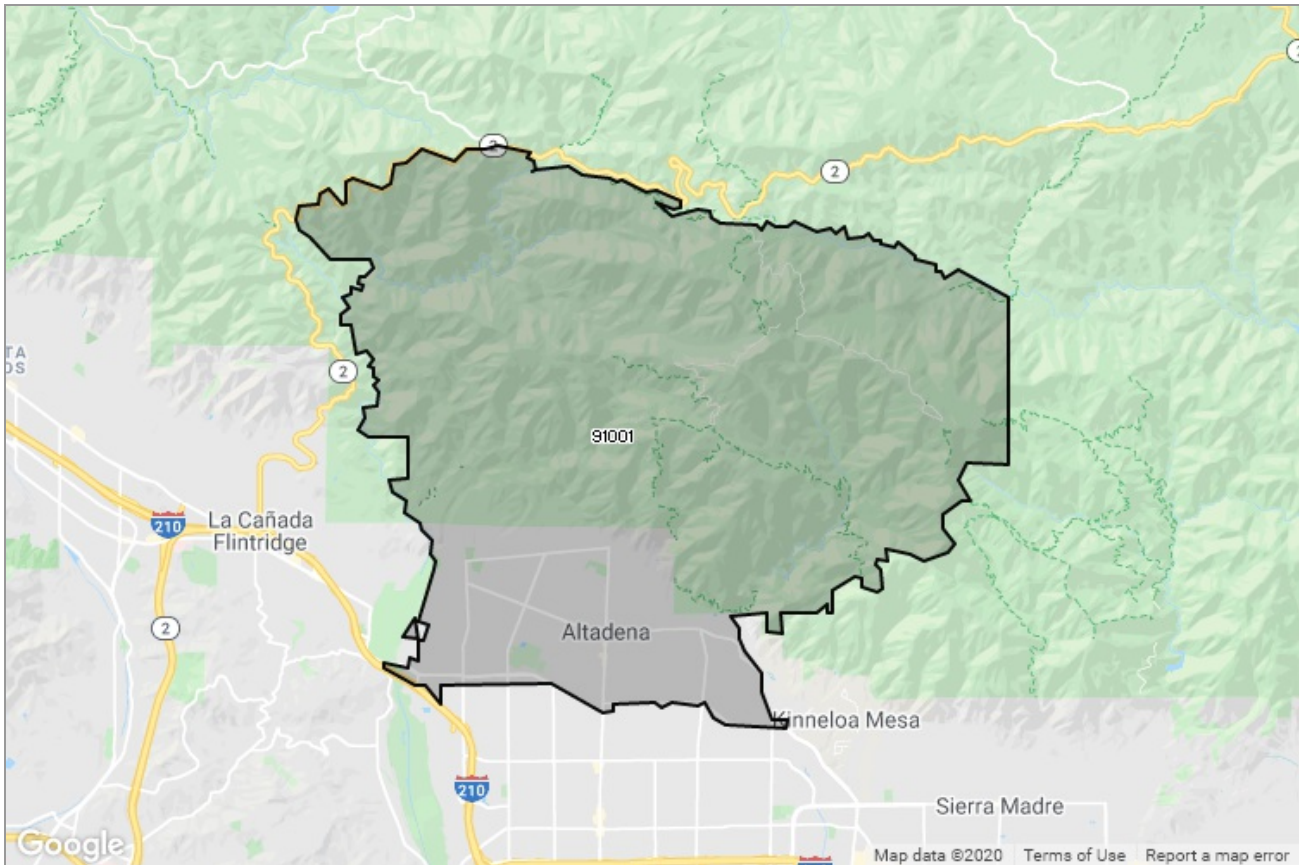




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Altadena



## Report Characteristics

**Report Name:**  
Altadena

**Report Date Range:**  
10/2019 – 10/2020

**Filters Used:**  
MLS, Property Type, Location

**Avg/Med:** Both

**Run Date:** 11/03/2020

**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	Oct 2020	Oct 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	42	46	-8.7%	300	390	-23.1%
New Listing Volume	\$49,214,680	\$46,344,255	+6.2%	\$333,325,618	\$400,434,587	-16.8%
Active Listing Count	63	71	-11.3%	N/A	N/A	
Active Listing Volume	\$85,262,800	\$74,927,071	+13.8%	N/A	N/A	
Average Listing Price	\$1,353,378	\$1,055,311	+28.2%	\$1,306,476	\$1,064,675	+22.7%
Median Listing Price	\$1,100,000	\$850,000	+29.4%	\$1,073,335	\$912,799	+17.6%
Months of Inventory	2.9	2.3	+25%	1.5	2.1	-28.4%
Absorption Rate	34.92%	43.66%	-8.7%	65.26%	46.72%	+18.5%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	45	25	+80%	N/A	N/A	
Pending Sales Volume	\$53,421,368	\$23,006,570	+132.2%	N/A	N/A	
Closed Sales Count	30	37	-18.9%	240	310	-22.6%
Closed Sales Volume	\$34,742,924	\$38,200,484	-9.1%	\$253,945,072	\$318,127,936	-20.2%
Average Sales Price	\$1,158,097	\$1,032,446	+12.2%	\$1,058,104	\$1,026,219	+3.1%
Median Sales Price	\$970,000	\$885,000	+9.6%	\$934,095	\$898,139	+4%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	1	3	-66.7%	N/A	N/A	

