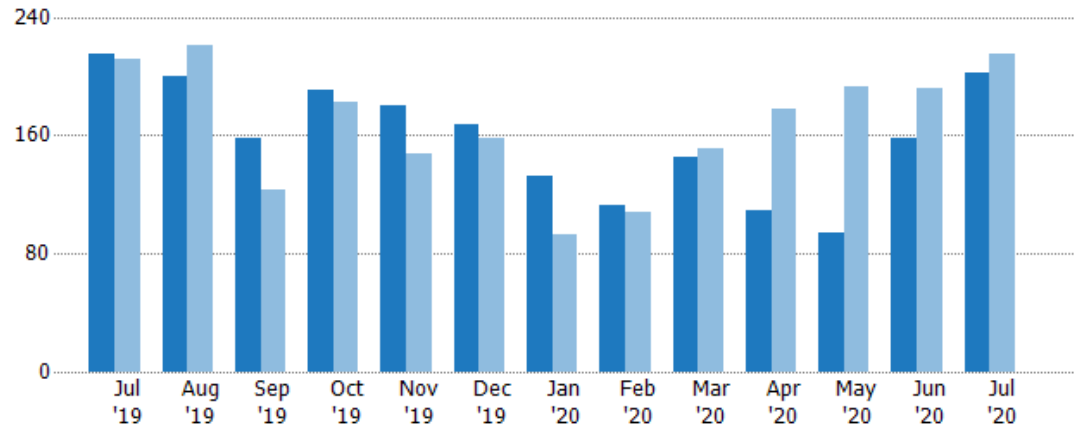
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Jul '20	202	-6%
Jul '19	215	1.4%
Jul '18	212	2.4%



Current Year	215	200	158	191	180	167	133	113	145	109	94	158	202
Prior Year	212	221	123	183	147	158	93	108	151	178	193	192	215
Percent Change from Prior Year	1%	-10%	28%	4%	22%	6%	43%	5%	-4%	-39%	-51%	-18%	-6%

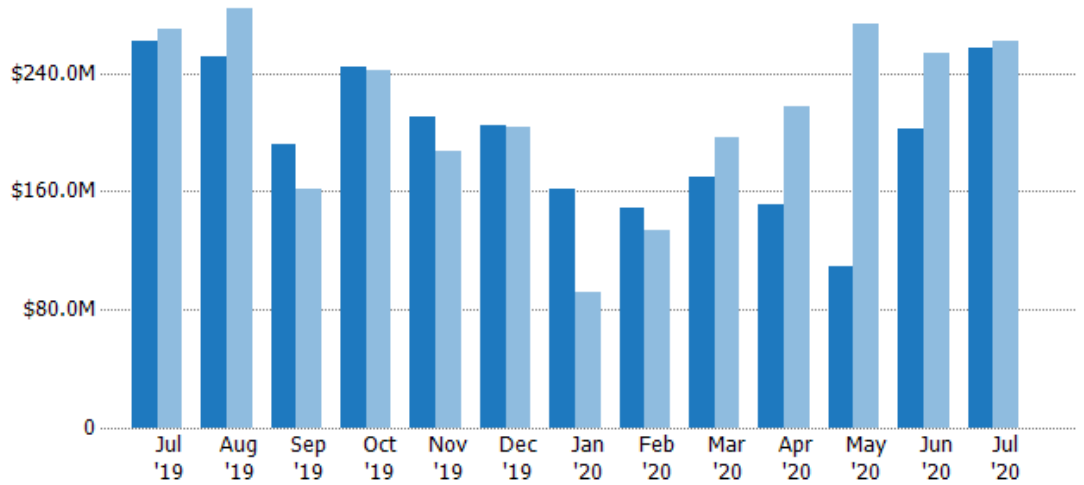
Closed Sales Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Jul '20	\$257M	-1.8%
Jul '19	\$261M	-2.9%
Jul '18	\$269M	0.7%



