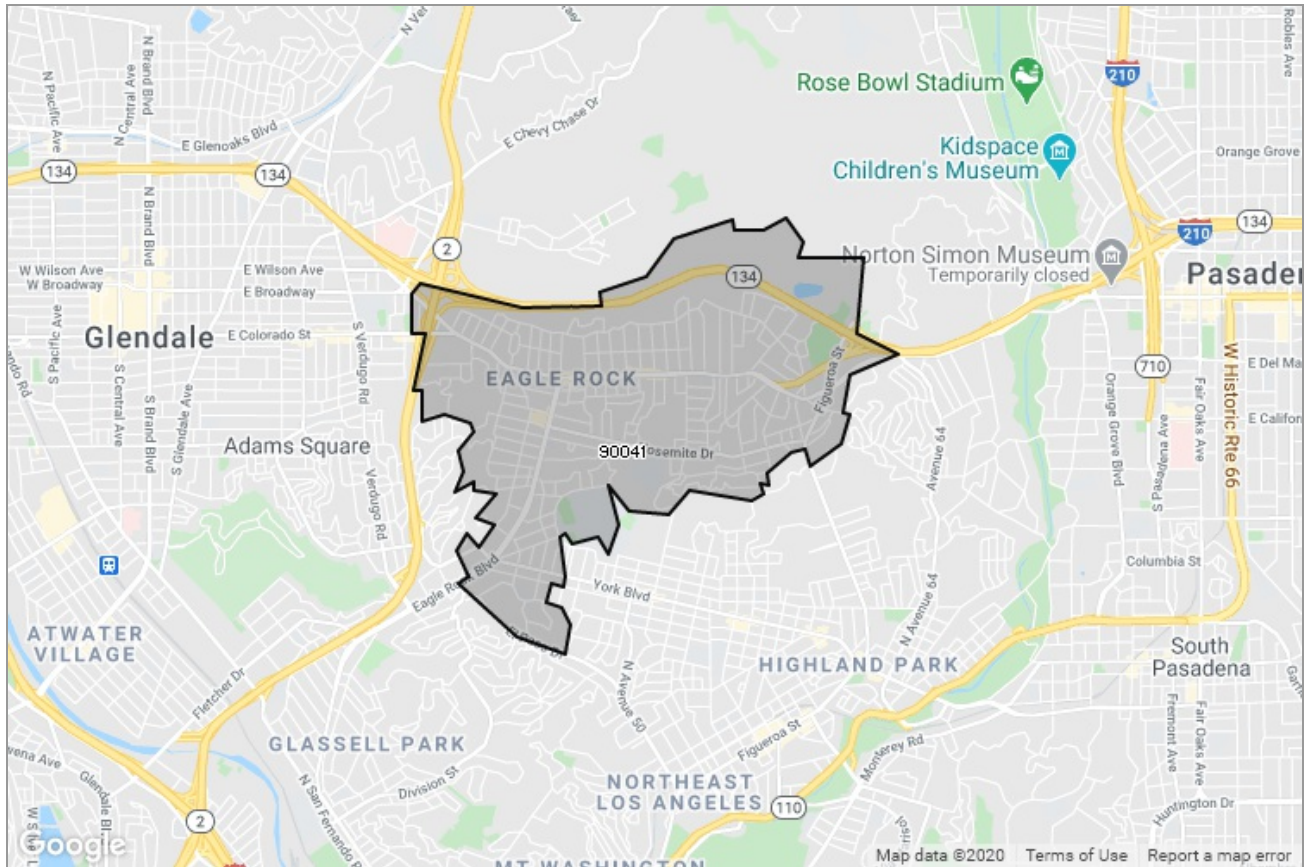




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Eagle Rock



Report Characteristics

Report Name:
Eagle Rock

Report Date Range:
10/2019 – 10/2020

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 11/05/2020

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	+ / -
Listing Activity Charts Metrics						
New Listing Count	24	20	+20%	208	239	-13%
New Listing Volume	\$25,332,950	\$18,174,000	+39.4%	\$221,214,022	\$234,931,293	-5.8%
Active Listing Count	33	31	+6.5%	N/A	N/A	
Active Listing Volume	\$37,481,398	\$28,909,488	+29.7%	N/A	N/A	
Average Listing Price	\$1,135,800	\$932,564	+21.8%	\$1,104,014	\$993,442	+11.1%
Median Listing Price	\$1,090,000	\$864,000	+26.2%	\$1,037,052	\$932,690	+11.2%
Months of Inventory	1.9	1.9	+0.2%	1.7	2.7	-36.8%
Absorption Rate	51.52%	51.61%	-0.1%	58.76%	37.13%	+21.6%
Sales Activity Charts Metrics						
Pending Sales Count	20	23	-13%	N/A	N/A	
Pending Sales Volume	\$20,093,949	\$22,141,900	-9.2%	N/A	N/A	
Closed Sales Count	22	11	+100%	148	171	-13.5%
Closed Sales Volume	\$25,811,500	\$11,292,000	+128.6%	\$154,889,695	\$169,284,291	-8.5%
Average Sales Price	\$1,173,250	\$1,026,545	+14.3%	\$1,046,552	\$989,967	+5.7%
Median Sales Price	\$1,012,500	\$985,000	+2.8%	\$968,429	\$918,562	+5.4%
Distressed Charts Metrics						
Distressed Listing Count	2	-	-	N/A	N/A	