## New Listings

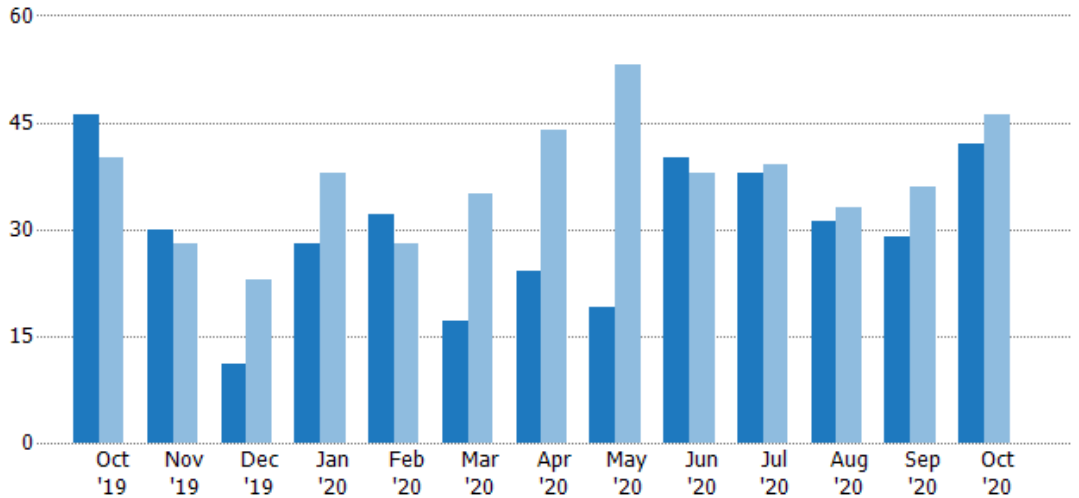
The number of new residential listings that were added each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Oct '20	42	-8.7%
Oct '19	46	15%
Oct '18	40	-15%



Current Year	46	30	11	28	32	17	24	19	40	38	31	29	42
Prior Year	40	28	23	38	28	35	44	53	38	39	33	36	46
Percent Change from Prior Year	15%	7%	-52%	-26%	14%	-51%	-45%	-64%	5%	-3%	-6%	-19%	-9%

## New Listing Volume

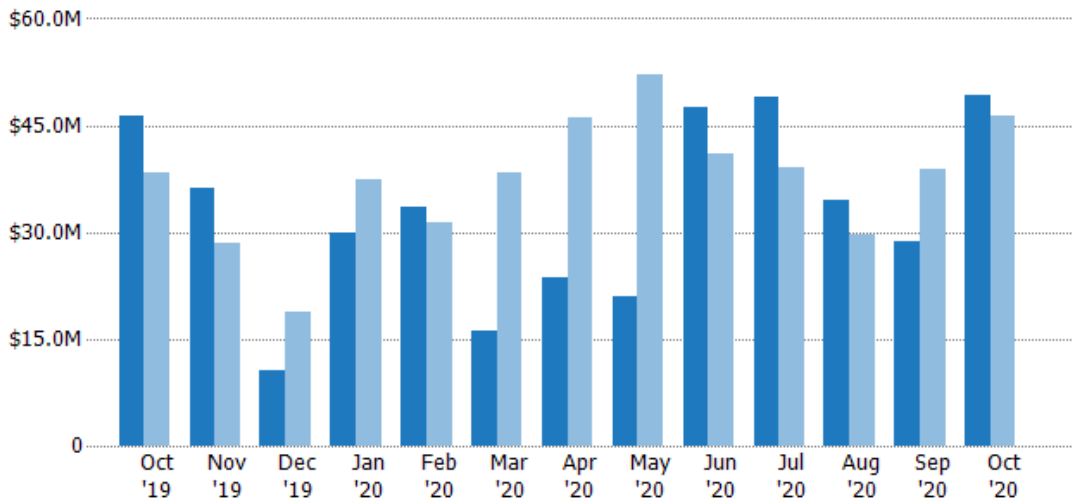
The sum of the listing price of residential listings that were added each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Oct '20	\$49.2M	6.2%
Oct '19	\$46.3M	21%
Oct '18	\$38.3M	-19.4%



Current Year	\$46.3M	\$36.3M	\$10.5M	\$29.9M	\$33.5M	\$16.3M	\$23.7M	\$21M	\$47.4M	\$48.9M	\$34.6M	\$28.7M	\$49.2M
Prior Year	\$38.3M	\$28.4M	\$18.8M	\$37.5M	\$31.4M	\$38.4M	\$46.1M	\$52.2M	\$40.9M	\$39.2M	\$29.6M	\$38.9M	\$46.3M
Percent Change from Prior Year	21%	28%	-44%	-20%	7%	-58%	-49%	-60%	16%	25%	17%	-26%	6%

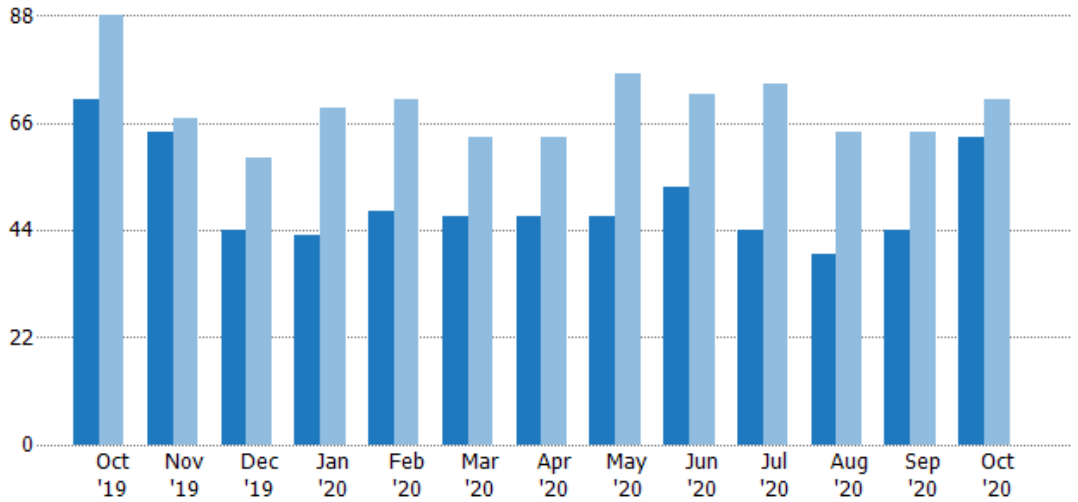
## Active Listings

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	Count	% Chg.
Oct '20	63	-11.3%
Oct '19	71	-19.3%
Oct '18	88	-40.9%