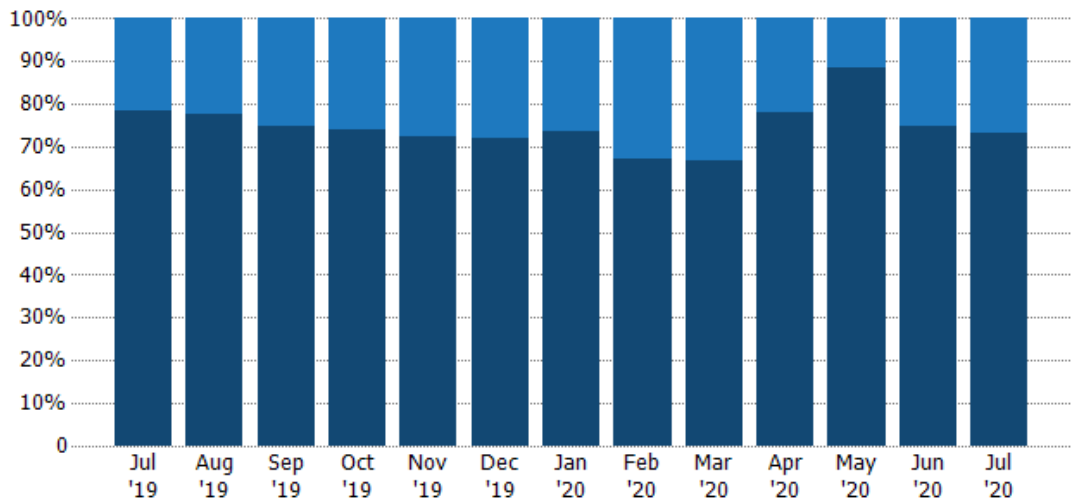
Current Year	\$261M	\$252M	\$192M	\$245M	\$210M	\$205M	\$162M	\$149M	\$170M	\$151M	\$110M	\$202M	\$257M
Prior Year	\$269M	\$284M	\$162M	\$242M	\$187M	\$204M	\$92.2M	\$134M	\$197M	\$218M	\$273M	\$253M	\$261M
Percent Change from Prior Year	-3%	-11%	18%	1%	12%	1%	75%	11%	-14%	-31%	-60%	-20%	-2%

Closed Sales by Property Type

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	21%	23%	25%	26%	28%	28%	26%	33%	33%	22%	12%	25%	27%
Single Family Residence	79%	78%	75%	74%	72%	72%	74%	67%	67%	78%	88%	75%	73%

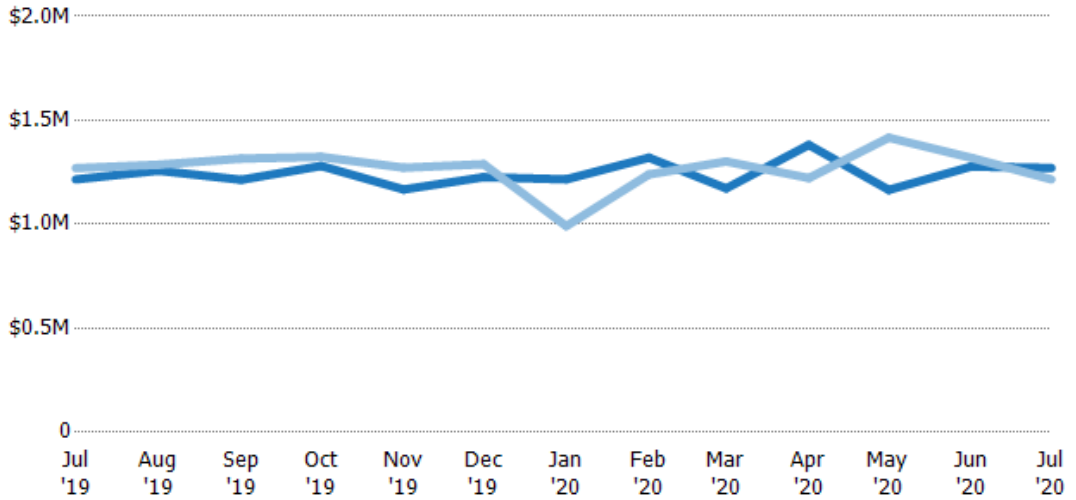
Average Sales Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Jul '20	\$1.27M	4.5%
Jul '19	\$1.22M	-4.3%
Jul '18	\$1.27M	-1.6%