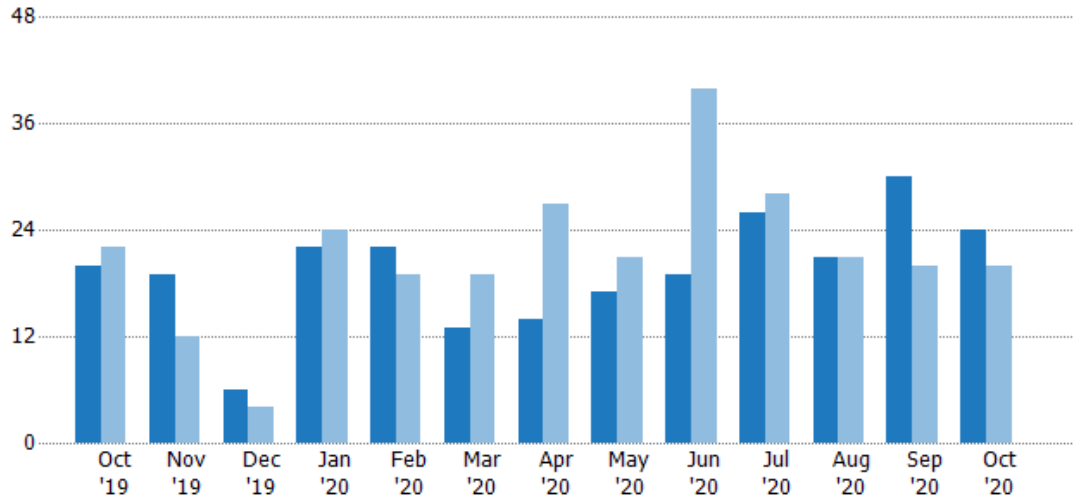
New Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Oct '20	24	20%
Oct '19	20	-9.1%
Oct '18	22	18.2%



	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	20	19	6	22	22	13	14	17	19	26	21	30	24
Prior Year	22	12	4	24	19	19	27	21	40	28	21	20	20
Percent Change from Prior Year	-9%	58%	50%	-8%	16%	-32%	-48%	-19%	-53%	-7%	0%	50%	20%

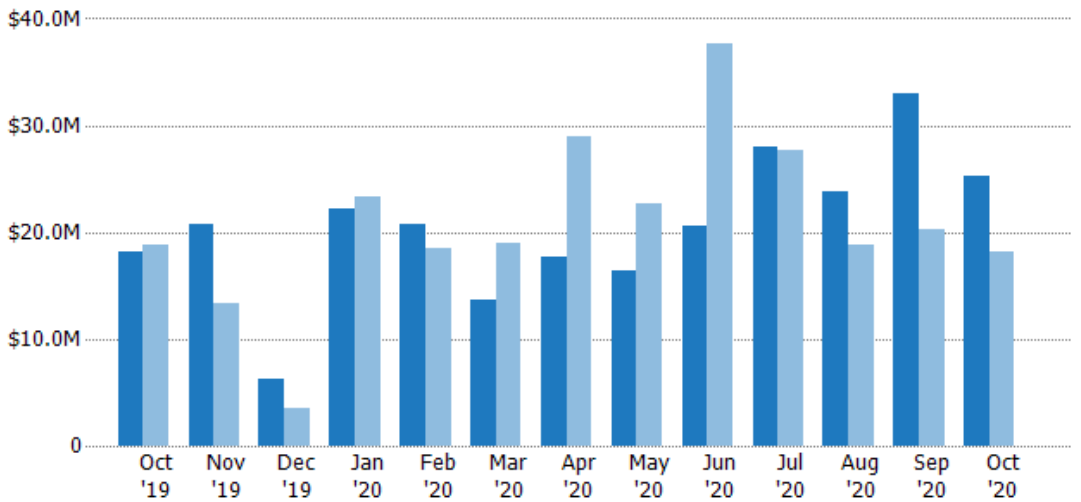
New Listing Volume

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.
Oct '20	\$25.3M	39.4%
Oct '19	\$18.2M	-3.4%
Oct '18	\$18.8M	54.9%



	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	\$18.2M	\$20.7M	\$6.23M	\$22.2M	\$20.8M	\$13.6M	\$17.6M	\$16.4M	\$20.6M	\$27.9M	\$23.8M	\$33M	\$25.3M
Prior Year	\$18.8M	\$13.3M	\$3.56M	\$23.4M	\$18.4M	\$19M	\$29M	\$22.6M	\$37.7M	\$27.7M	\$18.8M	\$20.2M	\$18.2M
Percent Change from Prior Year	-3%	55%	75%	-5%	13%	-28%	-39%	-27%	-45%	1%	27%	63%	39%

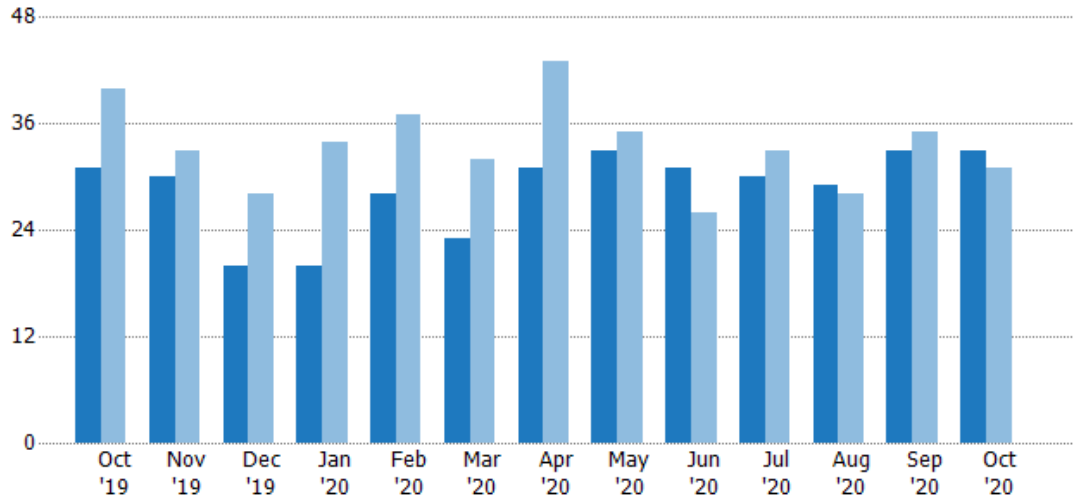
Active Listings

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.
Oct '20	33	6.5%
Oct '19	31	-22.5%
Oct '18	40	-45%



