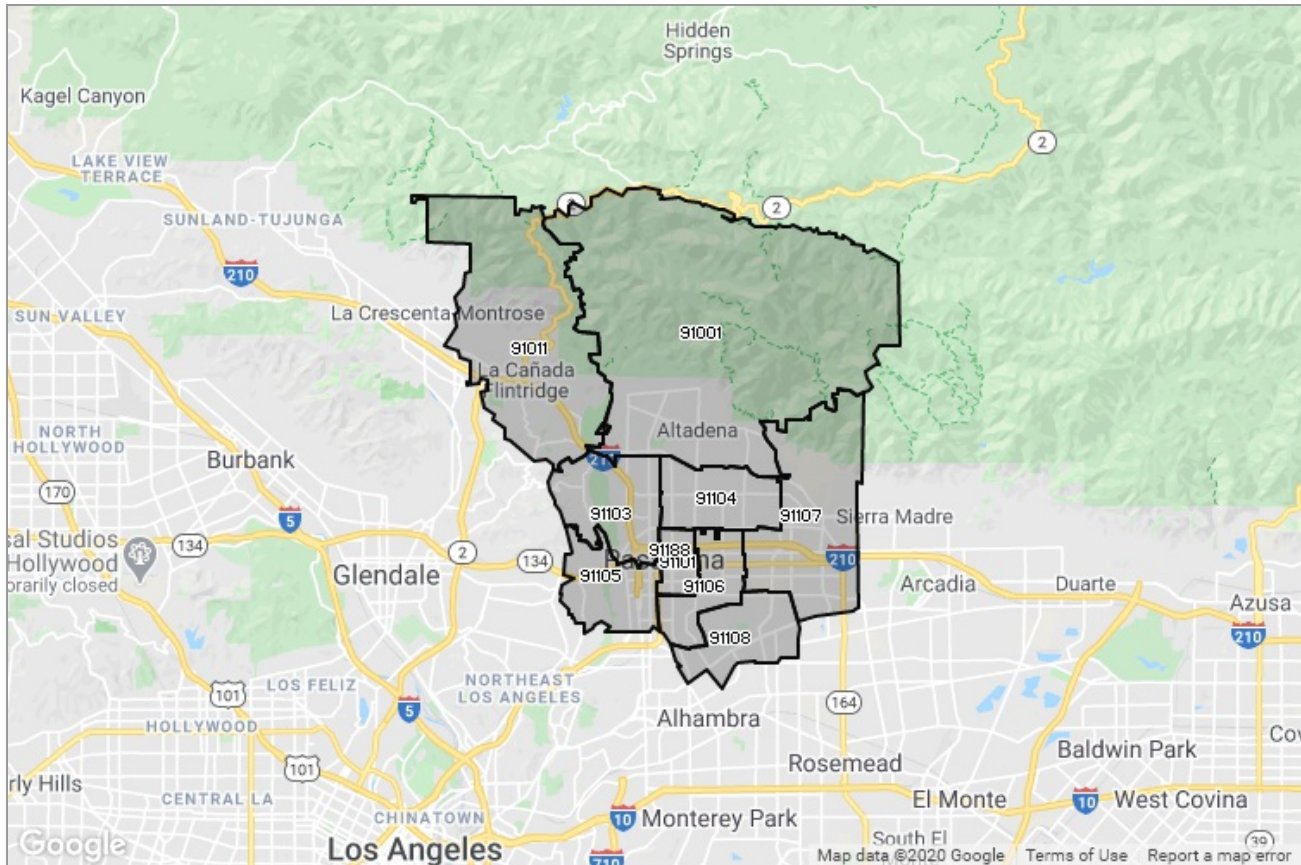




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Pasadena



Report Characteristics

Report Name:
Pasadena

Report Date Range:
10/2019 – 10/2020

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 11/09/2020

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	309	250	+23.6%	2,470	2,529	-2.3%
New Listing Volume	\$476,630,706	\$345,670,498	+37.9%	\$3,815,964,098	\$3,691,097,286	+3.4%
Active Listing Count	651	521	+25%	N/A	N/A	
Active Listing Volume	\$1,355,224,289	\$939,638,827	+44.2%	N/A	N/A	
Average Listing Price	\$2,081,758	\$1,803,529	+15.4%	\$2,034,971	\$1,747,840	+16.4%
Median Listing Price	\$1,450,000	\$1,190,000	+21.8%	\$1,454,154	\$1,179,922	+23.2%
Months of Inventory	3.6	3.3	+7.7%	2.9	3.1	-5.9%
Absorption Rate	27.8%	29.94%	-2.1%	34.16%	32.15%	+2%
Sales Activity Charts Metrics						