	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	\$1.22M	\$1.26M	\$1.21M	\$1.28M	\$1.17M	\$1.23M	\$1.22M	\$1.32M	\$1.17M	\$1.38M	\$1.17M	\$1.28M	\$1.27M
Prior Year	\$1.27M	\$1.29M	\$1.32M	\$1.32M	\$1.27M	\$1.29M	\$991K	\$1.24M	\$1.3M	\$1.22M	\$1.42M	\$1.32M	\$1.22M
Percent Change from Prior Year	-4%	-2%	-8%	-3%	-8%	-5%	23%	7%	-10%	13%	-18%	-3%	5%

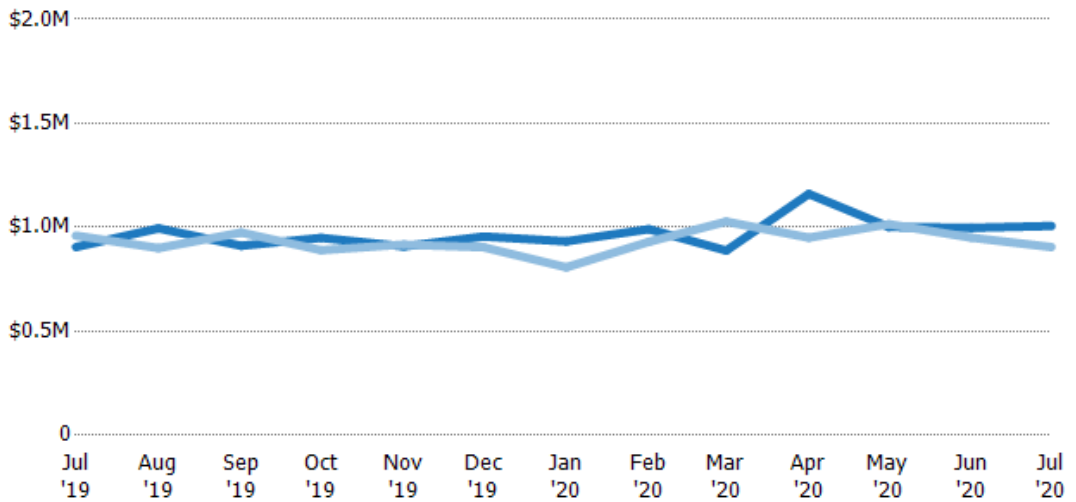
Median Sales Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Jul '20	\$1.01M	11.2%
Jul '19	\$905K	-5.7%
Jul '18	\$960K	-5.7%



	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	\$905K	\$995K	\$911K	\$949K	\$908K	\$955K	\$932K	\$991K	\$888K	\$1.16M	\$1M	\$998K	\$1.01M
Prior Year	\$960K	\$900K	\$975K	\$890K	\$917K	\$904K	\$808K	\$930K	\$1.03M	\$950K	\$1.02M	\$950K	\$905K
Percent Change from Prior Year	-6%	11%	-7%	7%	-1%	6%	15%	7%	-14%	22%	-1%	5%	11%

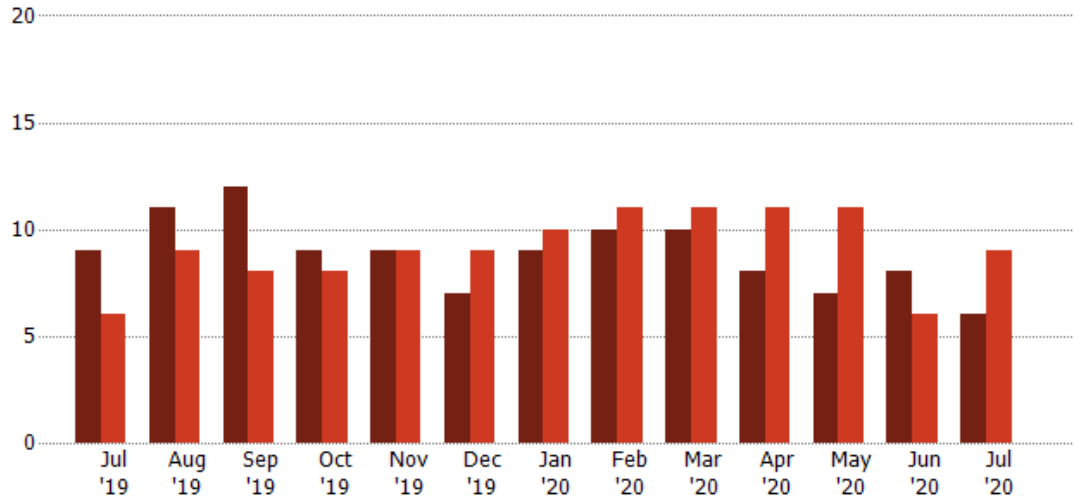
Distressed Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Jul '20	6	-33.3%
Jul '19	9	50%
Jul '18	6	150%



