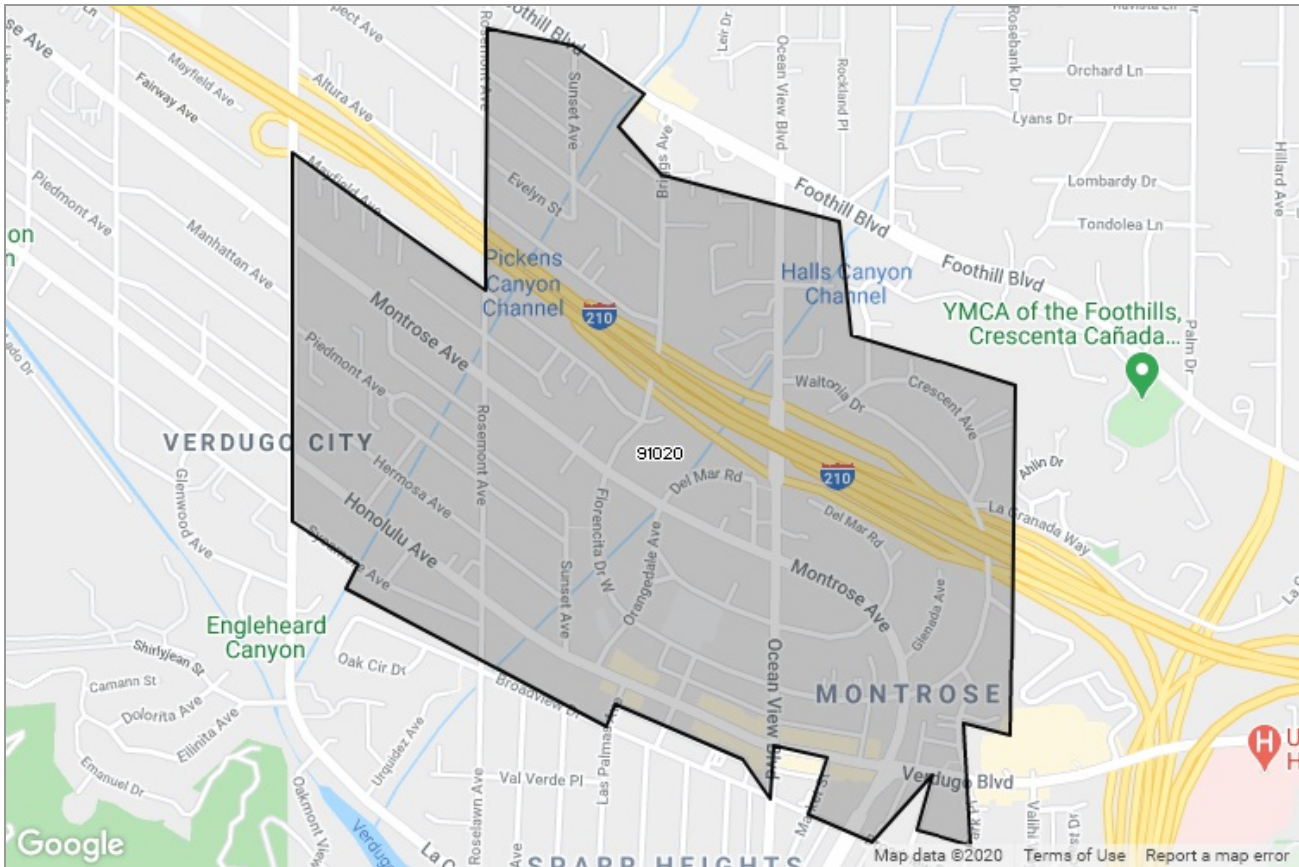




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Montrose



Report Characteristics

Report Name:
Montrose

Report Date Range:
10/2019 – 10/2020

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 11/06/2020

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	6	10	-40%	46	72	-36.1%
New Listing Volume	\$4,084,000	\$7,750,000	-47.3%	\$36,307,026	\$58,966,131	-38.4%
Active Listing Count	10	15	-33.3%	N/A	N/A	
Active Listing Volume	\$8,007,750	\$11,684,900	-31.5%	N/A	N/A	
Average Listing Price	\$800,775	\$778,993	+2.8%	\$821,308	\$842,653	-2.5%
Median Listing Price	\$714,450	\$769,000	-7.1%	\$757,395	\$786,396	-3.7%
Months of Inventory	3.3	3.8	-11.1%	2	2.8	-27.7%
Absorption Rate	30%	26.67%	+3.3%	50%	36.13%	+13.9%
Sales Activity Charts Metrics						
Pending Sales Count	6	5	+20%	N/A	N/A	
Pending Sales Volume	\$5,781,000	\$4,496,000	+28.6%	N/A	N/A	
Closed Sales Count	3	7	-57.1%	40	48	-16.7%
Closed Sales Volume	\$2,137,000	\$4,754,000	-55%	\$31,389,950	\$37,993,900	-17.4%
Average Sales Price	\$712,333	\$679,143	+4.9%	\$784,749	\$791,540	-0.9%
Median Sales Price	\$642,000	\$730,000	-12.1%	\$760,125	\$768,665	-1.1%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