	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	71	64	44	43	48	47	47	47	53	44	39	44	63
Prior Year	88	67	59	69	71	63	63	76	72	74	64	64	71
Percent Change from Prior Year	-19%	-4%	-25%	-38%	-32%	-25%	-25%	-38%	-26%	-41%	-39%	-31%	-11%

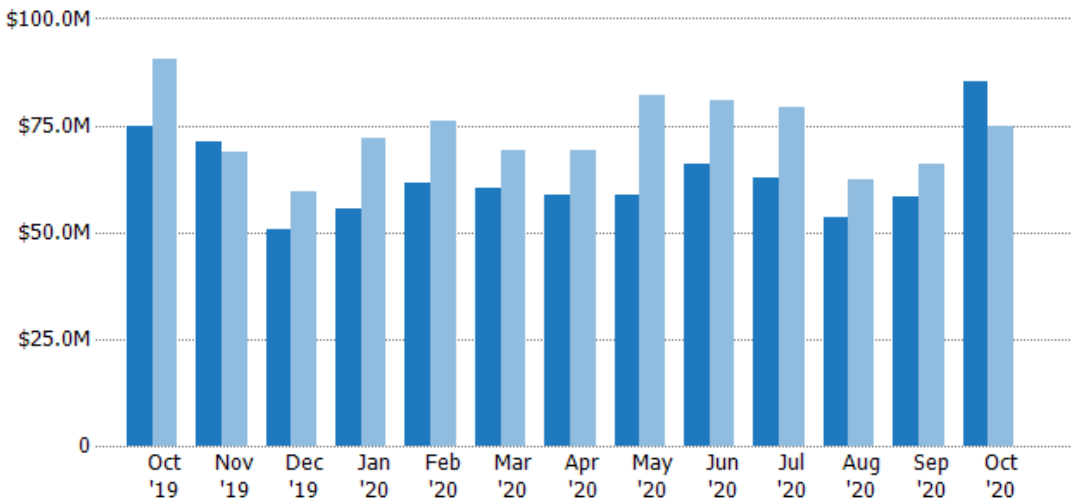
## Active Listing Volume

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	Volume	% Chg.
Oct '20	\$85.3M	13.8%
Oct '19	\$74.9M	-17.3%
Oct '18	\$90.6M	-42.2%

	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$74.9M	\$71.1M	\$50.7M	\$55.6M	\$61.6M	\$60.2M	\$58.9M	\$58.7M	\$66M	\$62.8M	\$53.5M	\$58.1M	\$85.3M
Prior Year	\$90.6M	\$68.6M	\$59.4M	\$72M	\$76.1M	\$69.2M	\$69M	\$82.1M	\$80.7M	\$79.4M	\$62.2M	\$65.8M	\$74.9M
Percent Change from Prior Year	-17%	4%	-15%	-23%	-19%	-13%	-15%	-29%	-18%	-21%	-14%	-12%	14%

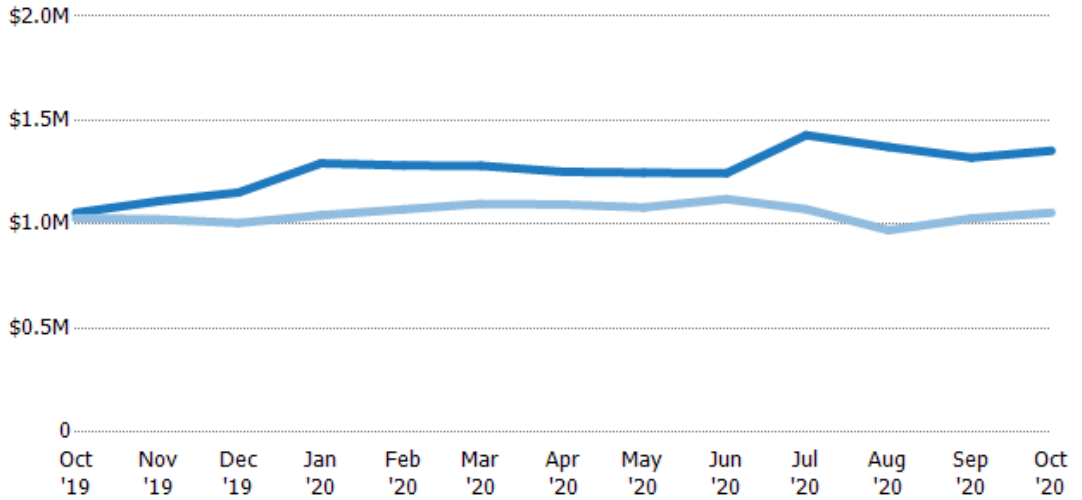
## Average Listing Price

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
Oct '19	\$1.06M	\$1.03M	3%
Nov '19	\$1.11M	\$1.02M	9%
Dec '19	\$1.15M	\$1.01M	15%
Jan '20	\$1.29M	\$1.04M	24%
Feb '20	\$1.28M	\$1.07M	20%
Mar '20	\$1.28M	\$1.1M	17%
Apr '20	\$1.25M	\$1.09M	14%
May '20	\$1.25M	\$1.08M	15%
Jun '20	\$1.24M	\$1.12M	11%
Jul '20	\$1.43M	\$1.07M	33%
Aug '20	\$1.37M	\$971K	41%
Sep '20	\$1.32M	\$1.03M	28%
Oct '20	\$1.35M	\$1.06M	28%

