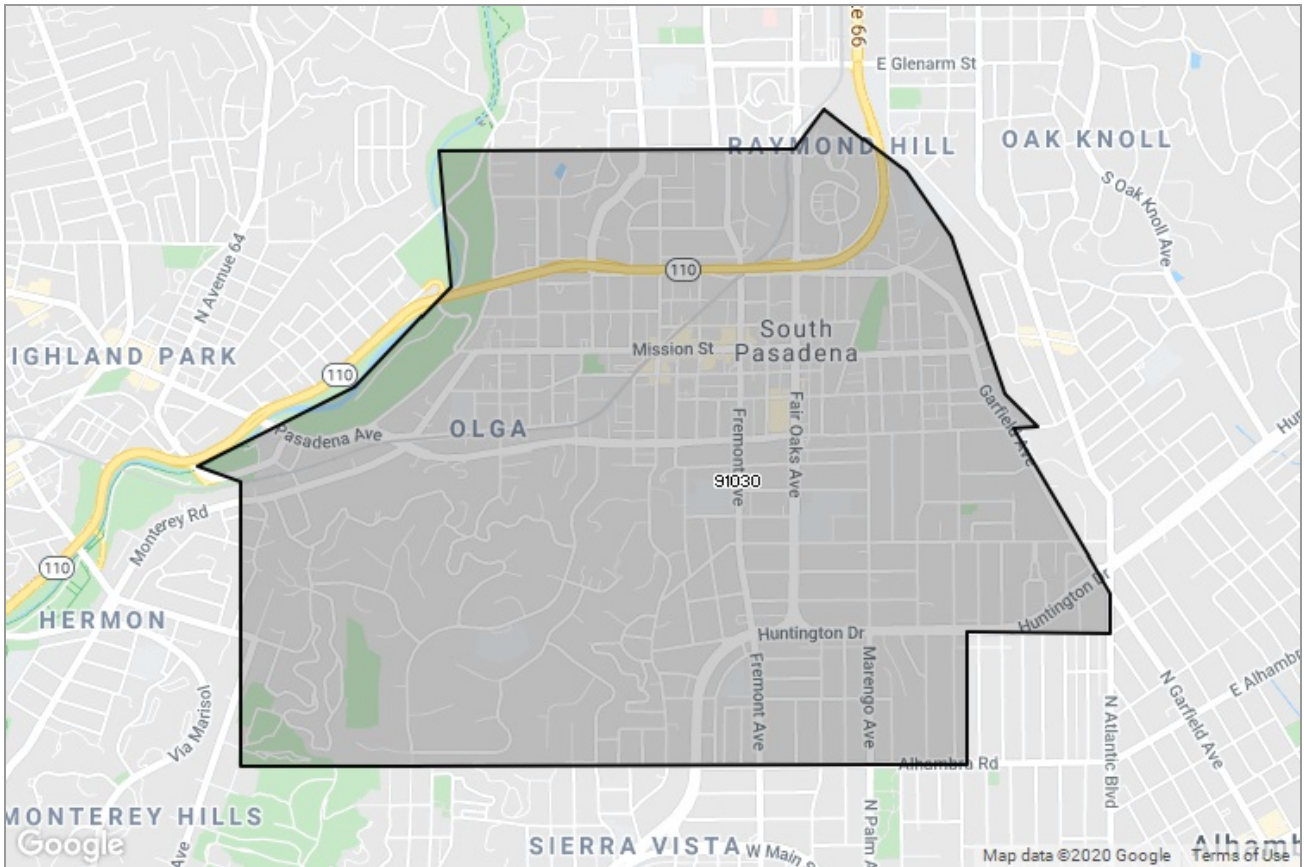




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# South Pasadena



## Report Characteristics

**Report Name:**  
South 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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	16	22	-27.3%	104	112	-7.1%
New Listing Volume	\$20,928,999	\$37,347,788	-44%	\$155,567,509	\$156,240,737	-0.4%
Active Listing Count	28	34	-17.6%	N/A	N/A	
Active Listing Volume	\$48,088,987	\$54,323,586	-11.5%	N/A	N/A	
Average Listing Price	\$1,717,464	\$1,597,753	+7.5%	\$1,574,473	\$1,437,810	+9.5%
Median Listing Price	\$1,319,000	\$1,298,500	+1.6%	\$1,293,196	\$1,323,367	-2.3%
Months of Inventory	2.5	2.6	-2.7%	2.4	2.1	+18.8%
Absorption Rate	39.29%	38.24%	+1.1%	40.91%	48.59%	-7.7%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	16	8	+100%	N/A	N/A	
Pending Sales Volume	\$25,889,966	\$9,001,000	+187.6%	N/A	N/A	
Closed Sales Count	13	11	+18.2%	67	81	-17.3%
Closed Sales Volume	\$20,414,000	\$12,710,000	+60.6%	\$94,307,552	\$110,719,945	-14.8%
Average Sales Price	\$1,570,308	\$1,155,455	+35.9%	\$1,407,575	\$1,366,913	+3%
Median Sales Price	\$1,560,000	\$995,000	+56.8%	\$1,381,560	\$1,300,012	+6.3%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