New Listings

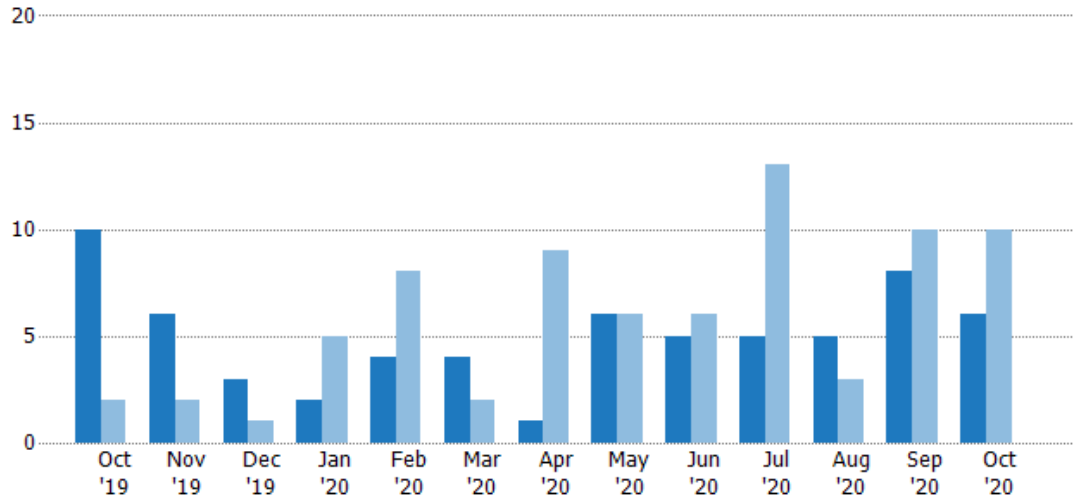
The number of new residential listings that were added each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Count	% Chg.
Oct '20	6	-40%
Oct '19	10	400%
Oct '18	2	250%



Current Year	10	6	3	2	4	4	1	6	5	5	5	8	6
Prior Year	2	2	1	5	8	2	9	6	6	13	3	10	10
Percent Change from Prior Year	400%	200%	200%	-60%	-50%	100%	-89%	0%	-17%	-62%	67%	-20%	-40%

New Listing Volume

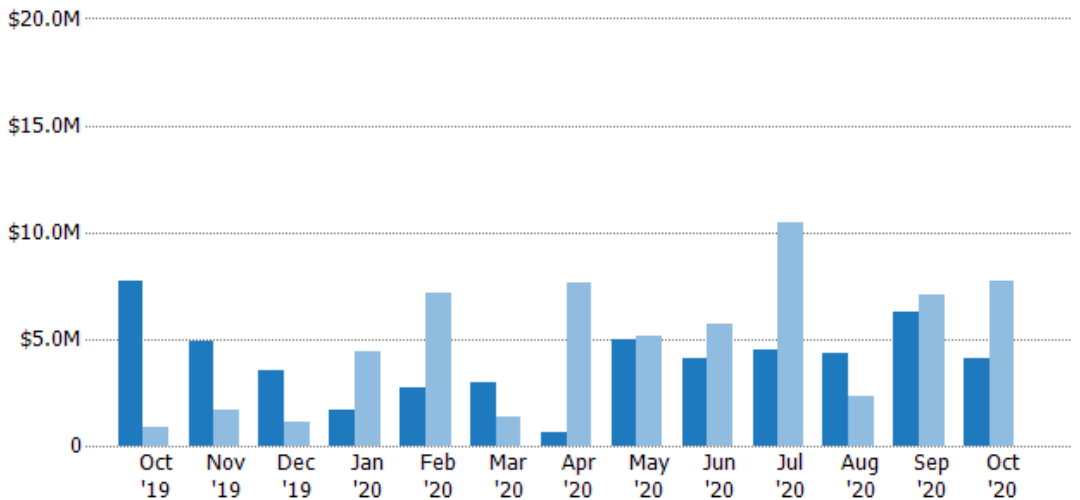
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Volume	% Chg.
Oct '20	\$4.08M	-47.3%
Oct '19	\$7.75M	808%
Oct '18	\$854K	599.7%



Current Year	\$7.75M	\$4.94M	\$3.54M	\$1.65M	\$2.7M	\$2.99M	\$649K	\$5M	\$4.09M	\$4.51M	\$4.37M	\$6.27M	\$4.08M
Prior Year	\$854K	\$1.64M	\$1.15M	\$4.41M	\$7.14M	\$1.34M	\$7.67M	\$5.16M	\$5.7M	\$10.4M	\$2.3M	\$7.07M	\$7.75M
Percent Change from Prior Year	808%	201%	208%	-63%	-62%	123%	-92%	-3%	-28%	-57%	90%	-11%	-47%

Active Listings

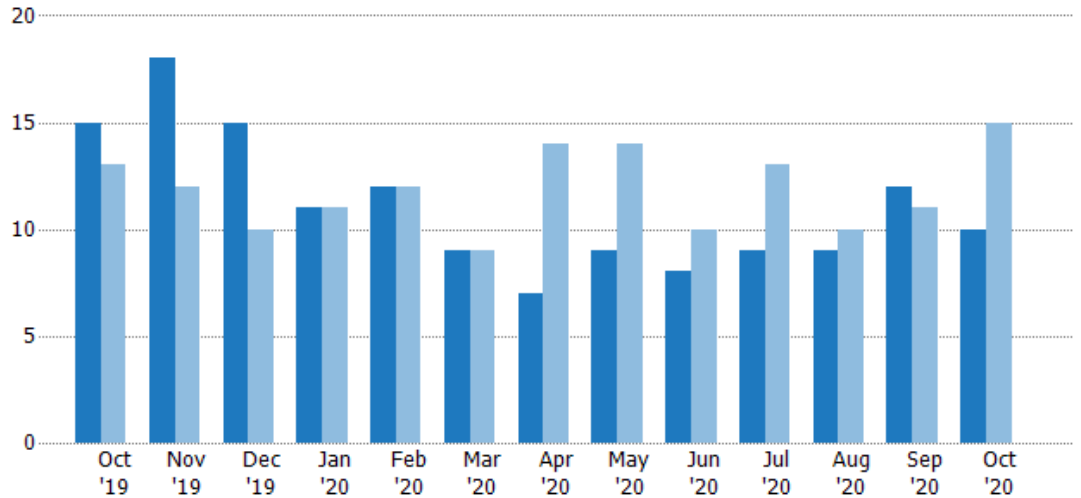
The number of active residential listings at the end of each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Count	% Chg.
Oct '20	10	-33.3%
Oct '19	15	15.4%
Oct '18	13	-38.5%