Pending Sales Count	316	175	+80.6%	N/A	N/A	
Pending Sales Volume	\$478,575,226	\$217,919,037	+119.6%	N/A	N/A	
Closed Sales Count	212	192	+10.4%	1,578	1,718	-8.1%
Closed Sales Volume	\$312,450,226	\$246,259,430	+26.9%	\$2,074,550,606	\$2,163,607,031	-4.1%
Average Sales Price	\$1,473,822	\$1,282,601	+14.9%	\$1,314,671	\$1,259,375	+4.4%
Median Sales Price	\$1,075,000	\$952,000	+12.9%	\$1,036,591	\$952,925	+8.8%
Distressed Charts Metrics						
Distressed Listing Count	7	9	-22.2%	N/A	N/A	

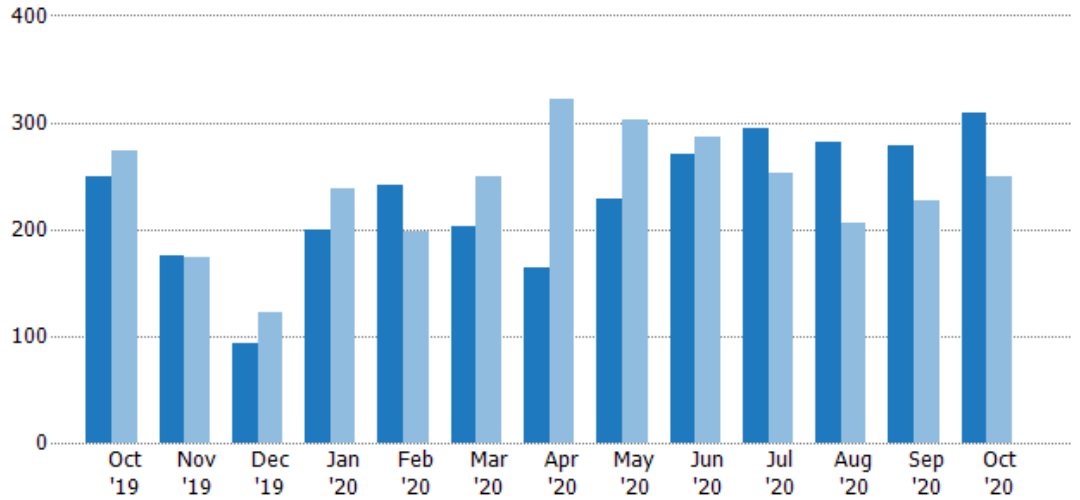
New Listings

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.
Oct '20	309	23.6%
Oct '19	250	-8.4%
Oct '18	273	-20.5%



Current Year	250	176	93	200	241	202	164	229	271	294	281	279	309
Prior Year	273	173	122	238	197	249	322	302	287	252	206	226	250
Percent Change from Prior Year	-8%	2%	-24%	-16%	22%	-19%	-49%	-24%	-6%	17%	36%	23%	24%