	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	31	30	20	20	28	23	31	33	31	30	29	33	33
Prior Year	40	33	28	34	37	32	43	35	26	33	28	35	31
Percent Change from Prior Year	-23%	-9%	-29%	-41%	-24%	-28%	-28%	-6%	19%	-9%	4%	-6%	6%

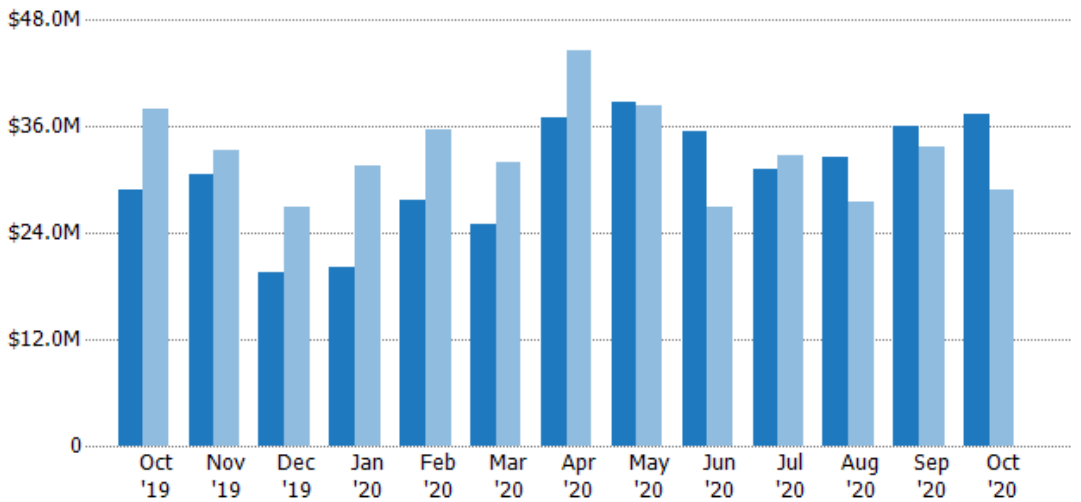
Active Listing Volume

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.
Oct '20	\$37.5M	29.7%
Oct '19	\$28.9M	-24%
Oct '18	\$38.1M	-31.8%



	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	\$28.9M	\$30.5M	\$19.5M	\$20.1M	\$27.6M	\$25M	\$37.1M	\$38.7M	\$35.5M	\$31.2M	\$32.6M	\$36.1M	\$37.5M
Prior Year	\$38.1M	\$33.2M	\$26.9M	\$31.6M	\$35.7M	\$31.9M	\$44.5M	\$38.3M	\$26.9M	\$32.8M	\$27.6M	\$33.6M	\$28.9M
Percent Change from Prior Year	-24%	-8%	-27%	-36%	-23%	-22%	-17%	1%	32%	-5%	18%	7%	30%

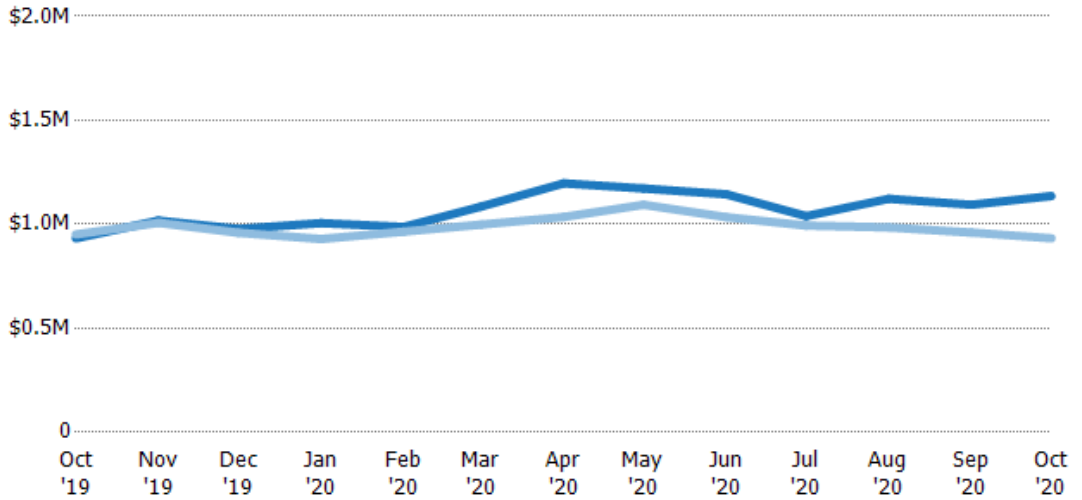
Average Listing Price

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.
Oct '20	\$1.14M	21.8%
Oct '19	\$933K	-2%
Oct '18	\$951K	24%



Current Year	\$933K	\$1.02M	\$977K	\$1.01M	\$987K	\$1.08M	\$1.2M	\$1.17M	\$1.14M	\$1.04M	\$1.12M	\$1.09M	\$1.14M
Prior Year	\$951K	\$1.01M	\$959K	\$929K	\$965K	\$998K	\$1.03M	\$1.09M	\$1.03M	\$994K	\$985K	\$960K	\$933K
Percent Change from Prior Year	-2%	1%	2%	8%	2%	9%	16%	7%	11%	5%	14%	14%	22%