Current Year	15	18	15	11	12	9	7	9	8	9	9	12	10
Prior Year	13	12	10	11	12	9	14	14	10	13	10	11	15
Percent Change from Prior Year	15%	50%	50%	0%	0%	0%	-50%	-36%	-20%	-31%	-10%	9%	-33%

Active Listing Volume

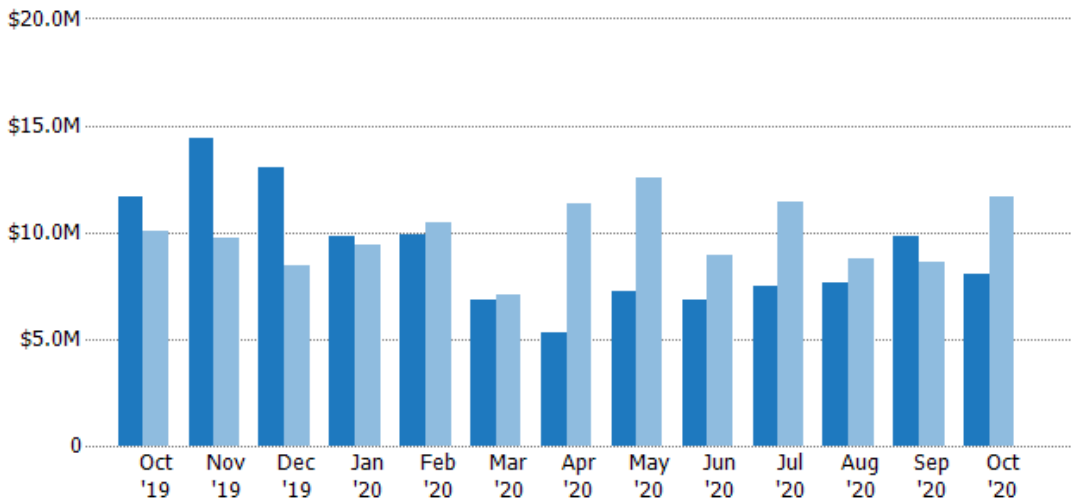
The sum of the listing price of active residential listings at the end of each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Volume	% Chg.
Oct '20	\$8.01M	-31.5%
Oct '19	\$11.7M	16.1%
Oct '18	\$10.1M	-33.3%



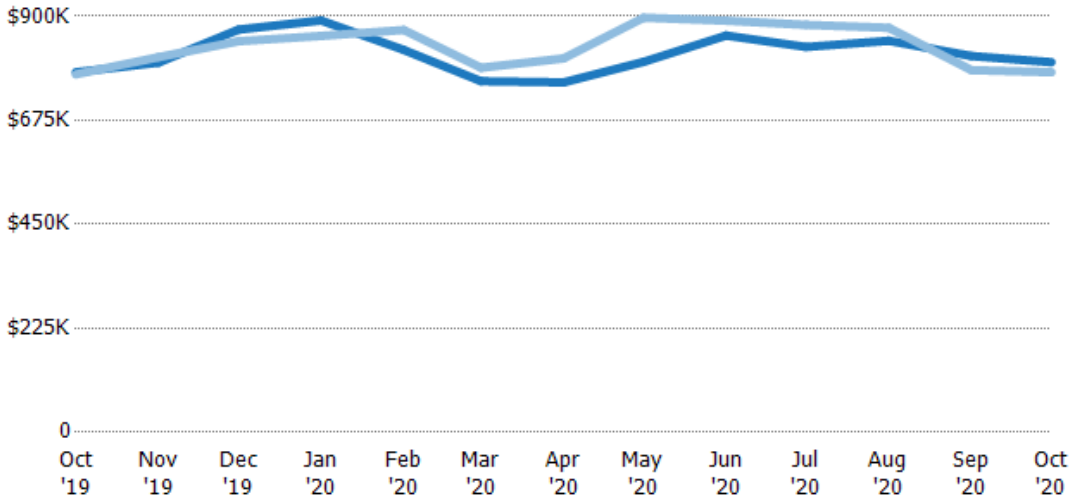
Current Year	\$11.7M	\$14.4M	\$13.1M	\$9.8M	\$9.93M	\$6.84M	\$5.3M	\$7.21M	\$6.87M	\$7.5M	\$7.62M	\$9.77M	\$8.01M
Prior Year	\$10.1M	\$9.74M	\$8.46M	\$9.43M	\$10.4M	\$7.1M	\$11.3M	\$12.6M	\$8.91M	\$11.5M	\$8.75M	\$8.62M	\$11.7M
Percent Change from Prior Year	16%	48%	54%	4%	-5%	-4%	-53%	-43%	-23%	-35%	-13%	13%	-31%