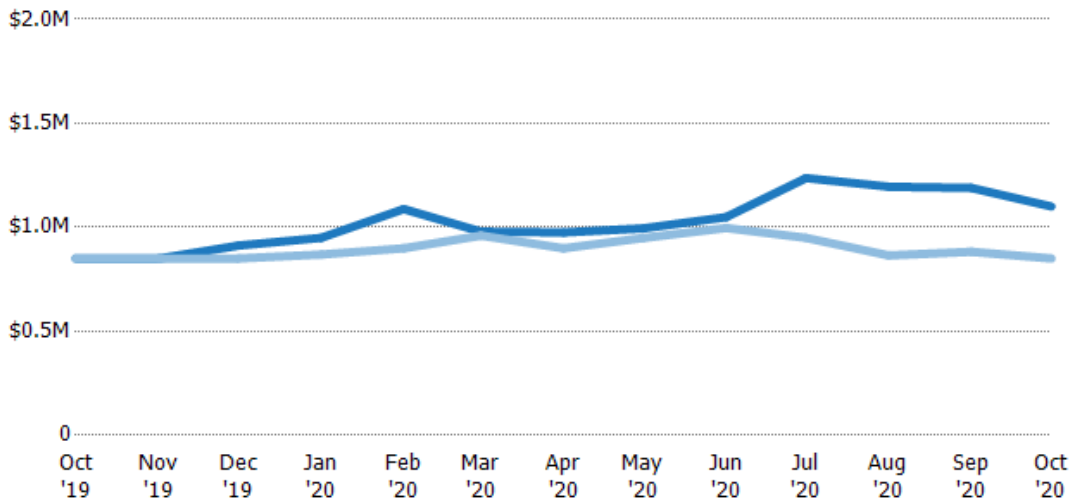
## Median Listing Price

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
Oct '19	\$850K	\$850K	0%
Nov '19	\$850K	\$849K	0%
Dec '19	\$912K	\$850K	7%
Jan '20	\$949K	\$869K	9%
Feb '20	\$1.09M	\$899K	21%
Mar '20	\$979K	\$960K	2%
Apr '20	\$975K	\$899K	8%
May '20	\$995K	\$949K	5%
Jun '20	\$1.05M	\$996K	5%
Jul '20	\$1.24M	\$949K	30%
Aug '20	\$1.2M	\$865K	38%
Sep '20	\$1.19M	\$882K	35%
Oct '20	\$1.1M	\$850K	29%

## Months of Inventory

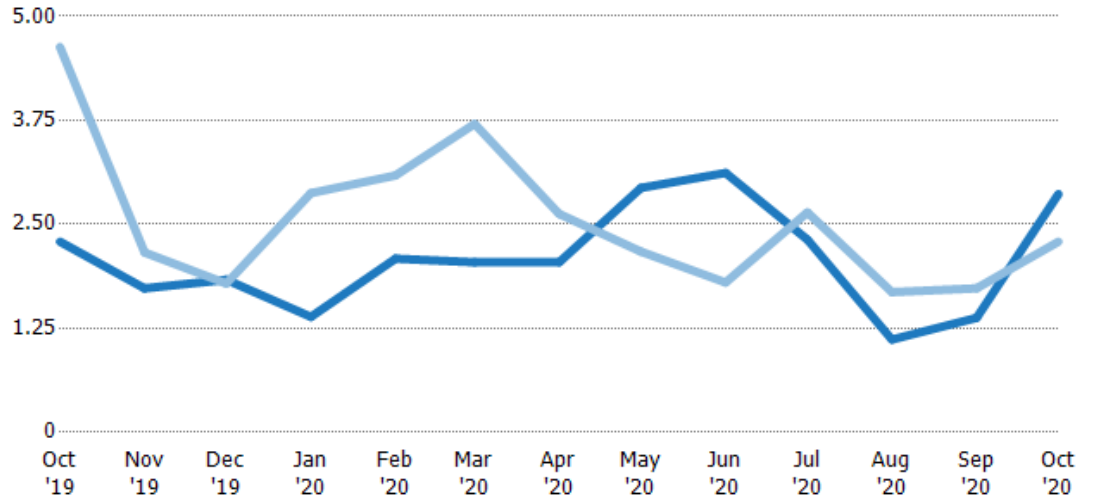
The number of months it would take to exhaust active listings at the current sales rate.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Months	% Chg.
Oct '20	2.86	25%
Oct '19	2.29	-50.5%
Oct '18	4.63	-58.4%



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	2.29	1.73	1.83	1.39	2.09	2.04	2.04	2.94	3.12	2.32	1.11	1.38	2.86
Prior Year	4.63	2.16	1.79	2.88	3.09	3.71	2.63	2.17	1.8	2.64	1.68	1.73	2.29
Percent Change from Prior Year	-51%	-20%	3%	-52%	-32%	-45%	-22%	35%	73%	-12%	-34%	-21%	25%

## Absorption Rate

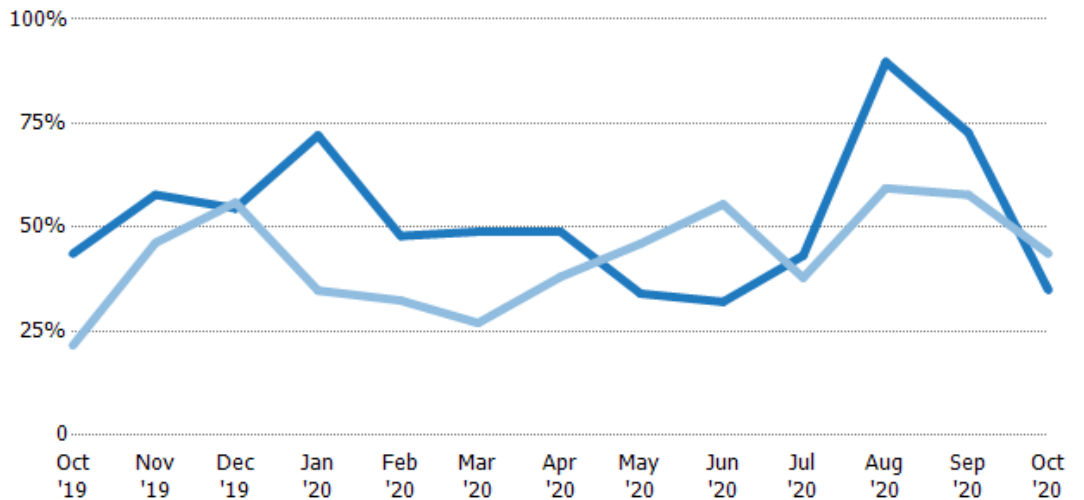
The percentage of inventory sold per month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Rate	Chg.
Oct '20	35%	8.7%
Oct '19	44%	-22.1%
Oct '18	22%	140.5%