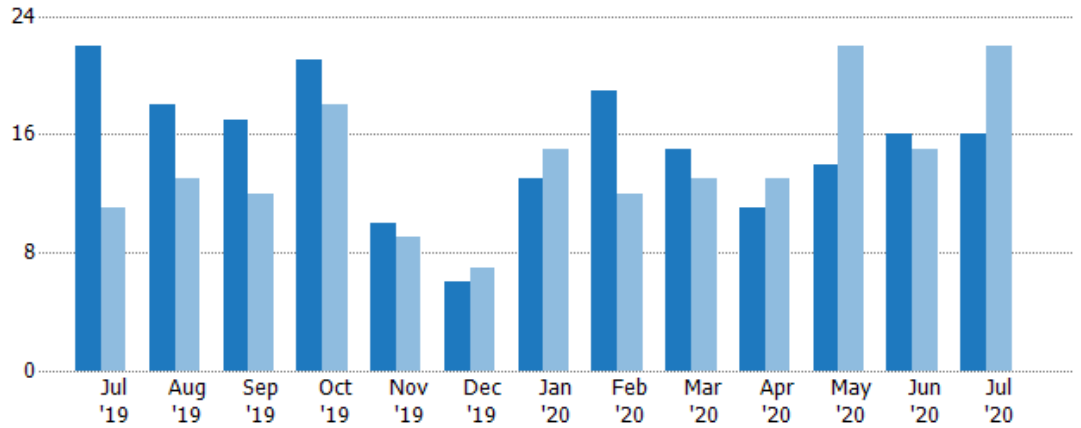
## New Listings

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Jul '20	16	-27.3%
Jul '19	22	100%
Jul '18	11	100%



Current Year	22	18	17	21	10	6	13	19	15	11	14	16	16
Prior Year	11	13	12	18	9	7	15	12	13	13	22	15	22
Percent Change from Prior Year	100%	38%	42%	17%	11%	-14%	-13%	58%	15%	-15%	-36%	7%	-27%

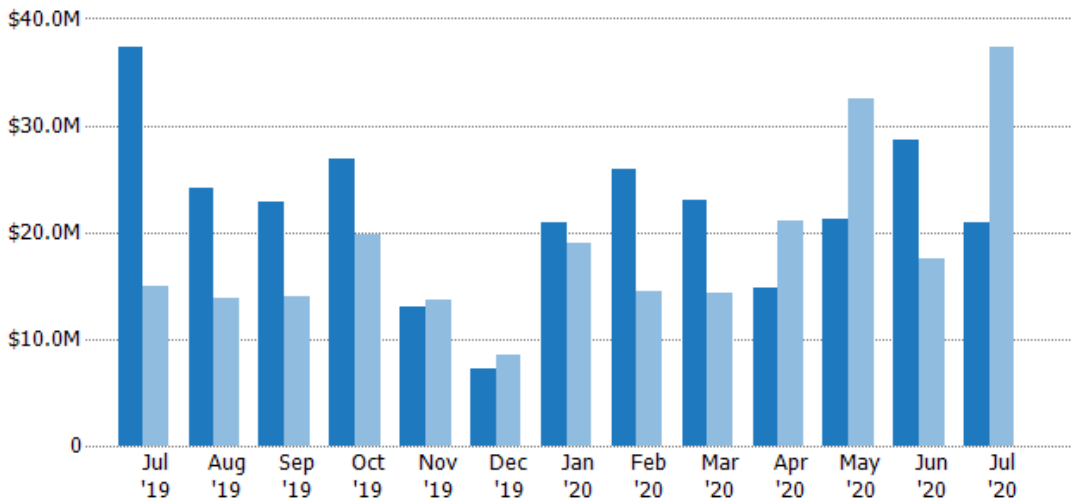
## New Listing Volume

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Jul '20	\$20.9M	-44%
Jul '19	\$37.3M	150.1%
Jul '18	\$14.9M	92.7%



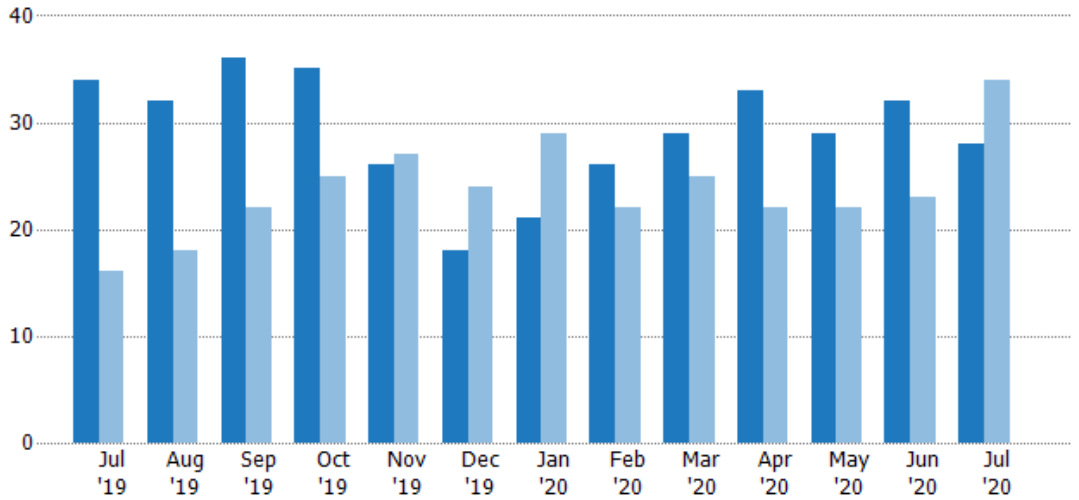
Current Year	\$37.3M	\$24.2M	\$22.8M	\$26.9M	\$13M	\$7.28M	\$21M	\$25.9M	\$23M	\$14.8M	\$21.3M	\$28.7M	\$20.9M
Prior Year	\$14.9M	\$13.9M	\$14M	\$19.8M	\$13.7M	\$8.45M	\$19M	\$14.5M	\$14.4M	\$21.1M	\$32.4M	\$17.5M	\$37.3M
Percent Change from Prior Year	150%	74%	63%	36%	-5%	-14%	11%	79%	60%	-30%	-34%	64%	-44%