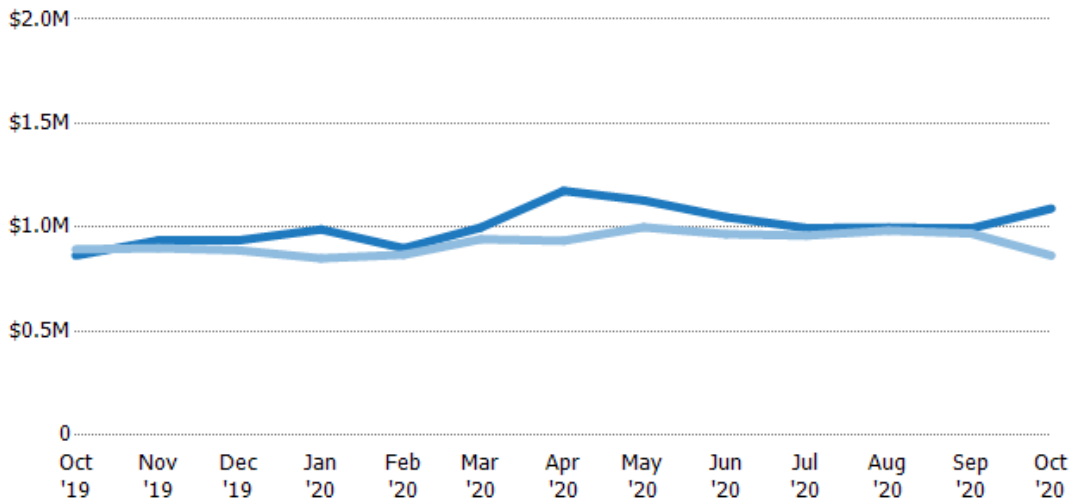
Median Listing Price

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.
Oct '20	\$1.09M	26.2%
Oct '19	\$864K	-3.3%
Oct '18	\$894K	-4.9%



Current Year	\$864K	\$937K	\$937K	\$990K	\$899K	\$999K	\$1.18M	\$1.13M	\$1.05M	\$997K	\$998K	\$995K	\$1.09M
Prior Year	\$894K	\$900K	\$889K	\$850K	\$868K	\$943K	\$935K	\$1M	\$967K	\$960K	\$985K	\$970K	\$864K
Percent Change from Prior Year	-3%	4%	5%	16%	4%	6%	26%	13%	8%	4%	1%	3%	26%

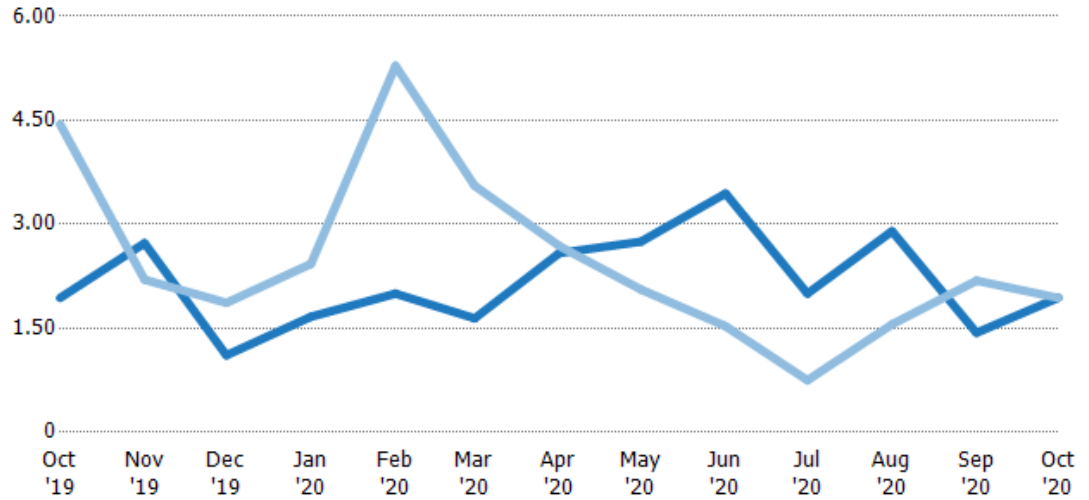
Months of Inventory

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.
Oct '20	1.94	0.2%
Oct '19	1.94	-56.4%
Oct '18	4.44	-72.5%



	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	1.94	2.73	1.11	1.67	2	1.64	2.58	2.75	3.44	2	2.9	1.43	1.94
Prior Year	4.44	2.2	1.87	2.43	5.29	3.56	2.69	2.06	1.53	0.75	1.56	2.19	1.94
Percent Change from Prior Year	-56%	24%	-40%	-31%	-62%	-54%	-4%	34%	125%	167%	86%	-34%	0%