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	44%	58%	55%	72%	48%	49%	49%	34%	32%	43%	90%	73%	35%
Prior Year	22%	46%	56%	35%	32%	27%	38%	46%	56%	38%	59%	58%	44%
Change from Prior Year	-22%	-12%	1%	-37%	-16%	-22%	-11%	12%	23%	-5%	-30%	-15%	9%

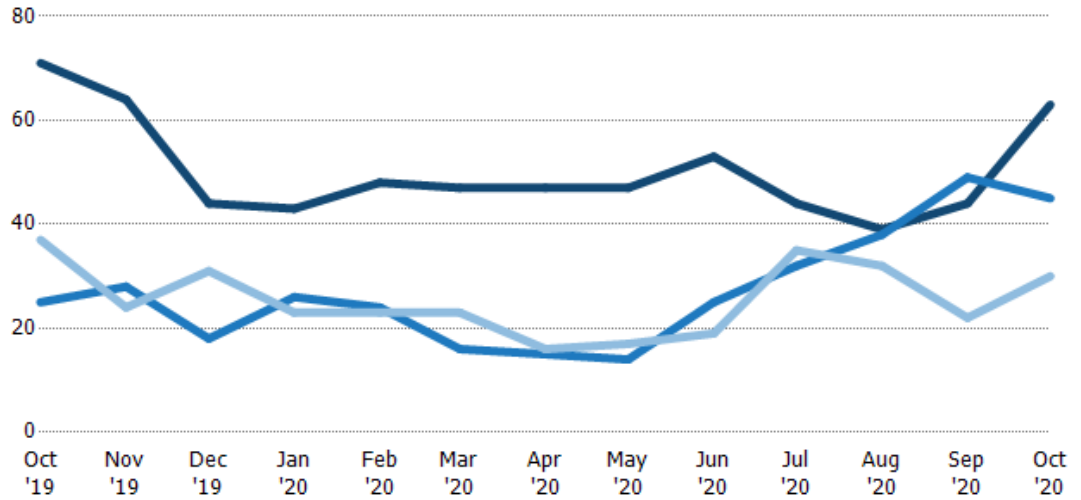
## Active/Pending/Sold Units

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



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Active	71	64	44	43	48	47	47	47	53	44	39	44	63
Pending	25	28	18	26	24	16	15	14	25	32	38	49	45
Sold	37	24	31	23	23	23	16	17	19	35	32	22	30

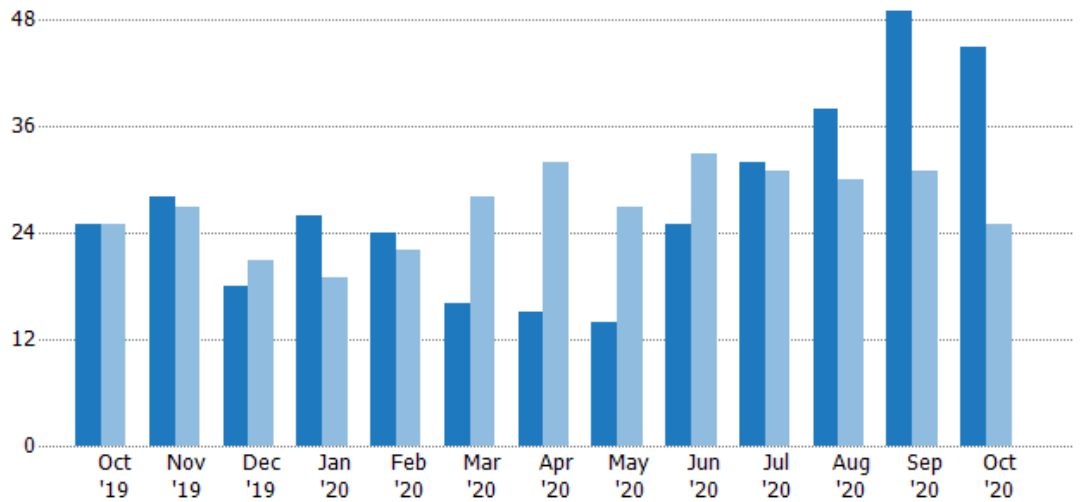
## Pending Sales

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.
Oct '20	45	80%
Oct '19	25	0%
Oct '18	25	28%

	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	25	28	18	26	24	16	15	14	25	32	38	49	45
Prior Year	25	27	21	19	22	28	32	27	33	31	30	31	25
Percent Change from Prior Year	0%	4%	-14%	37%	9%	-43%	-53%	-48%	-24%	3%	27%	58%	80%