Average Listing Price

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



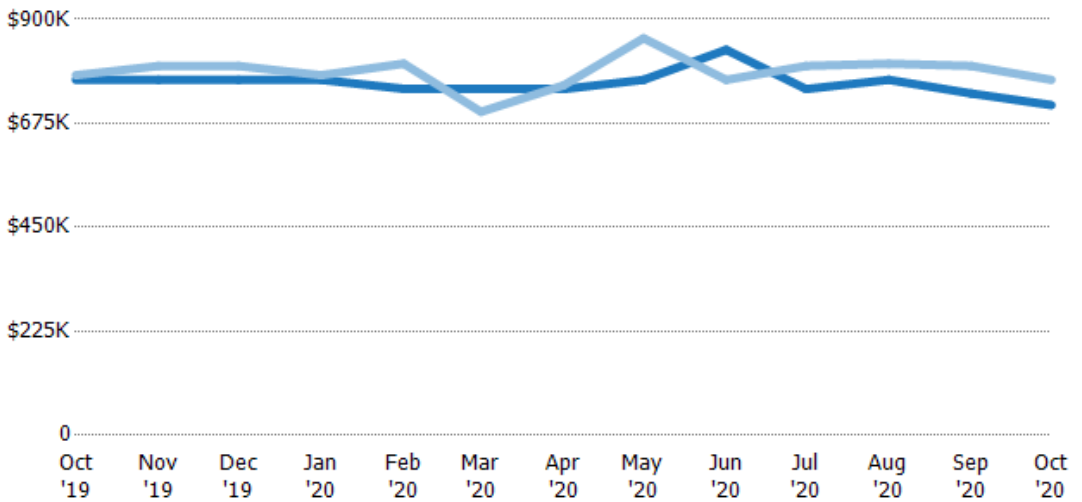
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Oct '19	\$779K	\$774K	1%
Nov '19	\$800K	\$812K	-1%
Dec '19	\$871K	\$846K	3%
Jan '20	\$891K	\$857K	4%
Feb '20	\$827K	\$870K	-5%
Mar '20	\$760K	\$789K	-4%
Apr '20	\$757K	\$809K	-6%
May '20	\$801K	\$897K	-11%
Jun '20	\$858K	\$891K	-4%
Jul '20	\$834K	\$881K	-5%
Aug '20	\$847K	\$875K	-3%
Sep '20	\$814K	\$784K	4%
Oct '20	\$801K	\$779K	3%

Median Listing Price

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Oct '19	\$769K	\$779K	-1%
Nov '19	\$769K	\$799K	-4%
Dec '19	\$769K	\$799K	-4%
Jan '20	\$769K	\$779K	-1%
Feb '20	\$750K	\$804K	-7%
Mar '20	\$749K	\$700K	7%
Apr '20	\$749K	\$757K	-1%
May '20	\$769K	\$859K	-10%
Jun '20	\$834K	\$769K	8%
Jul '20	\$749K	\$799K	-6%
Aug '20	\$769K	\$804K	-4%
Sep '20	\$739K	\$799K	-7%
Oct '20	\$714K	\$769K	-7%

Months of Inventory

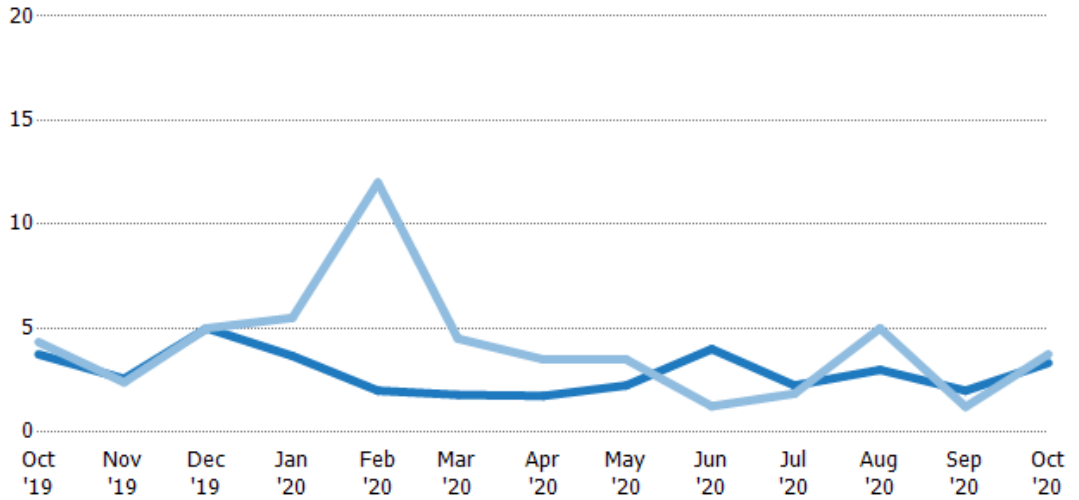
The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Months	% Chg.
Oct '20	3.33	-11.1%
Oct '19	3.75	-13.5%
Oct '18	4.33	-73.6%



Current Year	3.75	2.57	5	3.67	2	1.8	1.75	2.25	4	2.25	3	2	3.33
Prior Year	4.33	2.4	5	5.5	12	4.5	3.5	3.5	1.25	1.86	5	1.22	3.75
Percent Change from Prior Year	-13%	7%	0%	-33%	-83%	-60%	-50%	-36%	220%	21%	-40%	64%	-11%

Absorption Rate

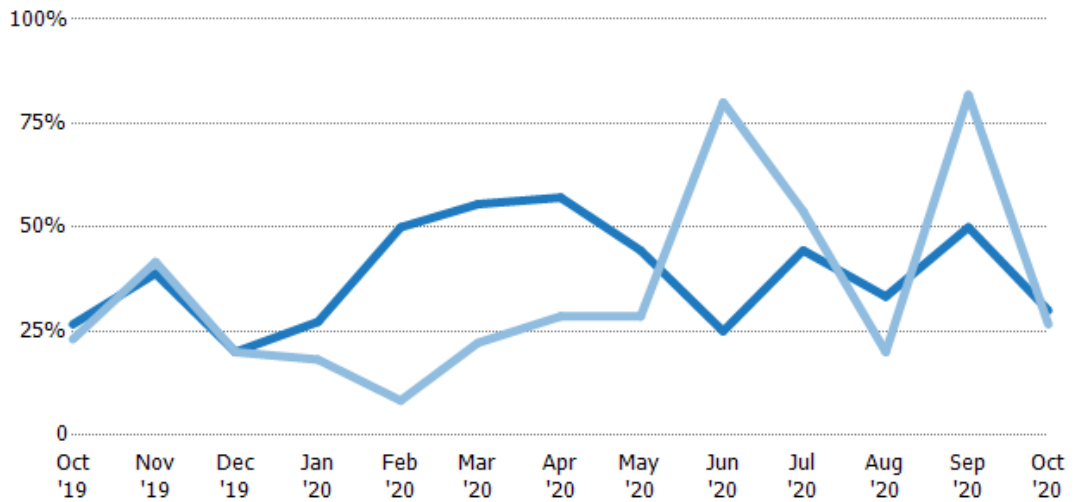
The percentage of inventory sold per month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Rate	Chg.
Oct '20	30%	-3.3%
Oct '19	27%	-3.6%
Oct '18	23%	279.3%