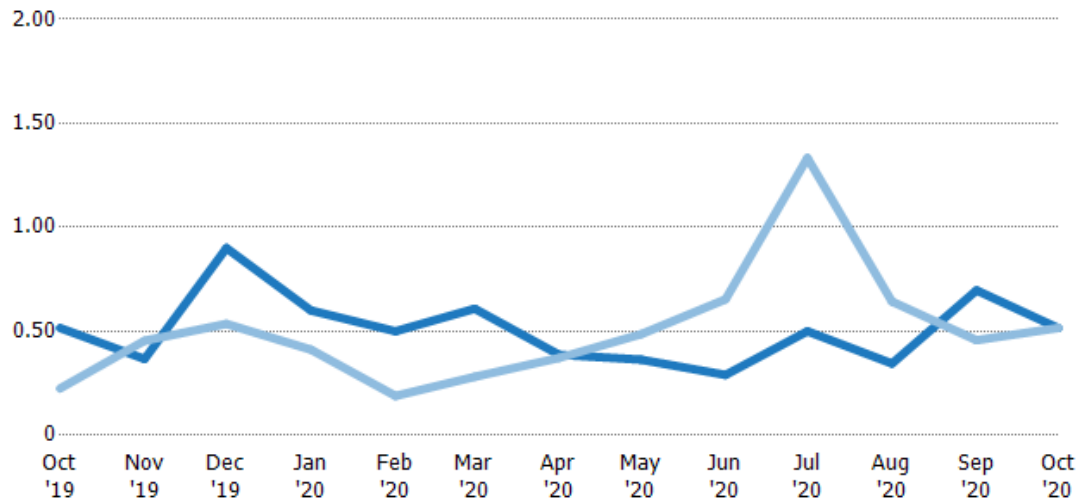
Absorption Rate

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.
Oct '20	52%	0.1%
Oct '19	52%	-29.1%
Oct '18	23%	263.6%



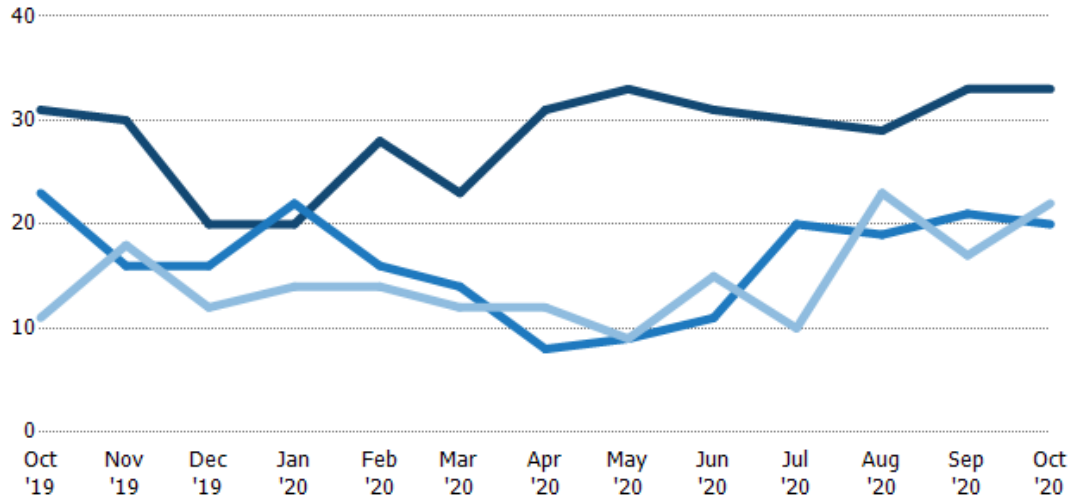
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	52%	37%	90%	60%	50%	61%	39%	36%	29%	50%	34%	70%	52%
Prior Year	23%	45%	54%	41%	19%	28%	37%	49%	65%	133%	64%	46%	52%
Change from Prior Year	-29%	9%	-36%	-19%	-31%	-33%	-2%	12%	36%	83%	30%	-24%	0%

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



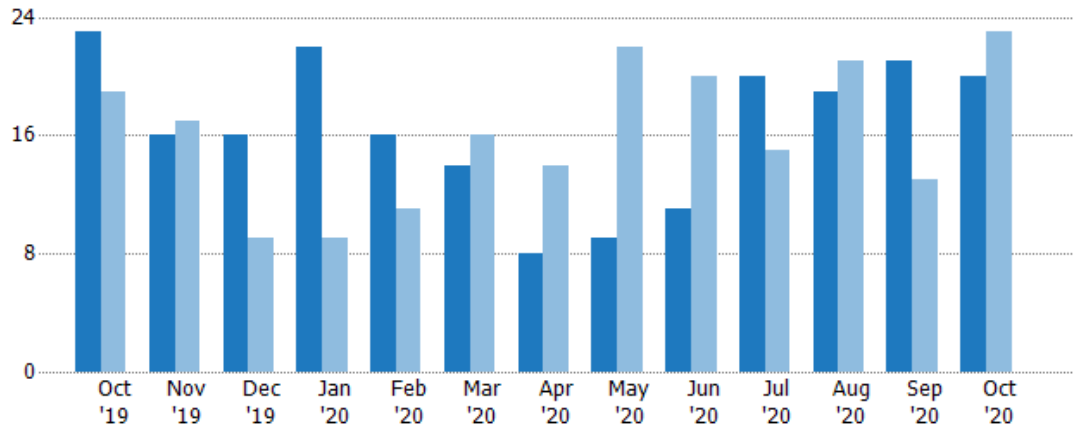
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Active	31	30	20	20	28	23	31	33	31	30	29	33	33
Pending	23	16	16	22	16	14	8	9	11	20	19	21	20
Sold	11	18	12	14	14	12	12	9	15	10	23	17	22

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.
Oct '20	20	-13%
Oct '19	23	21.1%
Oct '18	19	10.5%

	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	23	16	16	22	16	14	8	9	11	20	19	21	20
Prior Year	19	17	9	9	11	16	14	22	20	15	21	13	23
Percent Change from Prior Year	21%	-6%	78%	144%	45%	-13%	-43%	-59%	-45%	33%	-10%	62%	-13%