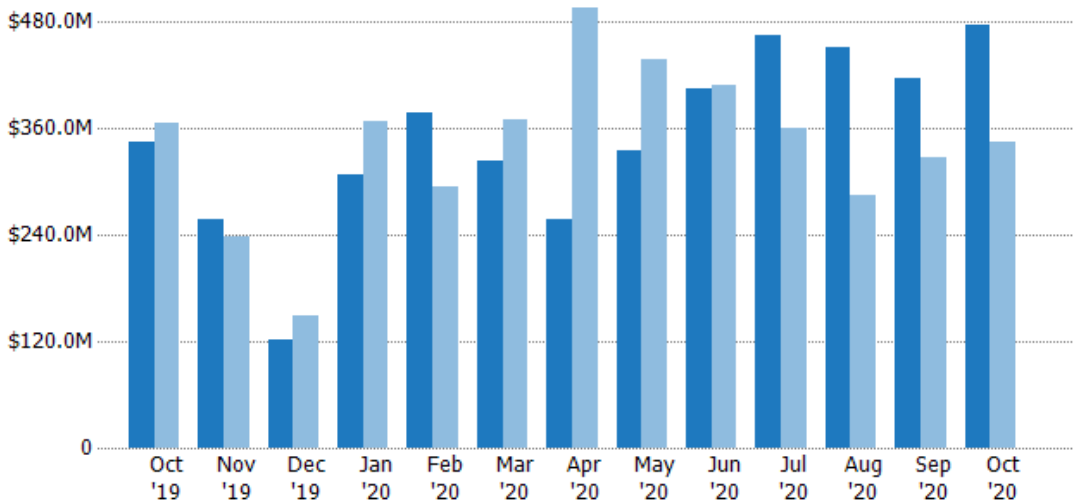
New Listing Volume

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.
Oct '20	\$477M	37.9%
Oct '19	\$346M	-5.5%
Oct '18	\$366M	-13.6%



Current Year	\$346M	\$258M	\$122M	\$307M	\$377M	\$323M	\$258M	\$336M	\$406M	\$466M	\$451M	\$417M	\$477M
Prior Year	\$366M	\$239M	\$149M	\$369M	\$294M	\$369M	\$495M	\$438M	\$410M	\$359M	\$284M	\$327M	\$346M
Percent Change from Prior Year	-5%	8%	-18%	-17%	28%	-13%	-48%	-23%	-1%	30%	58%	28%	38%

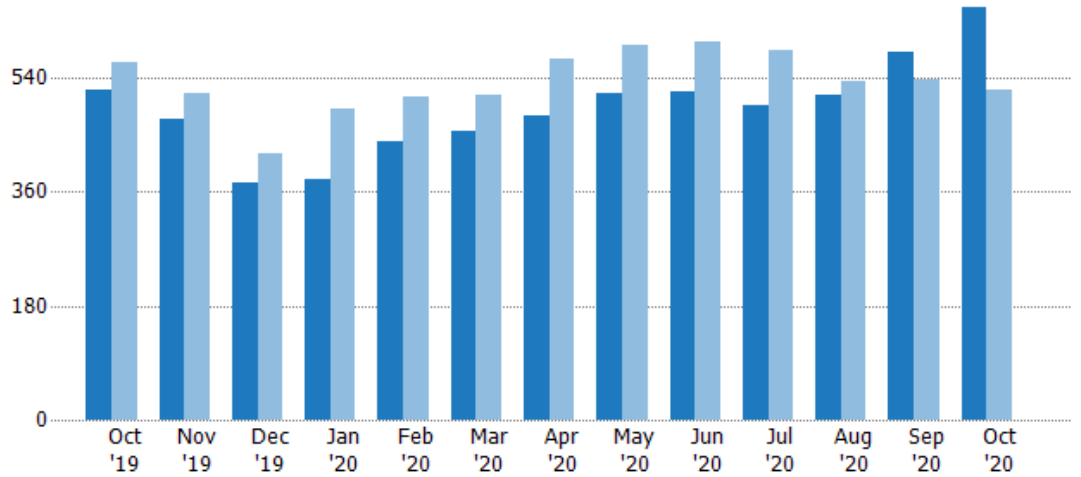
Active Listings

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.
Oct '20	651	25%
Oct '19	521	-7.8%
Oct '18	565	-27.3%