## Active Listings

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



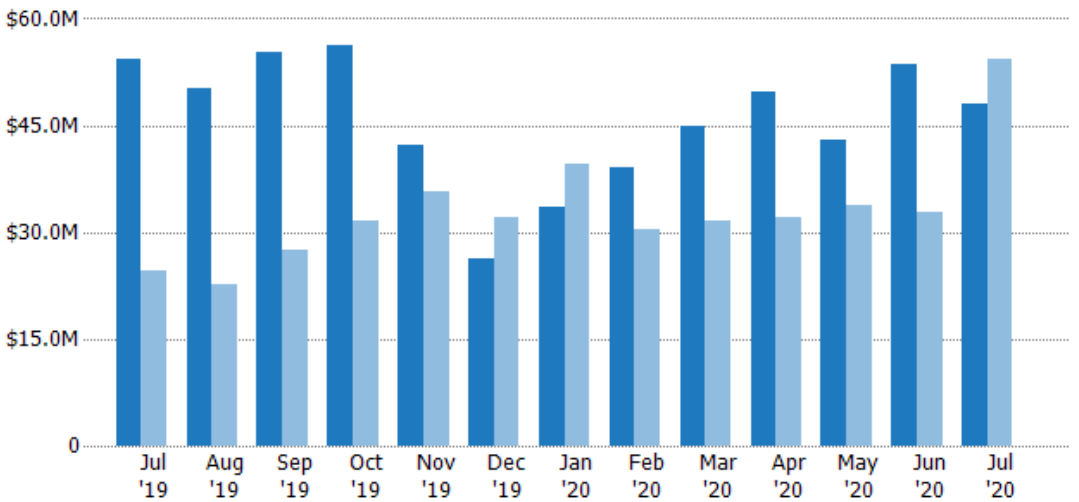
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '19	34	16	113%
Aug '19	32	18	78%
Sep '19	36	22	64%
Oct '19	35	25	40%
Nov '19	26	27	-4%
Dec '19	18	24	-25%
Jan '20	21	29	-28%
Feb '20	26	22	18%
Mar '20	29	25	16%
Apr '20	33	22	50%
May '20	29	22	32%
Jun '20	32	23	39%
Jul '20	28	34	-18%

## Active Listing Volume

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



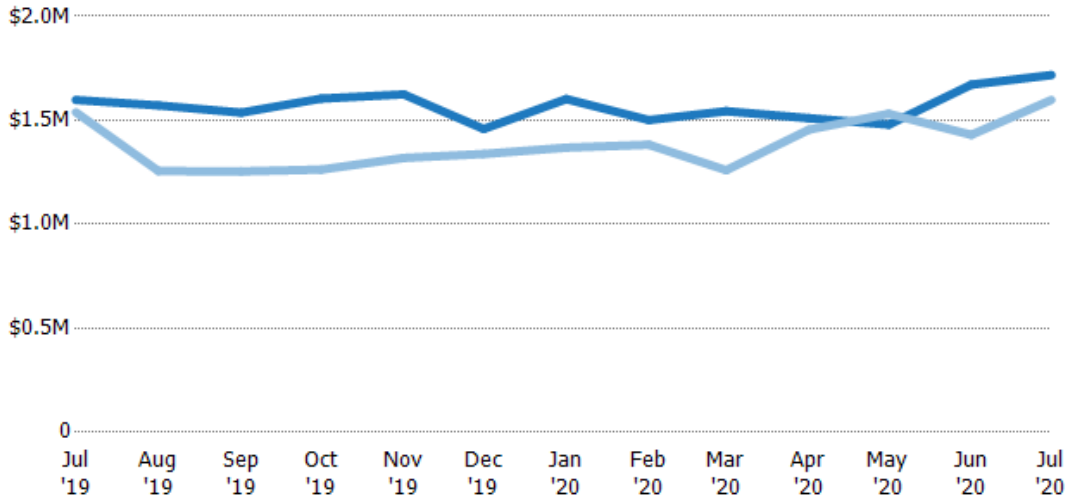
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '19	\$54.3M	\$24.6M	121%
Aug '19	\$50.3M	\$22.6M	122%
Sep '19	\$55.3M	\$27.6M	101%
Oct '19	\$56.1M	\$31.6M	78%
Nov '19	\$42.2M	\$35.6M	19%
Dec '19	\$26.2M	\$32.1M	-18%
Jan '20	\$33.6M	\$39.7M	-15%
Feb '20	\$39M	\$30.4M	28%
Mar '20	\$44.8M	\$31.5M	42%
Apr '20	\$49.8M	\$32M	56%
May '20	\$42.9M	\$33.7M	27%
Jun '20	\$53.5M	\$32.9M	63%
Jul '20	\$48.1M	\$54.3M	-11%