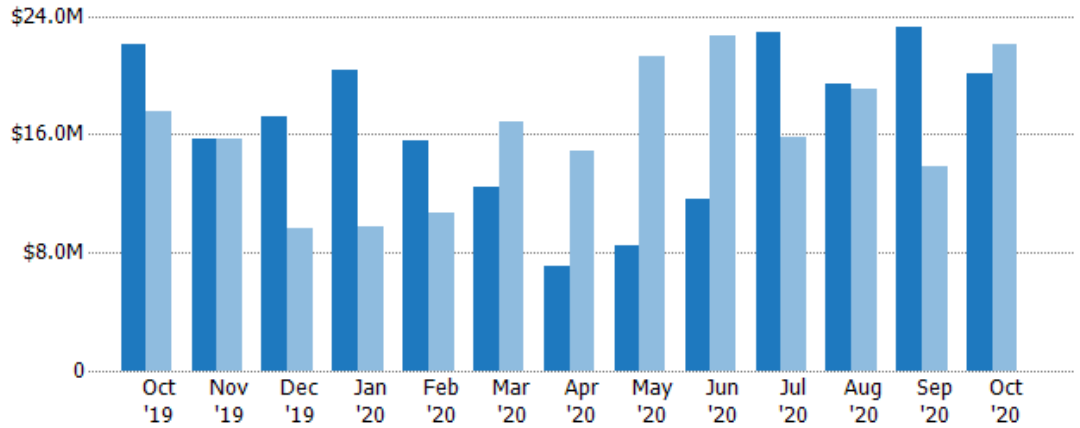
Pending Sales Volume

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.
Oct '20	\$20.1M	-9.2%
Oct '19	\$22.1M	25.8%
Oct '18	\$17.6M	10.6%



Current Year	\$22.1M	\$15.7M	\$17.2M	\$20.4M	\$15.5M	\$12.4M	\$7.06M	\$8.5M	\$11.6M	\$22.9M	\$19.4M	\$23.3M	\$20.1M
Prior Year	\$17.6M	\$15.7M	\$9.63M	\$9.73M	\$10.6M	\$16.9M	\$14.9M	\$21.3M	\$22.7M	\$15.8M	\$19.1M	\$13.8M	\$22.1M
Percent Change from Prior Year	26%	0%	79%	109%	46%	-26%	-53%	-60%	-49%	44%	2%	69%	-9%

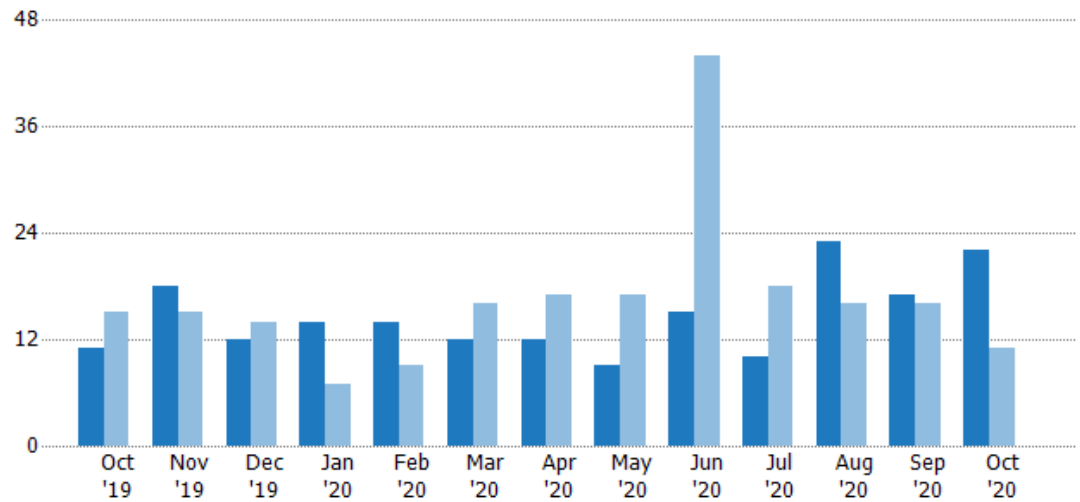
Closed Sales

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.
Oct '20	22	100%
Oct '19	11	-26.7%
Oct '18	15	13.3%



Current Year	11	18	12	14	14	12	12	9	15	10	23	17	22
Prior Year	15	15	14	7	9	16	17	17	44	18	16	16	11
Percent Change from Prior Year	-27%	20%	-14%	100%	56%	-25%	-29%	-47%	-66%	-44%	44%	6%	100%

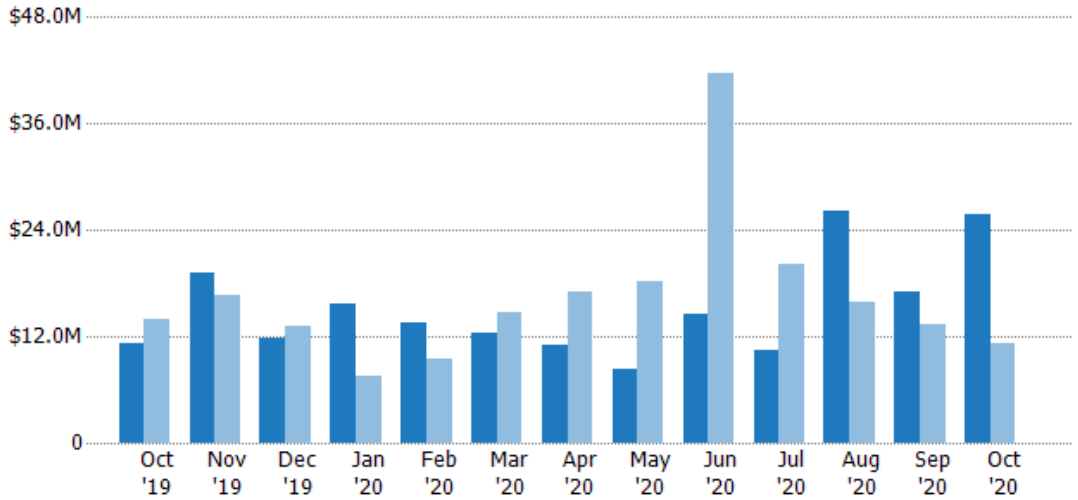
Closed Sales Volume

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.
Oct '20	\$25.8M	128.6%
Oct '19	\$11.3M	-19%
Oct '18	\$13.9M	3.4%