Current Year	27%	39%	20%	27%	50%	56%	57%	44%	25%	44%	33%	50%	30%
Prior Year	23%	42%	20%	18%	8%	22%	29%	29%	80%	54%	20%	82%	27%
Change from Prior Year	-4%	3%	0%	-9%	-42%	-33%	-29%	-16%	55%	9%	-13%	32%	-3%

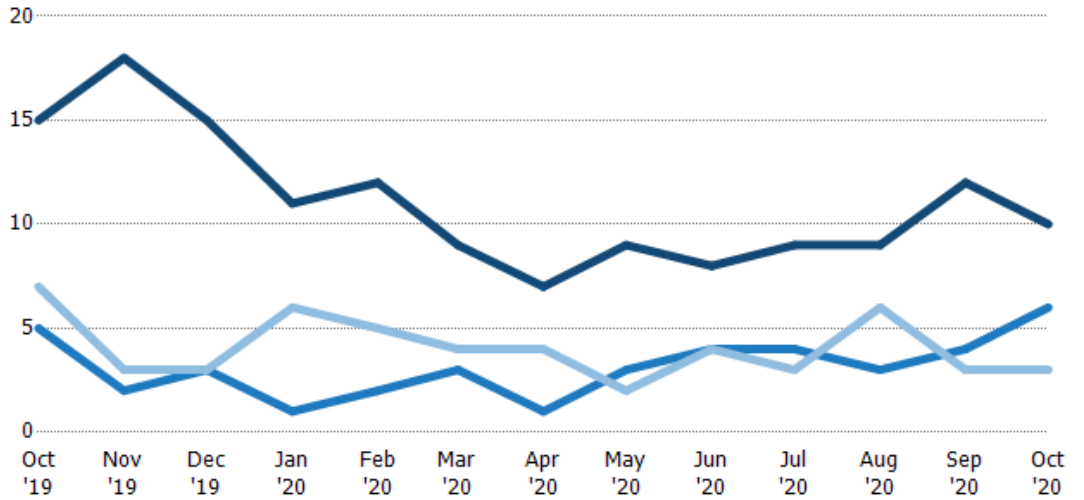
Active/Pending/Sold Units

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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	15	18	15	11	12	9	7	9	8	9	9	12	10
Pending	5	2	3	1	2	3	1	3	4	4	3	4	6
Sold	7	3	3	6	5	4	4	2	4	3	6	3	3

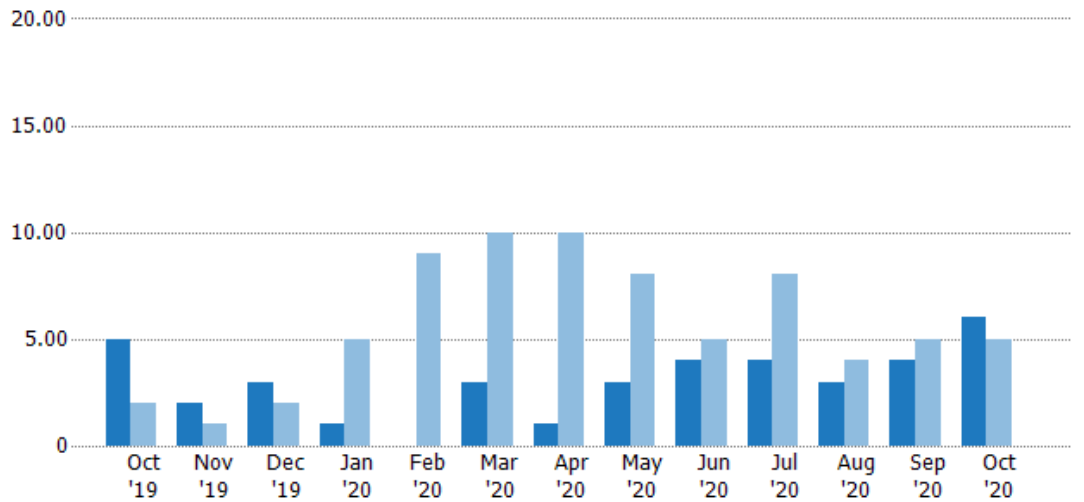
Pending Sales

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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
Current Year	5	2	3	1	-	3	1	3	4	4	3	4	6
Prior Year	2	1	2	5	9	10	10	8	5	8	4	5	5
Percent Change from Prior Year	150%	100%	50%	-80%	-100%	-70%	-90%	-63%	-20%	-50%	-25%	-20%	20%