## Average Listing Price

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



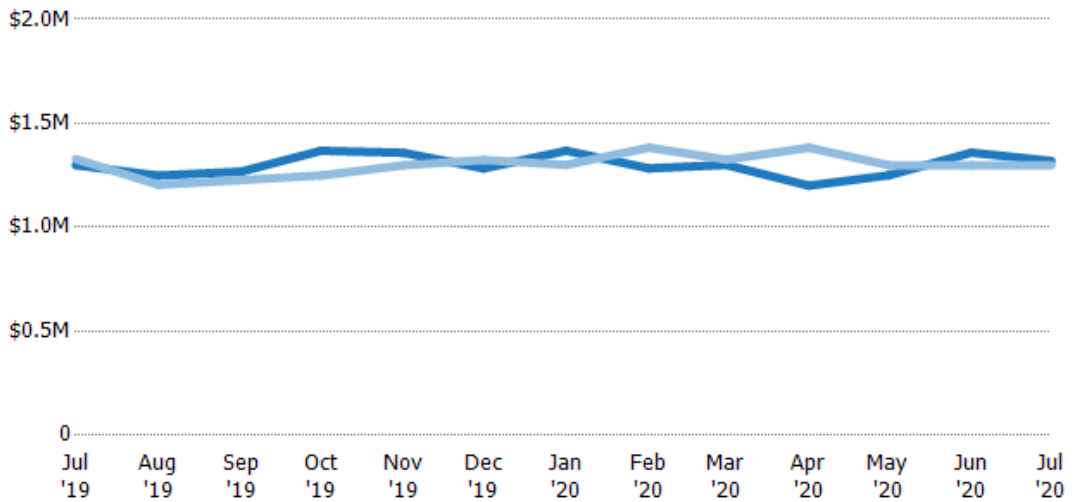
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$1.6M	\$1.57M	\$1.54M	\$1.6M	\$1.62M	\$1.46M	\$1.6M	\$1.5M	\$1.54M	\$1.51M	\$1.48M	\$1.67M	\$1.72M
Prior Year	\$1.54M	\$1.26M	\$1.25M	\$1.26M	\$1.32M	\$1.34M	\$1.37M	\$1.38M	\$1.26M	\$1.45M	\$1.53M	\$1.43M	\$1.6M
Percent Change from Prior Year	4%	25%	23%	27%	23%	9%	17%	9%	23%	4%	-3%	17%	7%

## Median Listing Price

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
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
Current Year	\$1.3M	\$1.25M	\$1.27M	\$1.37M	\$1.36M	\$1.28M	\$1.37M	\$1.28M	\$1.3M	\$1.2M	\$1.25M	\$1.36M	\$1.32M
Prior Year	\$1.33M	\$1.2M	\$1.23M	\$1.25M	\$1.3M	\$1.32M	\$1.3M	\$1.38M	\$1.33M	\$1.38M	\$1.3M	\$1.3M	\$1.3M
Percent Change from Prior Year	-2%	4%	3%	10%	5%	-3%	5%	-7%	-2%	-13%	-4%	5%	2%

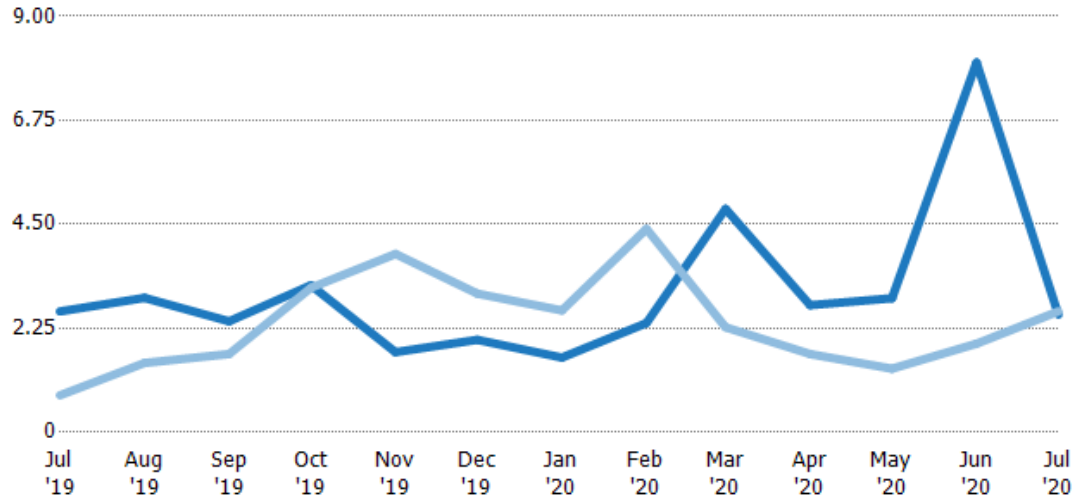
## Months of Inventory

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Months	% Chg.
Jul '20	2.55	-2.7%
Jul '19	2.62	226.9%
Jul '18	0.8	9.8%



Current Year	2.62	2.91	2.4	3.18	1.73	2	1.62	2.36	4.83	2.75	2.9	8	2.55
Prior Year	0.8	1.5	1.69	3.13	3.86	3	2.64	4.4	2.27	1.69	1.38	1.92	2.62
Percent Change from Prior Year	227%	94%	42%	2%	-55%	-33%	-39%	-46%	113%	63%	111%	317%	-3%

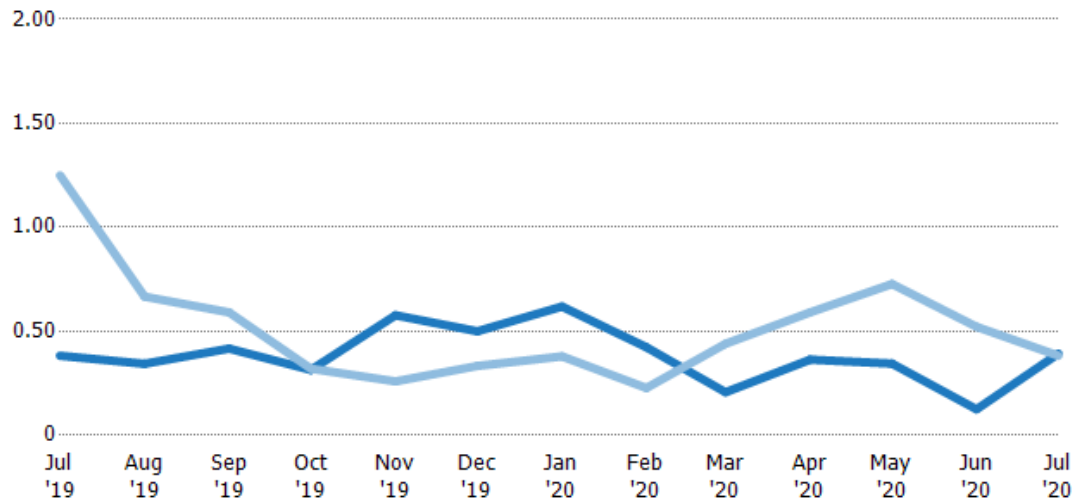
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Rate	Chg.
Jul '20	39%	-1.1%
Jul '19	38%	86.8%
Jul '18	125%	-9%