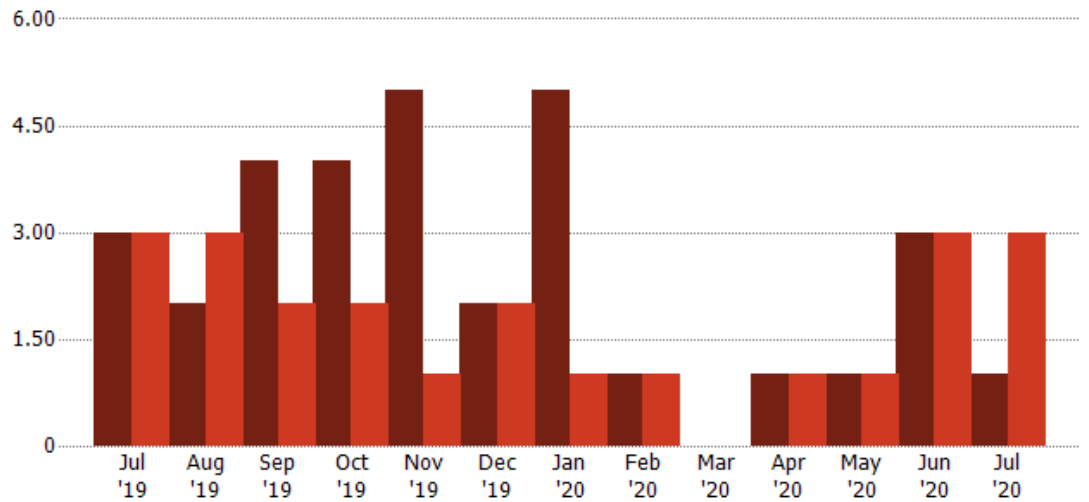
Current Year	9	11	12	9	9	7	9	10	10	8	7	8	6
Prior Year	6	9	8	8	9	9	10	11	11	11	11	6	9
Percent Change from Prior Year	50%	22%	50%	13%	0%	-22%	-10%	-9%	-9%	-27%	-36%	33%	-33%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Current Year	3	2	4	4	5	2	5	1	-	1	1	3	1
Prior Year	3	3	2	2	1	2	1	1	-	1	1	3	3
Percent Change from Prior Year	0%	-33%	100%	100%	400%	0%	400%	0%	-	0%	0%	0%	-67%

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: Pasadena

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	La Canada Flintridge, CA 91011	Pasadena, CA 91101
	Pasadena, CA 91102	Pasadena, CA 91103	Pasadena, CA 91104
	Pasadena, CA 91105	Pasadena, CA 91106	Pasadena, CA 91107
	San Marino, CA 91108	Pasadena, CA 91109	Pasadena, CA 91110
	Pasadena, CA 91114	Pasadena, CA 91115	Pasadena, CA 91116
	Pasadena, CA 91117	Pasadena, CA 91121	Pasadena, CA 91123
	Pasadena, CA 91124	Pasadena, CA 91125	Pasadena, CA 91126
	Pasadena, CA 91129	Pasadena, CA 91182	Pasadena, CA 91184
	Pasadena, CA 91185	Pasadena, CA 91188	Pasadena, CA 91189
	Pasadena, CA 91199		

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