Current Year	521	474	374	379	439	457	481	515	517	497	513	581	651
Prior Year	565	515	420	490	511	512	570	591	598	583	535	536	521
Percent Change from Prior Year	-8%	-8%	-11%	-23%	-14%	-11%	-16%	-13%	-14%	-15%	-4%	8%	25%

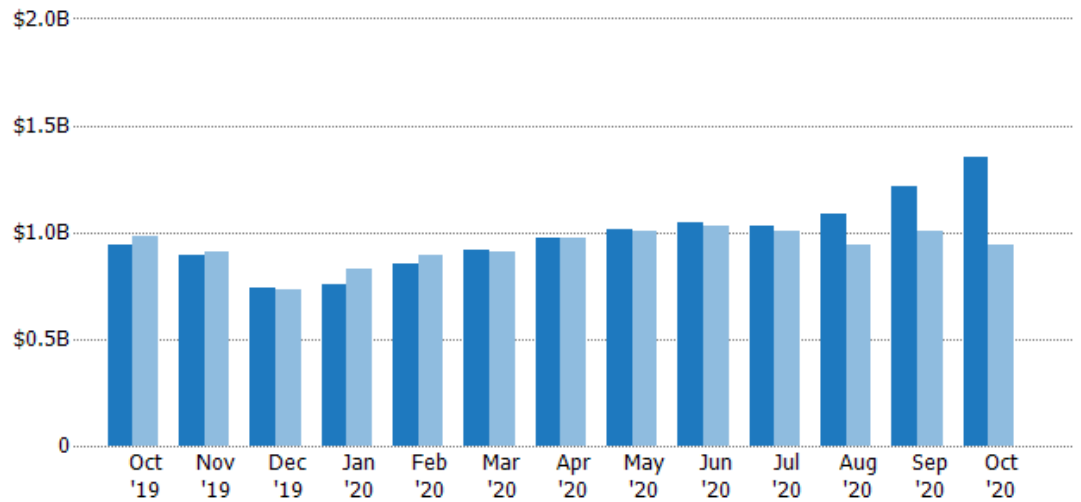
Active Listing Volume

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.
Oct '20	\$1.36B	44.2%
Oct '19	\$940M	-4.5%
Oct '18	\$984M	-23.9%



Current Year	\$940M	\$893M	\$736M	\$757M	\$856M	\$915M	\$972M	\$1.01B	\$1.04B	\$1.03B	\$1.08B	\$1.21B	\$1.36B
Prior Year	\$984M	\$908M	\$730M	\$828M	\$890M	\$905M	\$975M	\$1B	\$1.03B	\$1.01B	\$942M	\$1B	\$940M
Percent Change from Prior Year	-4%	-2%	1%	-9%	-4%	1%	0%	1%	2%	2%	15%	21%	44%