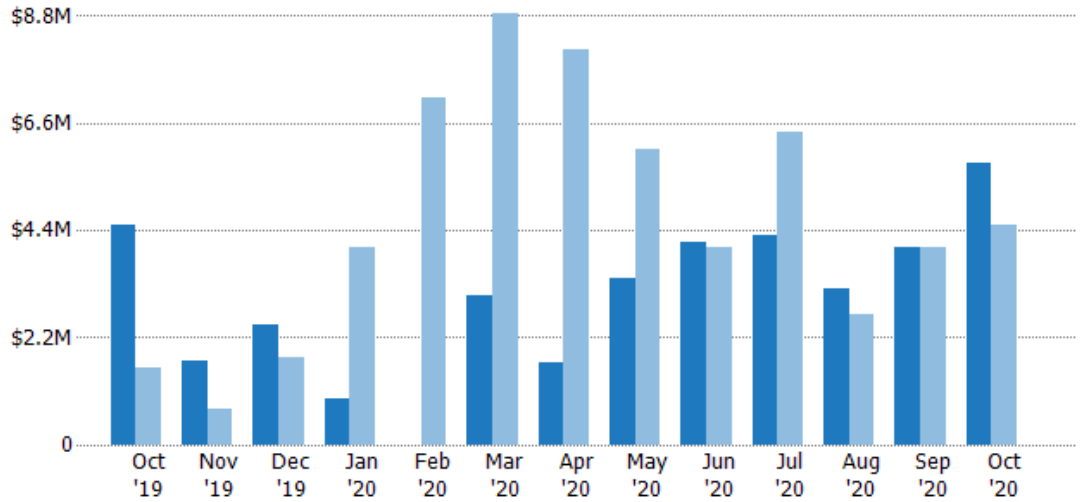
Pending Sales Volume

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Current Year	\$4.5M	\$1.73M	\$2.45M	\$950K	-	\$3.08M	\$1.7M	\$3.43M	\$4.15M	\$4.32M	\$3.22M	\$4.06M	\$5.78M
Prior Year	\$1.58M	\$734K	\$1.78M	\$4.06M	\$7.12M	\$8.86M	\$8.1M	\$6.05M	\$4.06M	\$6.4M	\$2.69M	\$4.07M	\$4.5M
Percent Change from Prior Year	184%	135%	38%	-77%	-100%	-65%	-79%	-43%	2%	-33%	20%	0%	29%

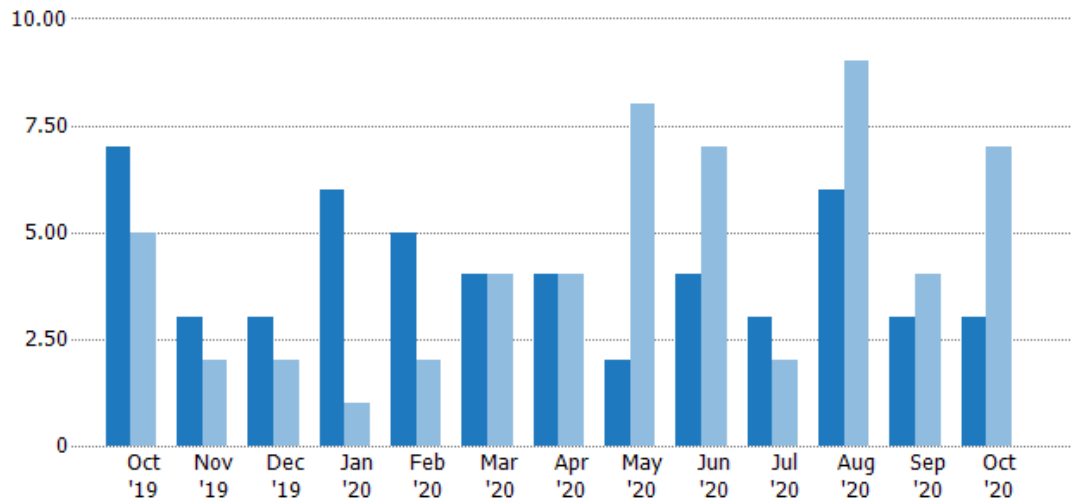
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Month/Year	Count	% Chg.
Oct '20	3	-57.1%
Oct '19	7	40%
Oct '18	5	-40%

Current Year	7	3	3	6	5	4	4	2	4	3	6	3	3
Prior Year	5	2	2	1	2	4	4	8	7	2	9	4	7
Percent Change from Prior Year	40%	50%	50%	500%	150%	0%	0%	-75%	-43%	50%	-33%	-25%	-57%

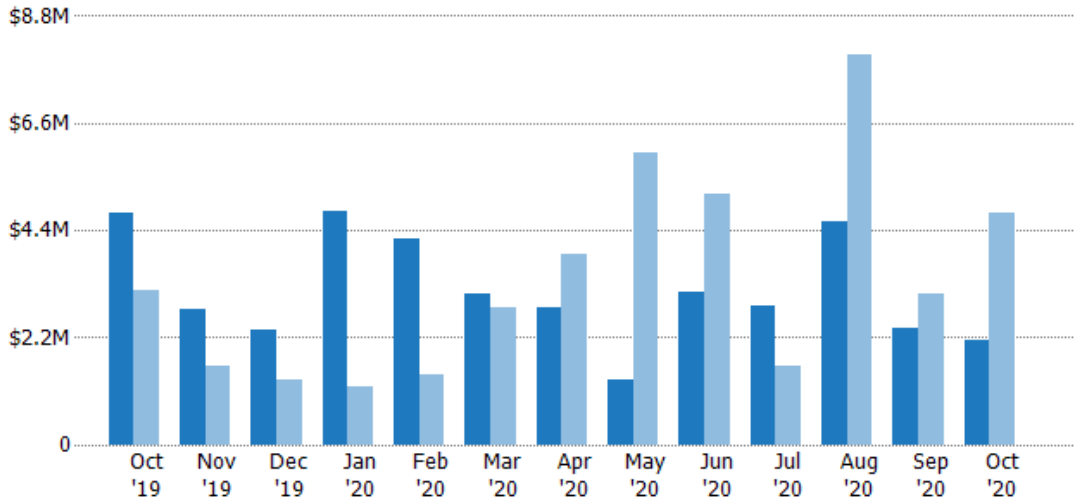
Closed Sales Volume

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Oct '19	\$4.75M	\$3.17M	50%
Nov '19	\$2.79M	\$1.6M	74%
Dec '19	\$2.36M	\$1.35M	75%
Jan '20	\$4.8M	\$1.2M	300%
Feb '20	\$4.23M	\$1.46M	190%
Mar '20	\$3.1M	\$2.8M	10%
Apr '20	\$2.82M	\$3.91M	-28%
May '20	\$1.34M	\$6.01M	-78%
Jun '20	\$3.13M	\$5.13M	-39%
Jul '20	\$2.86M	\$1.61M	77%
Aug '20	\$4.59M	\$8.01M	-43%
Sep '20	\$2.4M	\$3.11M	-23%
Oct '20	\$2.14M	\$4.75M	-55%