## Pending Sales Volume

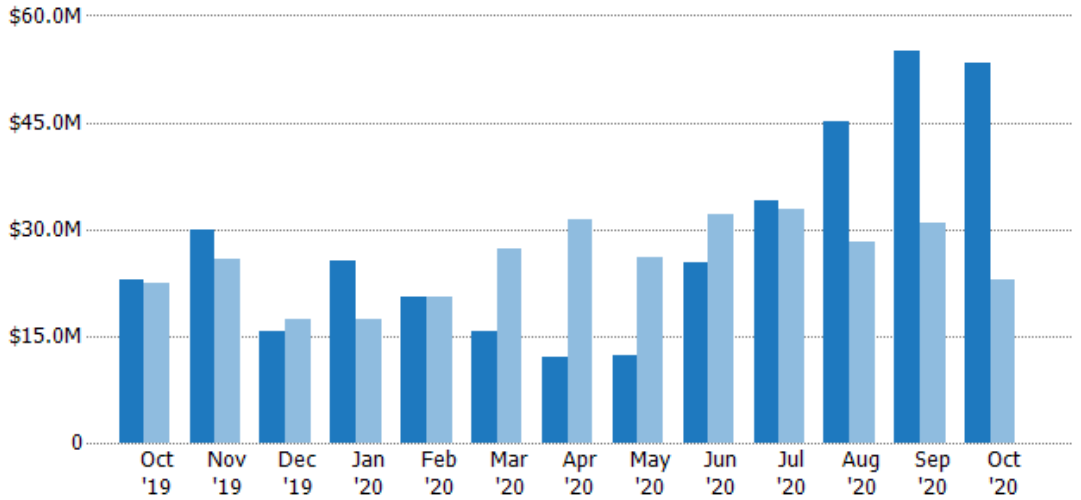
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Oct '20	\$53.4M	132.2%
Oct '19	\$23M	2.9%
Oct '18	\$22.4M	31.8%



Current Year	\$23M	\$29.8M	\$15.8M	\$25.5M	\$20.6M	\$15.6M	\$12M	\$12.2M	\$25.2M	\$34M	\$45M	\$55M	\$53.4M
Prior Year	\$22.4M	\$25.7M	\$17.2M	\$17.3M	\$20.6M	\$27.2M	\$31.5M	\$26.1M	\$32.2M	\$32.8M	\$28.2M	\$30.8M	\$23M
Percent Change from Prior Year	3%	16%	-9%	47%	0%	-43%	-62%	-53%	-22%	4%	60%	79%	132%

## Closed Sales

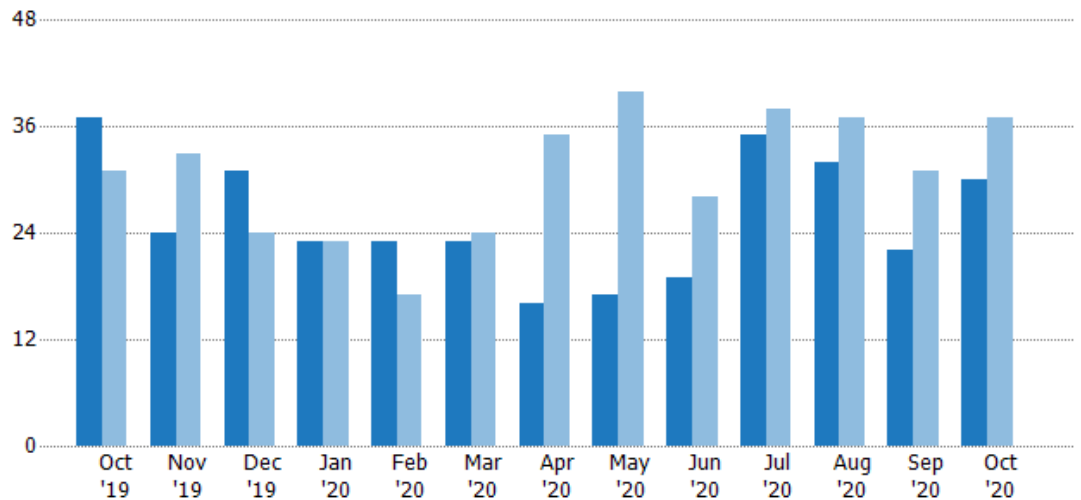
The total number of residential properties sold each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Oct '20	30	-18.9%
Oct '19	37	19.4%
Oct '18	31	3.2%



Current Year	37	24	31	23	23	23	16	17	19	35	32	22	30
Prior Year	31	33	24	23	17	24	35	40	28	38	37	31	37
Percent Change from Prior Year	19%	-27%	29%	0%	35%	-4%	-54%	-58%	-32%	-8%	-14%	-29%	-19%



## Closed Sales Volume

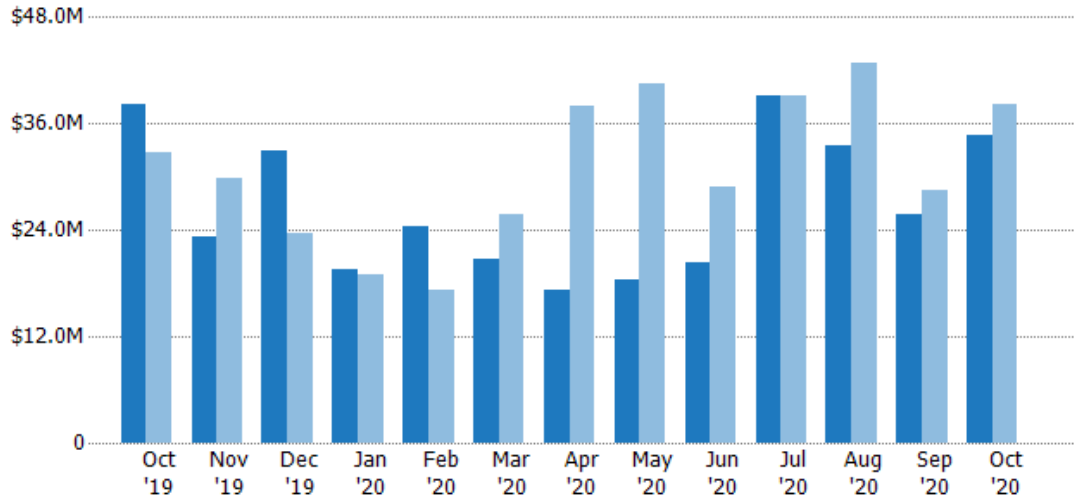
The sum of the sales price of residential properties sold each month.

### Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Oct '20	\$34.7M	-9.1%
Oct '19	\$38.2M	17%
Oct '18	\$32.7M	-10.5%



Current Year	\$38.2M	\$23.2M	\$32.9M	\$19.6M	\$24.4M	\$20.7M	\$17.2M	\$18.4M	\$20.3M	\$39.2M	\$33.5M	\$25.8M	\$34.7M
Prior Year	\$32.7M	\$29.8M	\$23.6M	\$18.9M	\$17.2M	\$25.8M	\$38M	\$40.6M	\$28.8M	\$39.2M	\$42.9M	\$28.5M	\$38.2M
Percent Change from Prior Year	17%	-22%	39%	4%	42%	-20%	-55%	-55%	-30%	0%	-22%	-9%	-9%

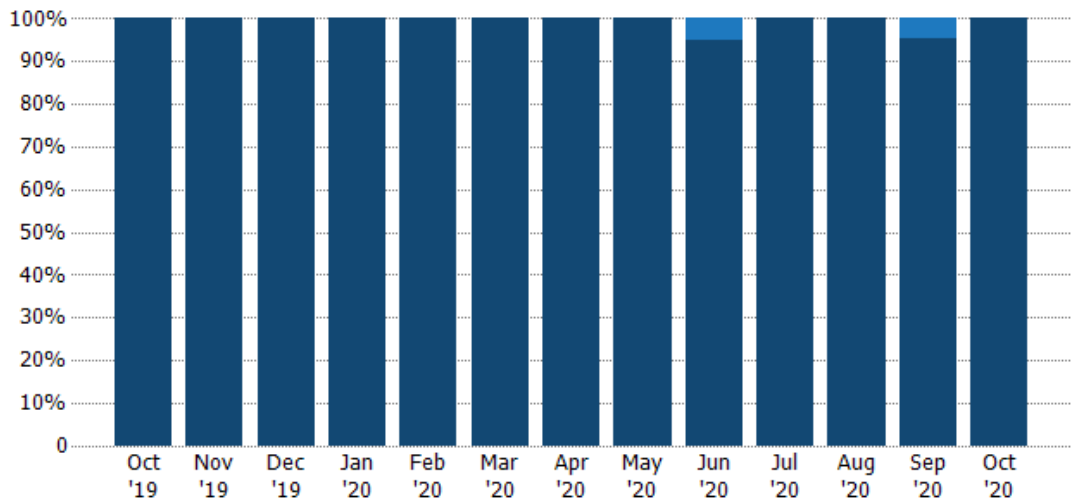
## Closed Sales by Property Type

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



Condo/Townhouse	-	-	-	-	-	-	-	-	5%	-	-	5%	-
Single Family Residence	100%	100%	100%	100%	100%	100%	100%	100%	95%	100%	100%	95%	100%

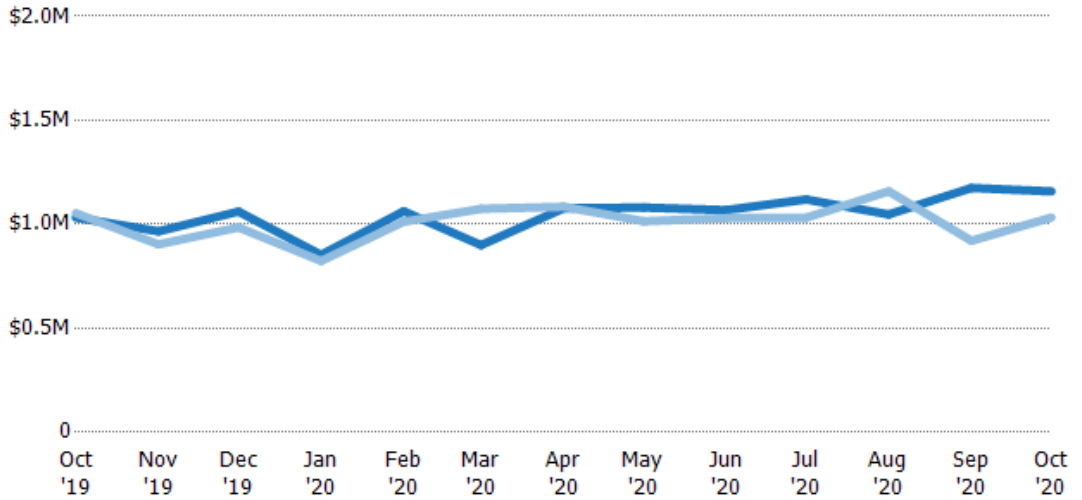
## Average Sales Price

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
Oct '19	\$1.03M	\$1.05M	-2%
Nov '19	\$966K	\$903K	7%
Dec '19	\$1.06M	\$985K	8%
Jan '20	\$853K	\$824K	4%
Feb '20	\$1.06M	\$1.01M	5%
Mar '20	\$900K	\$1.07M	-16%
Apr '20	\$1.08M	\$1.08M	-1%
May '20	\$1.08M	\$1.01M	6%
Jun '20	\$1.07M	\$1.03M	4%
Jul '20	\$1.12M	\$1.03M	9%
Aug '20	\$1.05M	\$1.16M	-10%
Sep '20	\$1.17M	\$921K	28%
Oct '20	\$1.16M	\$1.03M	12%