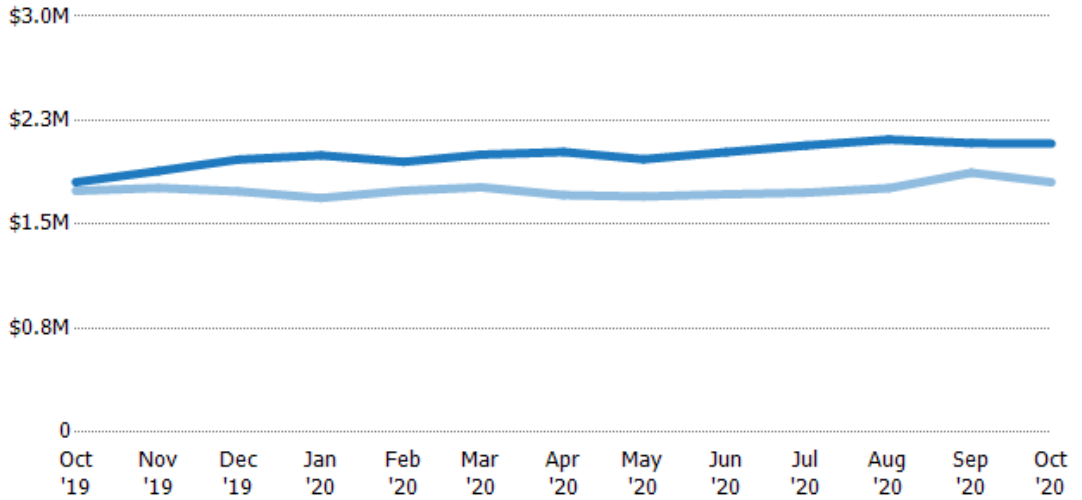
Average Listing Price

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.
Oct '20	\$2.08M	15.4%
Oct '19	\$1.8M	3.6%
Oct '18	\$1.74M	4.6%



Current Year	\$1.8M	\$1.88M	\$1.97M	\$2M	\$1.95M	\$2M	\$2.02M	\$1.97M	\$2.02M	\$2.07M	\$2.11M	\$2.09M	\$2.08M
Prior Year	\$1.74M	\$1.76M	\$1.74M	\$1.69M	\$1.74M	\$1.77M	\$1.71M	\$1.7M	\$1.72M	\$1.73M	\$1.76M	\$1.87M	\$1.8M
Percent Change from Prior Year	4%	7%	13%	18%	12%	13%	18%	16%	18%	20%	20%	11%	15%

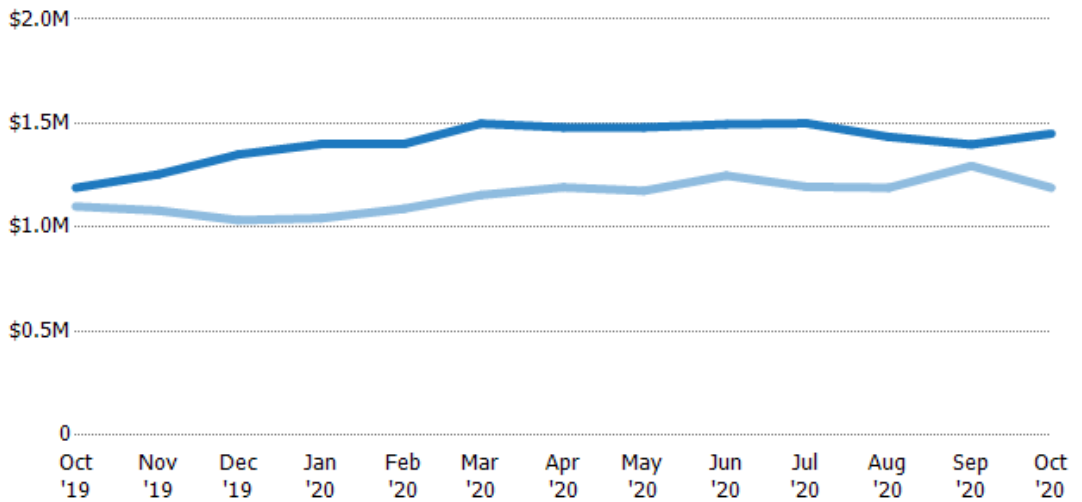
Median Listing Price

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.
Oct '20	\$1.45M	21.8%
Oct '19	\$1.19M	8.2%
Oct '18	\$1.1M	8.6%



Current Year	\$1.19M	\$1.25M	\$1.35M	\$1.4M	\$1.4M	\$1.5M	\$1.48M	\$1.48M	\$1.5M	\$1.5M	\$1.43M	\$1.4M	\$1.45M
Prior Year	\$1.1M	\$1.08M	\$1.03M	\$1.04M	\$1.09M	\$1.16M	\$1.19M	\$1.18M	\$1.25M	\$1.2M	\$1.19M	\$1.3M	\$1.19M
Percent Change from Prior Year	8%	16%	31%	34%	29%	30%	24%	26%	20%	26%	21%	8%	22%