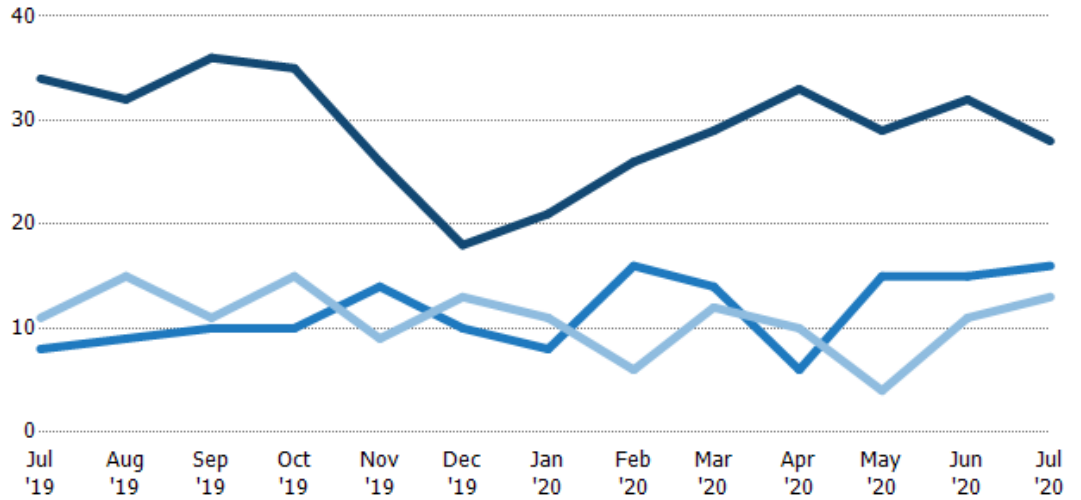
Current Year	38%	34%	42%	31%	58%	50%	62%	42%	21%	36%	34%	13%	39%
Prior Year	125%	67%	59%	32%	26%	33%	38%	23%	44%	59%	73%	52%	38%
Change from Prior Year	87%	32%	17%	1%	-32%	-17%	-24%	-20%	23%	23%	38%	40%	-1%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



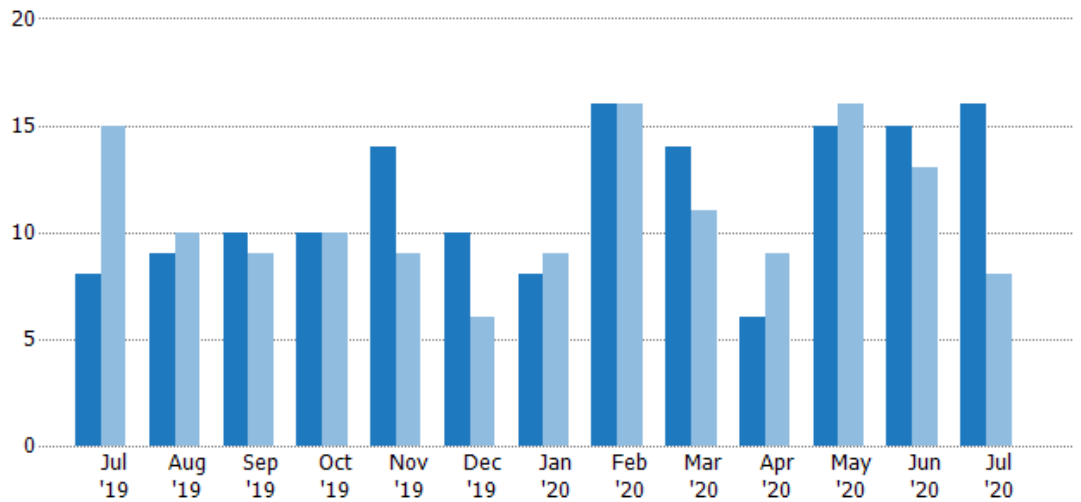
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Active	34	32	36	35	26	18	21	26	29	33	29	32	28
Pending	8	9	10	10	14	10	8	16	14	6	15	15	16
Sold	11	15	11	15	9	13	11	6	12	10	4	11	13

## Pending Sales

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Month/Year	Count	% Chg.
Jul '20	16	100%
Jul '19	8	-46.7%
Jul '18	15	13.3%

	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	8	9	10	10	14	10	8	16	14	6	15	15	16
Prior Year	15	10	9	10	9	6	9	16	11	9	16	13	8
Percent Change from Prior Year	-47%	-10%	11%	0%	56%	67%	-11%	0%	27%	-33%	-6%	15%	100%