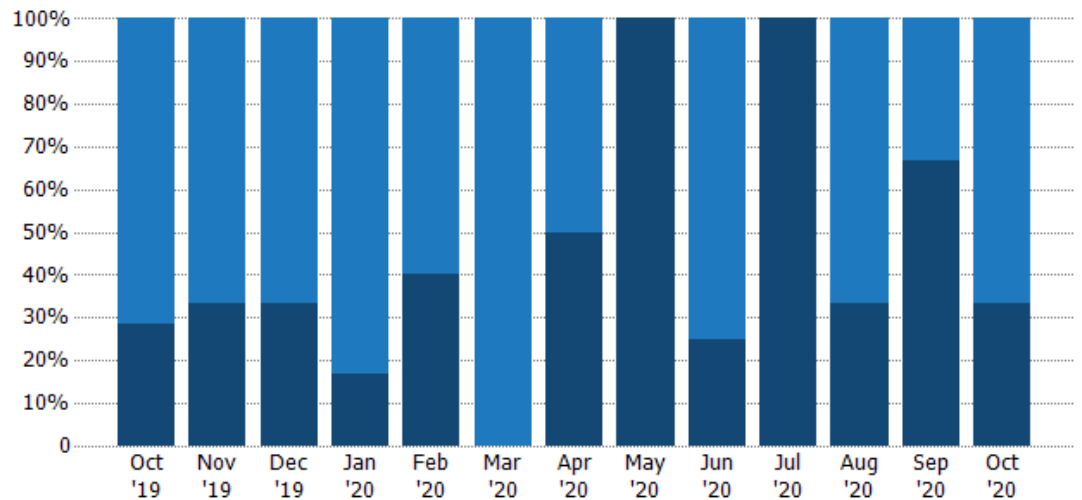
Closed Sales by Property Type

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Month/Year	Condo/Townhouse	Single Family Residence
Oct '19	71%	29%
Nov '19	67%	33%
Dec '19	67%	33%
Jan '20	83%	17%
Feb '20	60%	40%
Mar '20	100%	-
Apr '20	50%	50%
May '20	-	100%
Jun '20	75%	25%
Jul '20	-	100%
Aug '20	67%	33%
Sep '20	33%	67%
Oct '20	67%	33%

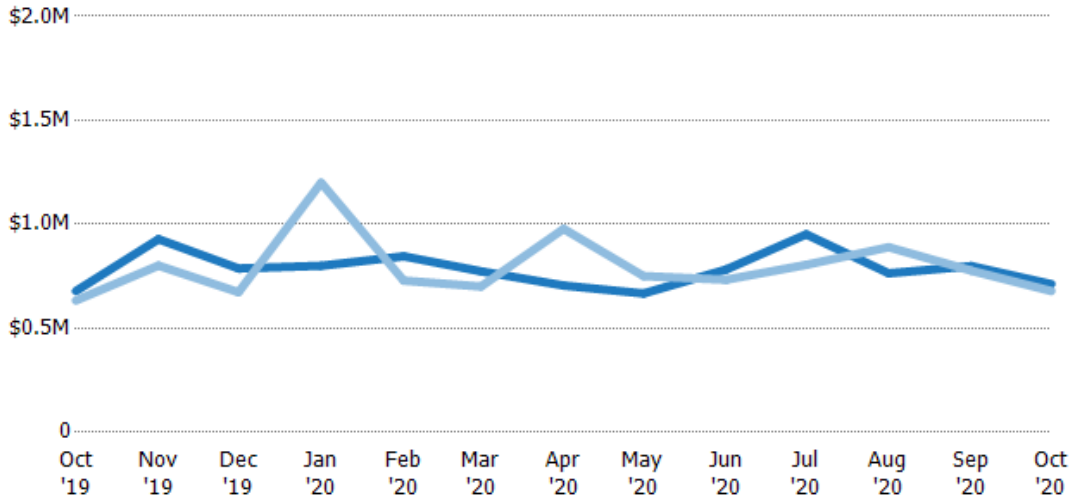
Average Sales Price

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Oct '19	\$679K	\$634K	7%
Nov '19	\$928K	\$802K	16%
Dec '19	\$788K	\$674K	17%
Jan '20	\$801K	\$1.2M	-33%
Feb '20	\$846K	\$729K	16%
Mar '20	\$774K	\$701K	10%
Apr '20	\$706K	\$978K	-28%
May '20	\$668K	\$751K	-11%
Jun '20	\$783K	\$733K	7%
Jul '20	\$952K	\$805K	18%
Aug '20	\$764K	\$890K	-14%
Sep '20	\$799K	\$777K	3%
Oct '20	\$712K	\$679K	5%