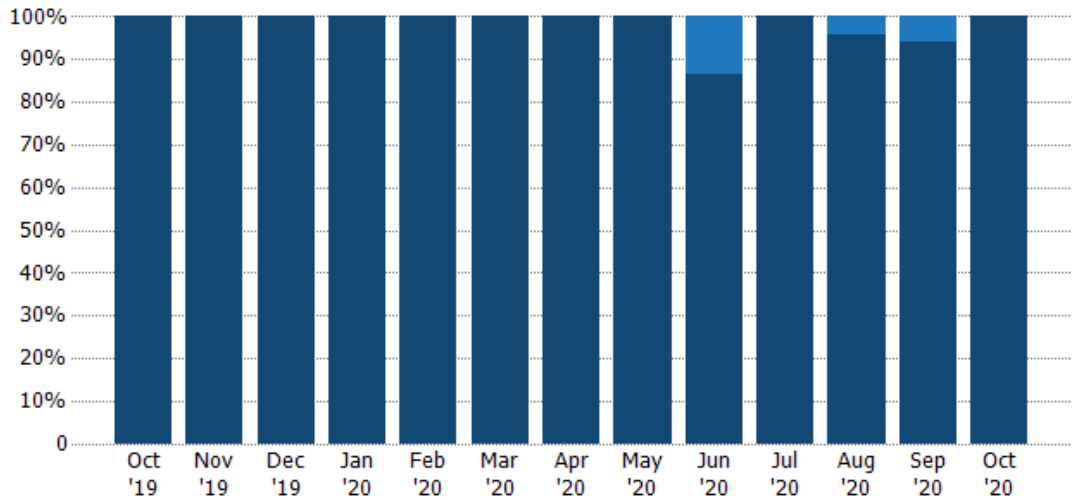
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$11.3M	\$19.2M	\$11.9M	\$15.7M	\$13.5M	\$12.3M	\$11M	\$8.29M	\$14.5M	\$10.5M	\$26.1M	\$17.1M	\$25.8M
Prior Year	\$13.9M	\$16.6M	\$13.2M	\$7.58M	\$9.51M	\$14.7M	\$17M	\$18.1M	\$41.6M	\$20.1M	\$16M	\$13.4M	\$11.3M
Percent Change from Prior Year	-19%	16%	-10%	107%	42%	-16%	-36%	-54%	-65%	-48%	64%	28%	129%

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



	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
Condo/Townhouse	-	-	-	-	-	-	-	-	13%	-	4%	6%	-
Single Family Residence	100%	100%	100%	100%	100%	100%	100%	100%	87%	100%	96%	94%	100%

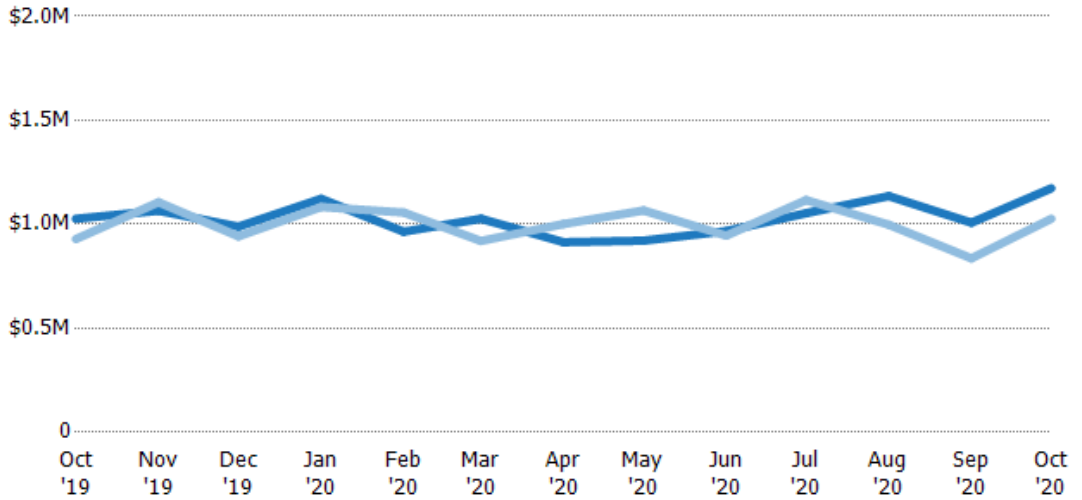
Average Sales Price

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.
Oct '20	\$1.17M	14.3%
Oct '19	\$1.03M	10.5%
Oct '18	\$929K	-8.8%



Current Year	\$1.03M	\$1.07M	\$989K	\$1.12M	\$964K	\$1.03M	\$914K	\$922K	\$967K	\$1.05M	\$1.14M	\$1.01M	\$1.17M
Prior Year	\$929K	\$1.11M	\$942K	\$1.08M	\$1.06M	\$920K	\$1M	\$1.07M	\$945K	\$1.12M	\$998K	\$836K	\$1.03M
Percent Change from Prior Year	10%	-4%	5%	4%	-9%	12%	-9%	-14%	2%	-6%	14%	20%	14%