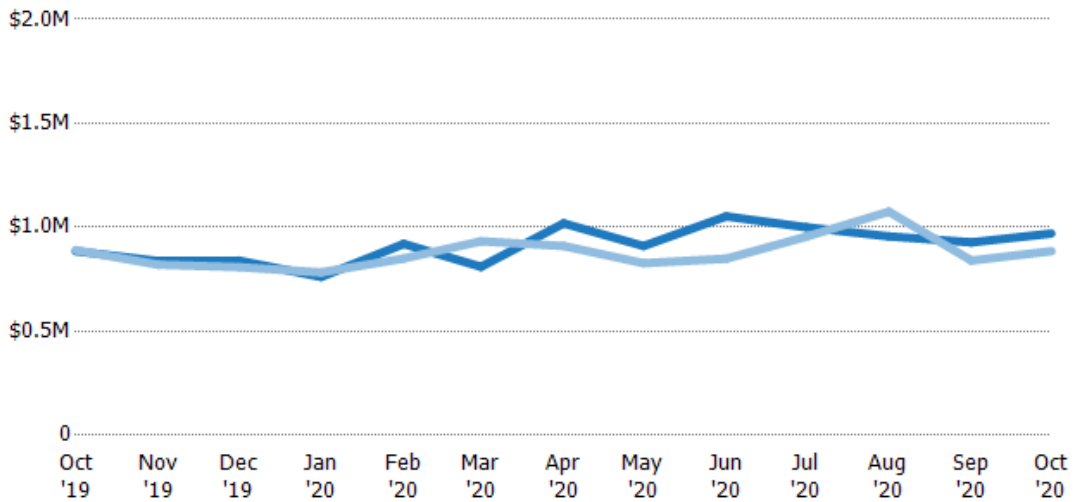
## Median Sales Price

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
Oct '19	\$885K	\$890K	-1%
Nov '19	\$838K	\$820K	2%
Dec '19	\$840K	\$809K	4%
Jan '20	\$762K	\$783K	-3%
Feb '20	\$920K	\$850K	8%
Mar '20	\$810K	\$933K	-13%
Apr '20	\$1.02M	\$910K	12%
May '20	\$910K	\$828K	10%
Jun '20	\$1.05M	\$849K	24%
Jul '20	\$1M	\$955K	5%
Aug '20	\$956K	\$1.08M	-11%
Sep '20	\$928K	\$840K	10%
Oct '20	\$970K	\$885K	10%

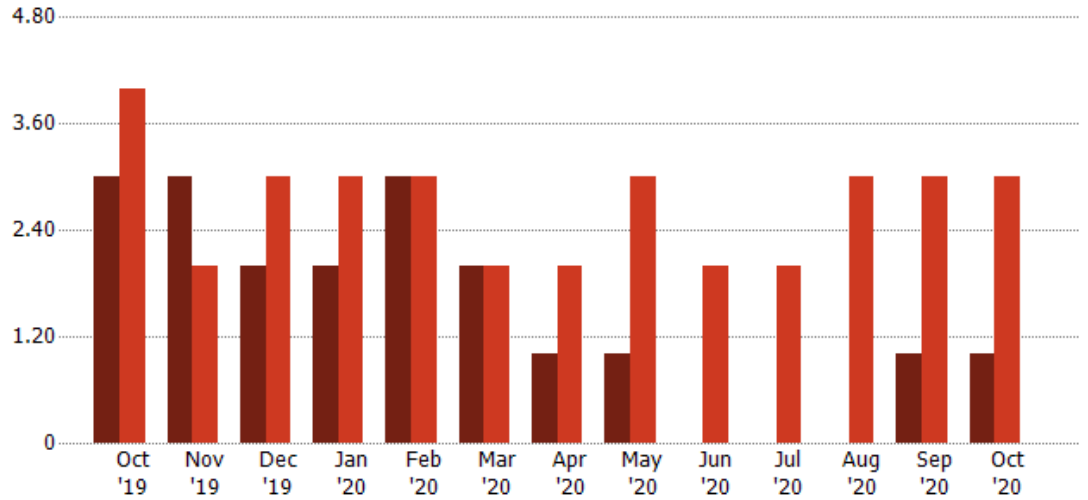
## Distressed Listings

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

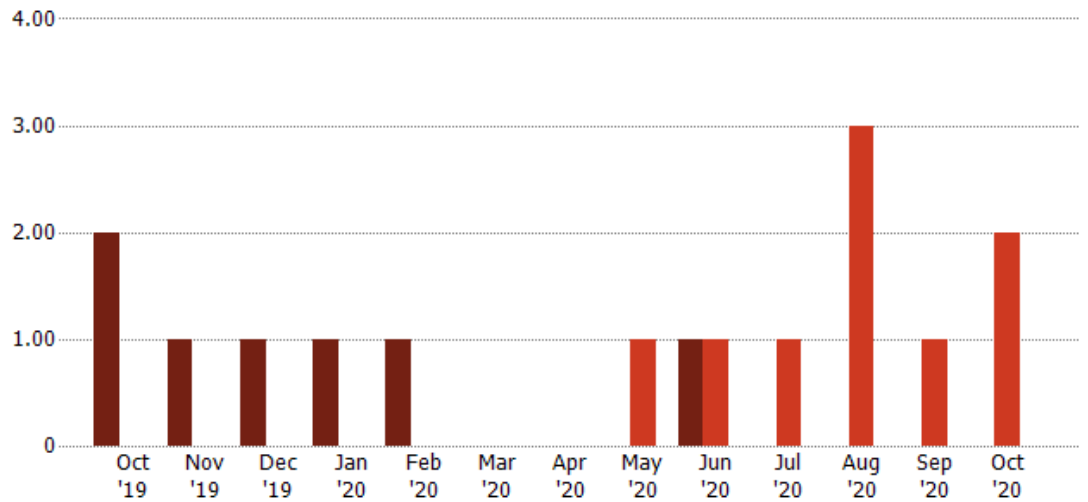
## Distressed Sales

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	1	1	1	-	-	-	1	-	-	-	-
Prior Year	-	-	-	-	-	-	-	1	1	1	3	1	2
Percent Change from Prior Year	100%	100%	100%	100%	100%	-	-	-100%	0%	-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:** Altadena

**Run Date:** 11/03/2020

**Scheduled:** No

**Report Date Range:** From 10/2019 To: 10/2020

### 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:** 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 10/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area