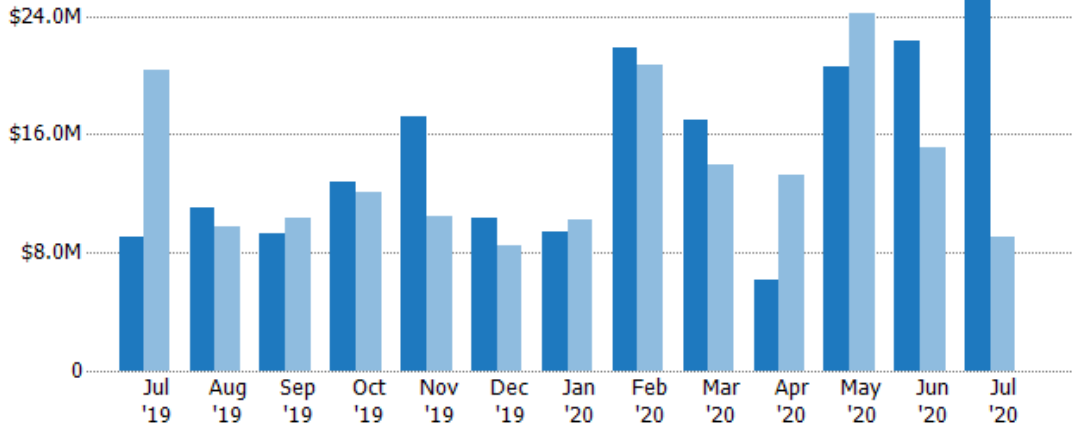
## Pending Sales Volume

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Jul '20	\$25.9M	187.6%
Jul '19	\$9M	-55.7%
Jul '18	\$20.3M	7.6%



Current Year	\$9M	\$11M	\$9.31M	\$12.7M	\$17.2M	\$10.3M	\$9.39M	\$21.9M	\$17M	\$6.12M	\$20.5M	\$22.3M	\$25.9M
Prior Year	\$20.3M	\$9.73M	\$10.4M	\$12M	\$10.5M	\$8.47M	\$10.2M	\$20.7M	\$14M	\$13.3M	\$24.2M	\$15.1M	\$9M
Percent Change from Prior Year	-56%	13%	-10%	6%	64%	21%	-8%	6%	21%	-54%	-15%	47%	188%

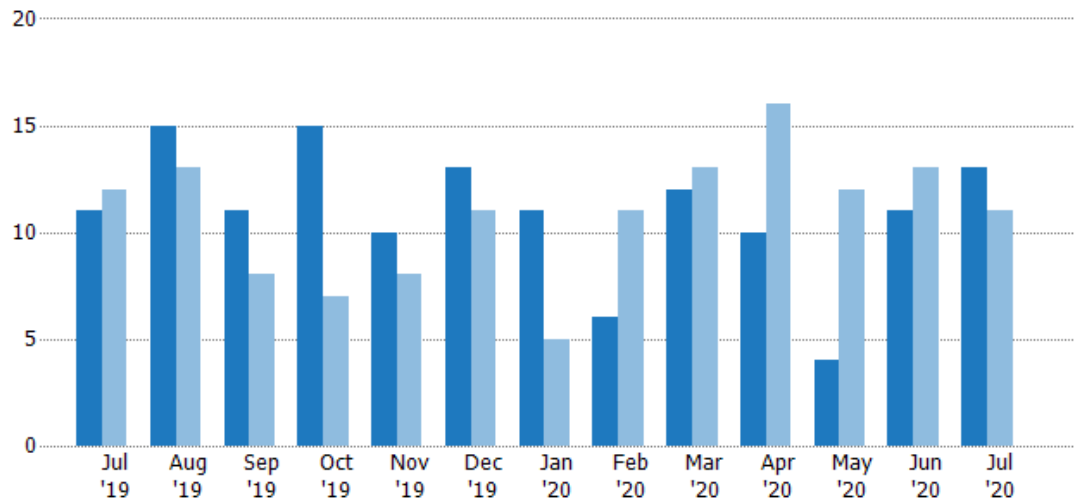
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Jul '20	13	18.2%
Jul '19	11	-8.3%
Jul '18	12	33.3%



Current Year	11	15	11	15	10	13	11	6	12	10	4	11	13
Prior Year	12	13	8	7	8	11	5	11	13	16	12	13	11
Percent Change from Prior Year	-8%	15%	38%	114%	25%	18%	120%	-45%	-8%	-38%	-67%	-15%	18%