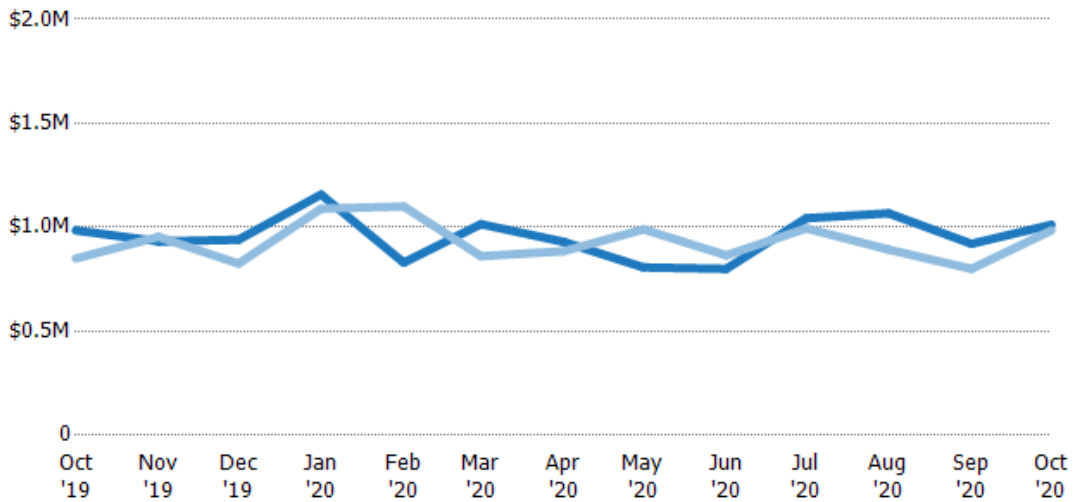
Median Sales Price

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.
Oct '20	\$1.01M	2.8%
Oct '19	\$985K	15.9%
Oct '18	\$850K	-13.9%



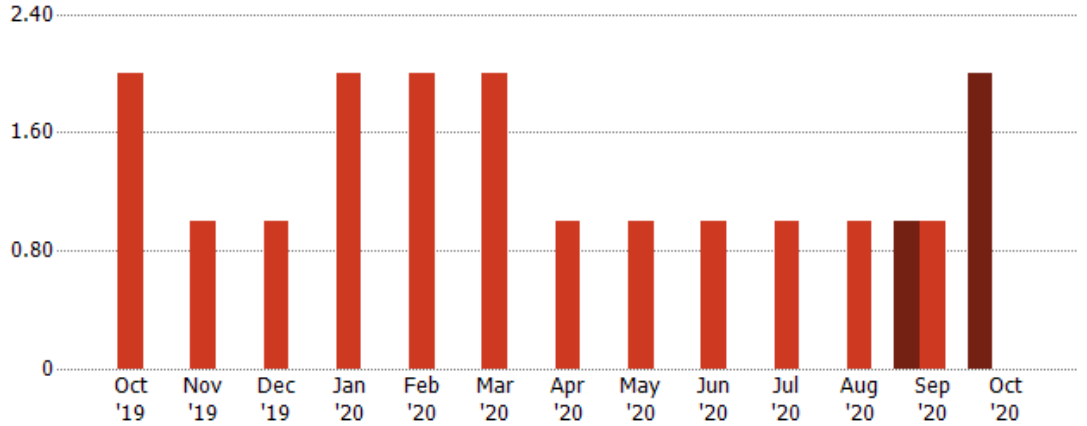
Current Year	\$985K	\$932K	\$940K	\$1.16M	\$830K	\$1.02M	\$930K	\$807K	\$800K	\$1.04M	\$1.07M	\$921K	\$1.01M
Prior Year	\$850K	\$954K	\$825K	\$1.09M	\$1.1M	\$861K	\$885K	\$990K	\$865K	\$995K	\$893K	\$800K	\$985K
Percent Change from Prior Year	16%	-2%	14%	6%	-25%	18%	5%	-18%	-8%	5%	20%	15%	3%

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



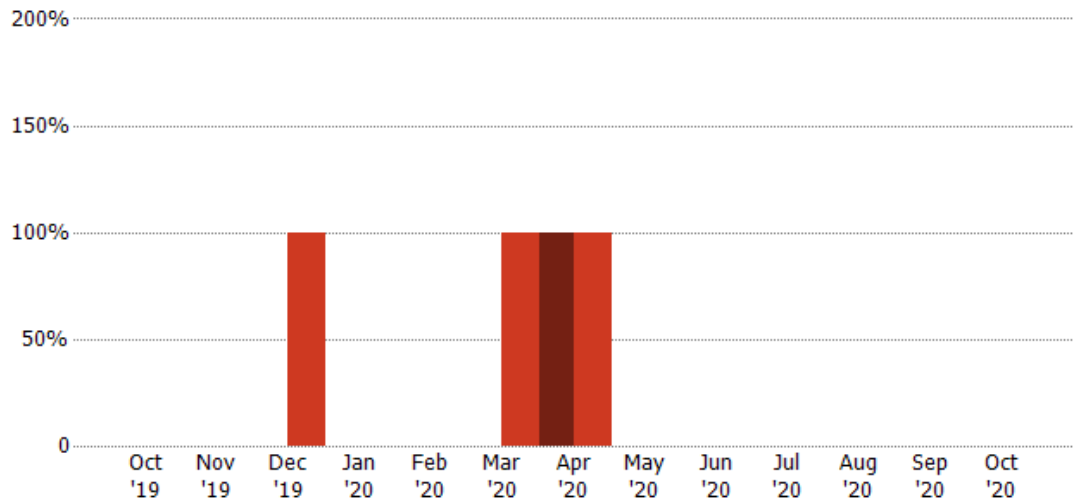
Current Year	-	-	-	-	-	-	-	-	-	-	-	1	2
Prior Year	2	1	1	2	2	2	1	1	1	1	1	1	-
Percent Change from Prior Year	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	0%	100%

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: 11/05/2020

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

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 10/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area