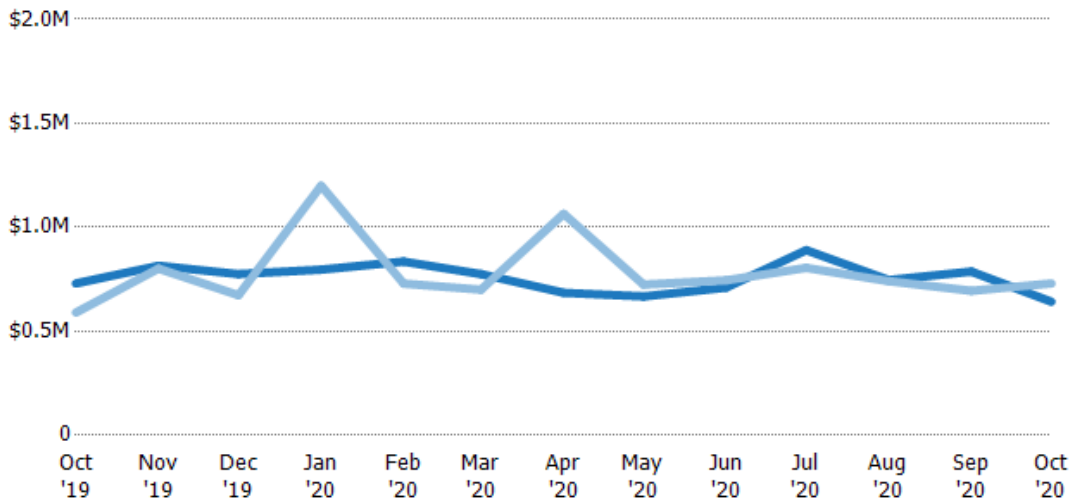
Median Sales Price

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Oct '19	\$730K	\$590K	24%
Nov '19	\$815K	\$802K	2%
Dec '19	\$775K	\$674K	15%
Jan '20	\$797K	\$1.2M	-34%
Feb '20	\$835K	\$729K	15%
Mar '20	\$775K	\$700K	11%
Apr '20	\$685K	\$1.07M	-36%
May '20	\$668K	\$725K	-8%
Jun '20	\$710K	\$745K	-5%
Jul '20	\$890K	\$805K	11%
Aug '20	\$747K	\$741K	1%
Sep '20	\$787K	\$695K	13%
Oct '20	\$642K	\$730K	-12%

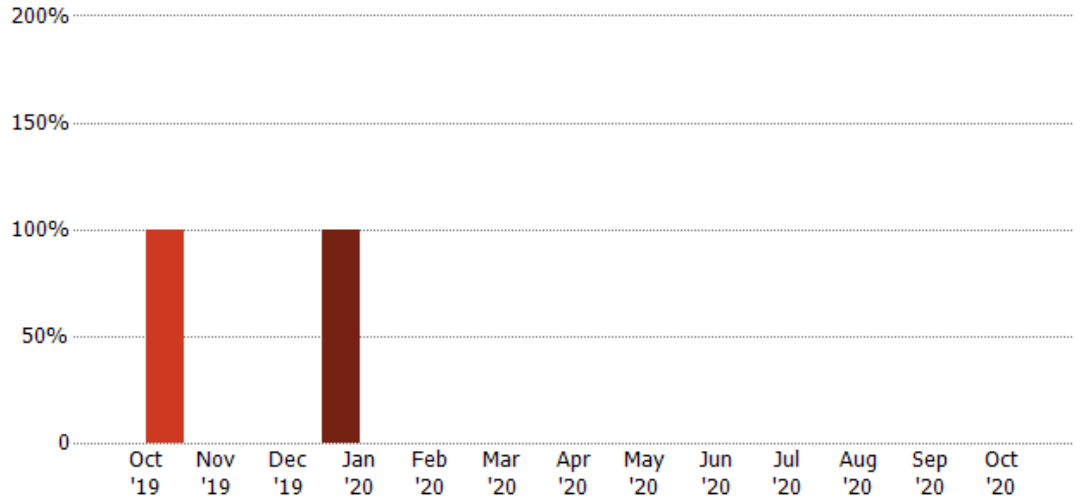
Distressed Listings

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

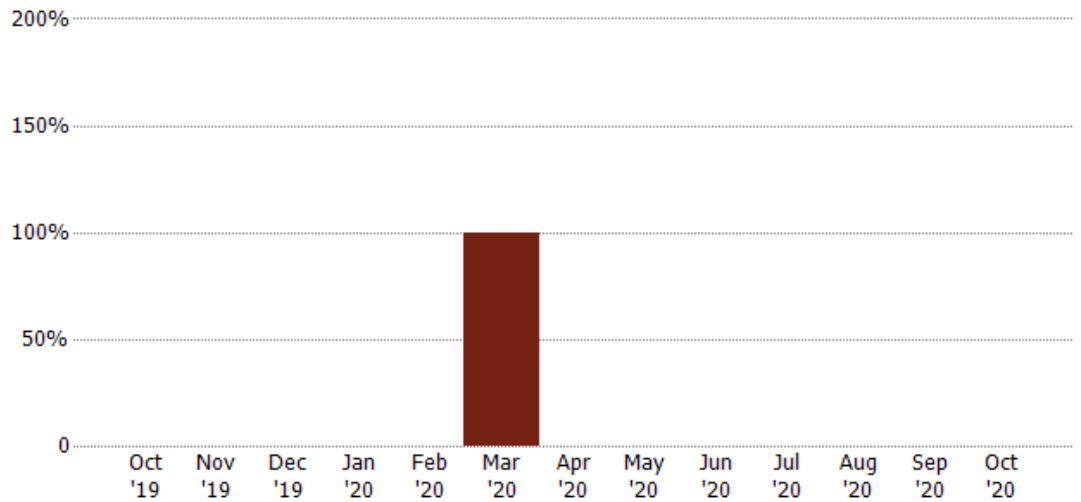
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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
Current Year	-	-	-	-	-	1	-	-	-	-	-	-	-

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: Montrose

Run Date: 11/06/2020

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: Montrose, CA 91020 Montrose, CA 91021

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