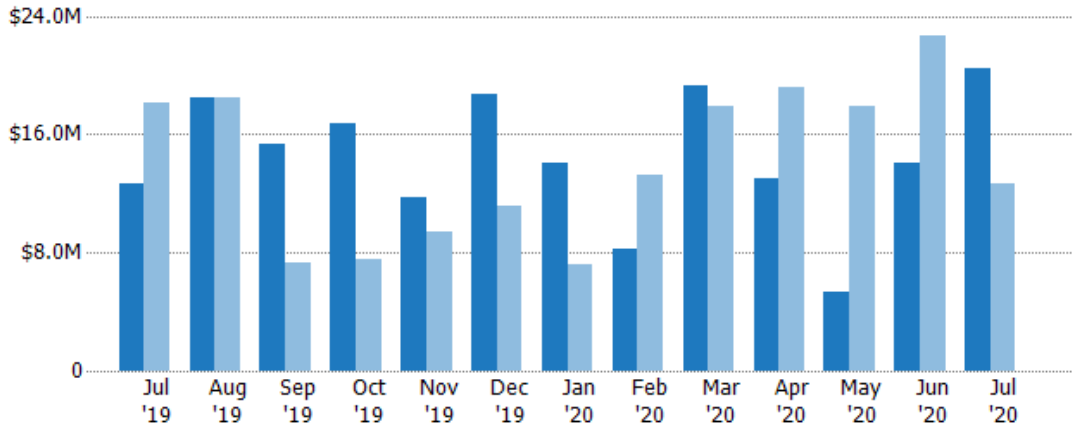


## Closed Sales Volume

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



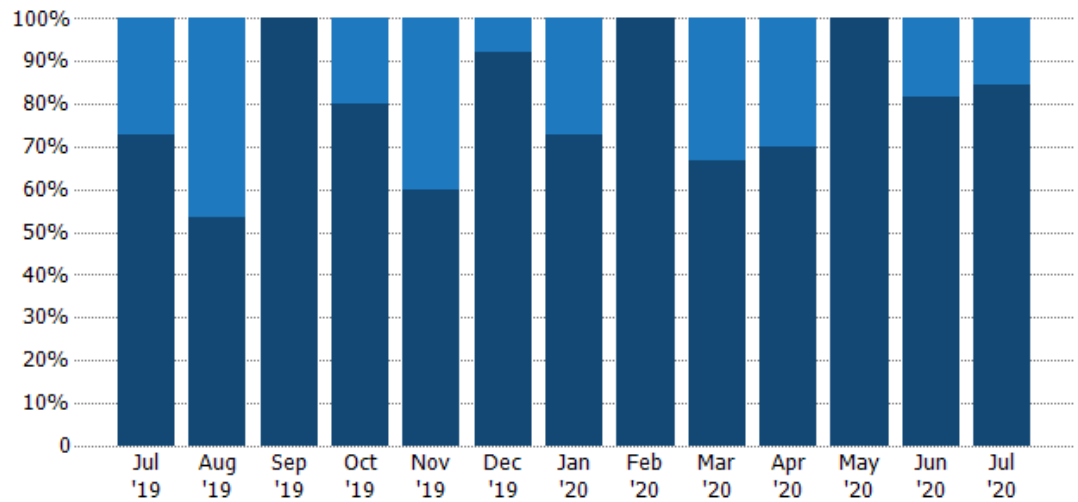
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '19	\$12.7M	\$18.1M	-30%
Aug '19	\$18.5M	\$18.5M	0%
Sep '19	\$15.3M	\$7.37M	108%
Oct '19	\$16.7M	\$7.5M	123%
Nov '19	\$11.8M	\$9.43M	25%
Dec '19	\$18.8M	\$11.2M	68%
Jan '20	\$14M	\$7.15M	96%
Feb '20	\$8.2M	\$13.2M	-38%
Mar '20	\$19.3M	\$17.9M	7%
Apr '20	\$13M	\$19.1M	-32%
May '20	\$5.34M	\$18M	-70%
Jun '20	\$14.1M	\$22.6M	-38%
Jul '20	\$20.4M	\$12.7M	61%

## Closed Sales by Property Type

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Month/Year	Single Family Residence	Condo/Townhouse
Jul '19	73%	27%
Aug '19	53%	47%
Sep '19	100%	-
Oct '19	80%	20%
Nov '19	60%	40%
Dec '19	92%	8%
Jan '20	73%	27%
Feb '20	100%	-
Mar '20	67%	33%
Apr '20	70%	30%
May '20	100%	-
Jun '20	82%	18%
Jul '20	85%	15%

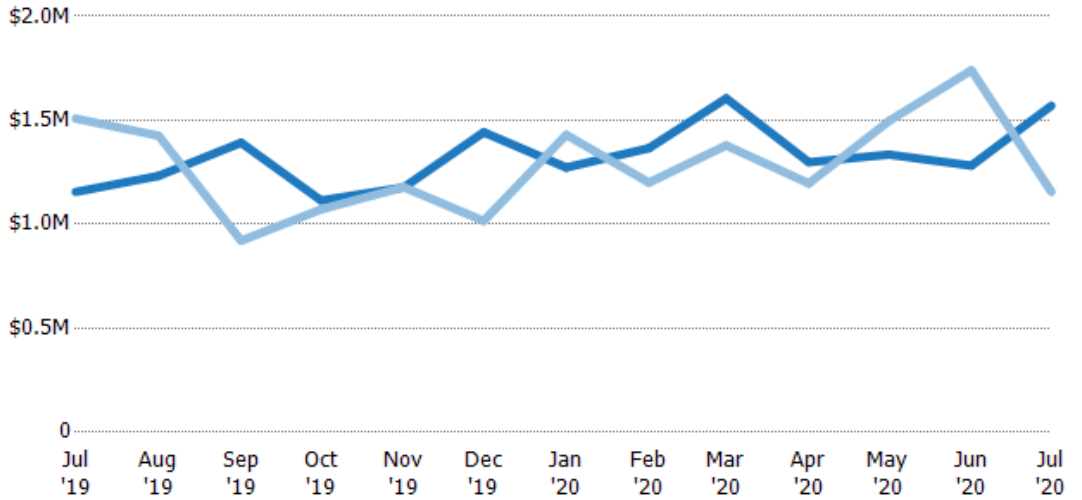
## Average Sales Price

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Jul '20	\$1.57M	35.9%
Jul '19	\$1.16M	-23.4%
Jul '18	\$1.51M	-13.1%



Current Year	\$1.16M	\$1.23M	\$1.39M	\$1.11M	\$1.18M	\$1.44M	\$1.27M	\$1.37M	\$1.61M	\$1.3M	\$1.34M	\$1.28M	\$1.57M
Prior Year	\$1.51M	\$1.43M	\$921K	\$1.07M	\$1.18M	\$1.02M	\$1.43M	\$1.2M	\$1.38M	\$1.2M	\$1.5M	\$1.74M	\$1.16M
Percent Change from Prior Year	-23%	-14%	51%	4%	0%	42%	-11%	14%	16%	9%	-11%	-26%	36%

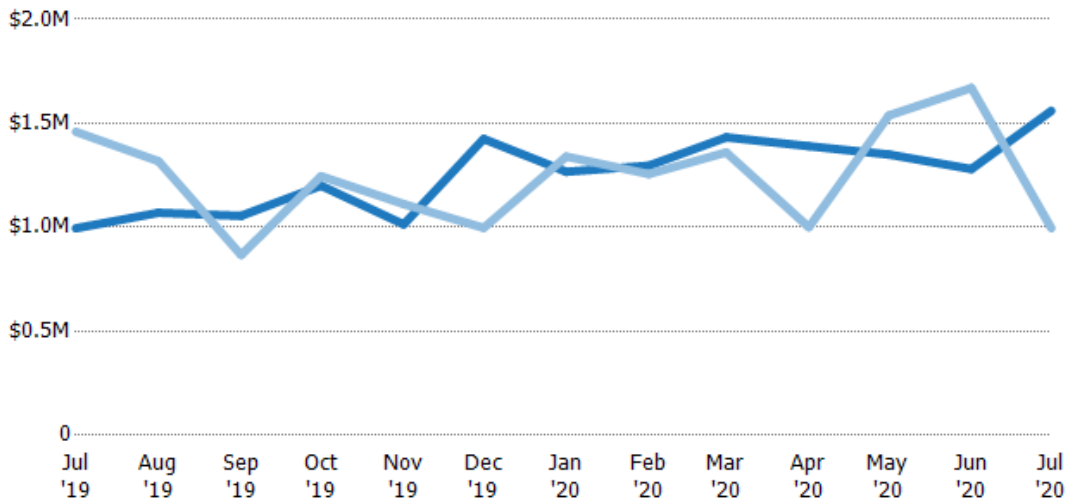
## Median Sales Price

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price	% Chg.
Jul '20	\$1.56M	56.8%
Jul '19	\$995K	-31.8%
Jul '18	\$1.46M	-9.2%



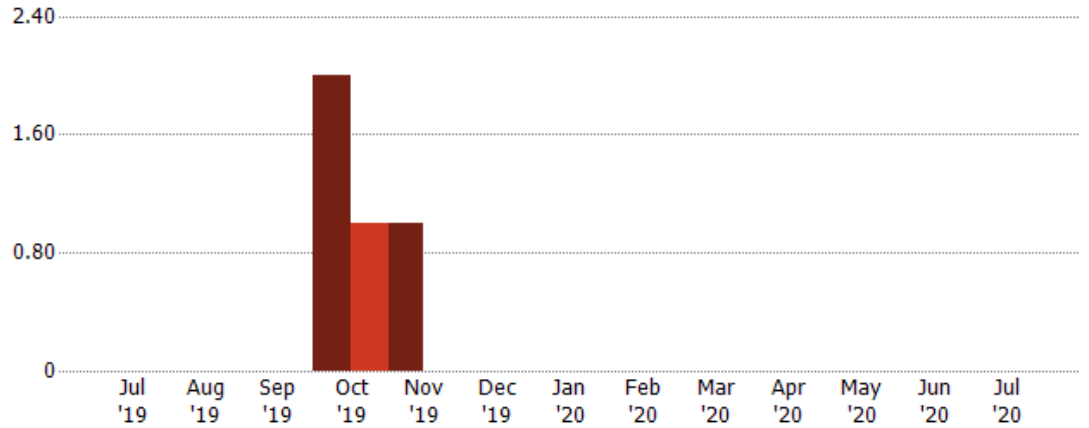
Current Year	\$995K	\$1.07M	\$1.06M	\$1.2M	\$1.01M	\$1.43M	\$1.27M	\$1.3M	\$1.43M	\$1.39M	\$1.35M	\$1.28M	\$1.56M
Prior Year	\$1.46M	\$1.32M	\$867K	\$1.25M	\$1.11M	\$997K	\$1.34M	\$1.26M	\$1.36M	\$1M	\$1.54M	\$1.67M	\$995K
Percent Change from Prior Year	-32%	-19%	22%	-4%	-9%	43%	-5%	3%	5%	39%	-12%	-23%	57%

## Distressed Listings

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

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



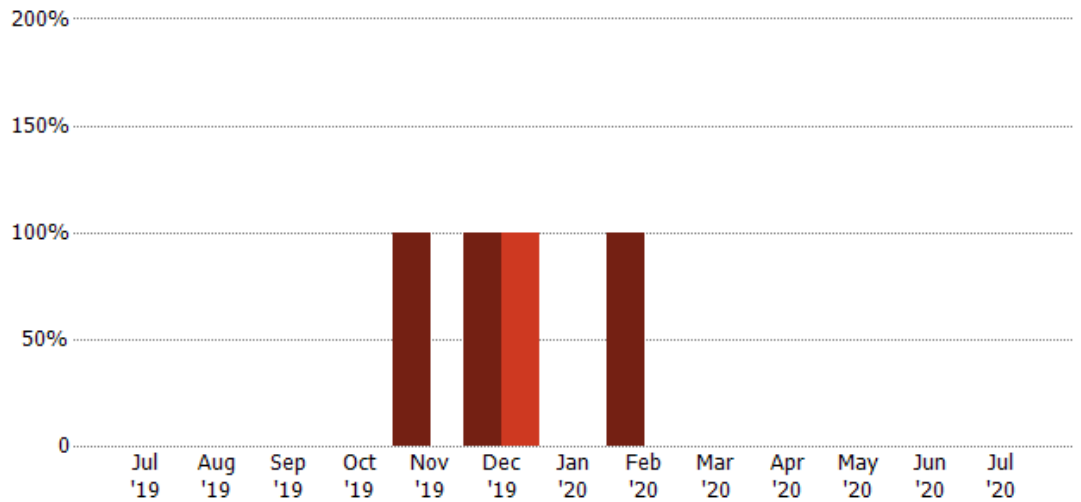
Current Year	-	-	-	2	1	-	-	-	-	-	-	-	-
Prior Year	-	-	-	1	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-	-	-	100%	100%	-	-	-	-	-	-	-	-

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

ZIP: South Pasadena, CA 91030,  
South Pasadena, CA 91031  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Current Year	-	-	-	-	1	1	-	1	-	-	-	-	-
Prior Year	-	-	-	-	-	1	-	-	-	-	-	-	-
Percent Change from Prior Year	-	-	-	-	100%	0%	-	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:** South 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

<b>MLS:</b>	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:** South Pasadena, CA 91030    South Pasadena, CA 91031

### 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