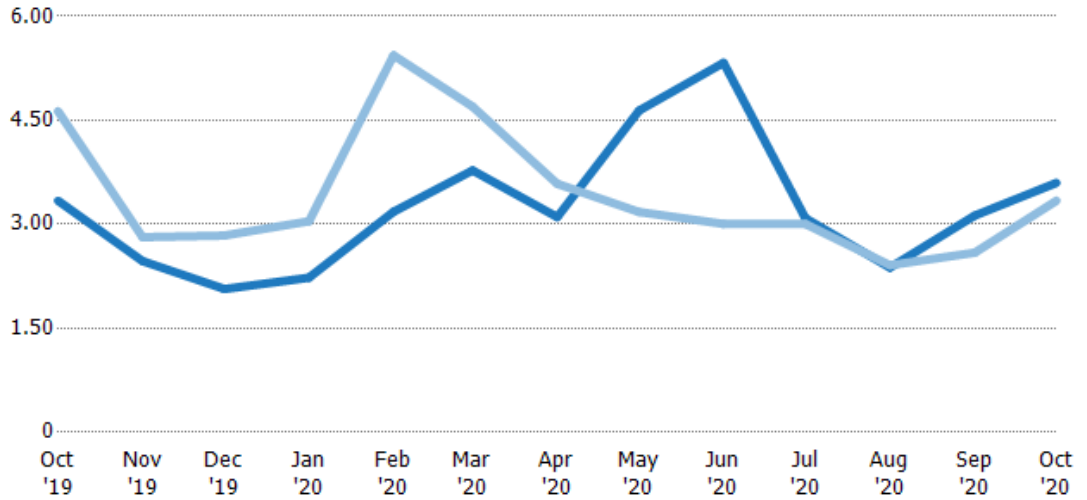
Months of Inventory

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.
Oct '20	3.6	7.7%
Oct '19	3.34	-27.9%
Oct '18	4.63	-50.4%



	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	3.34	2.47	2.07	2.23	3.18	3.78	3.1	4.64	5.33	3.09	2.38	3.12	3.6
Prior Year	4.63	2.81	2.84	3.04	5.44	4.7	3.58	3.18	3.01	3.01	2.41	2.59	3.34
Percent Change from Prior Year	-28%	-12%	-27%	-27%	-41%	-20%	-13%	46%	77%	3%	-1%	21%	8%

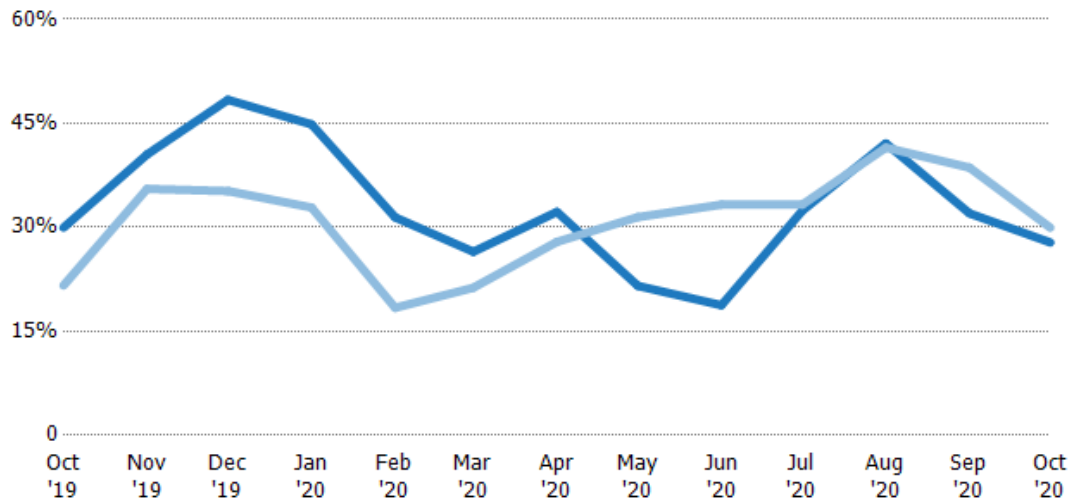
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Oct '20	28%	2.1%
Oct '19	30%	-8.4%
Oct '18	22%	101.7%



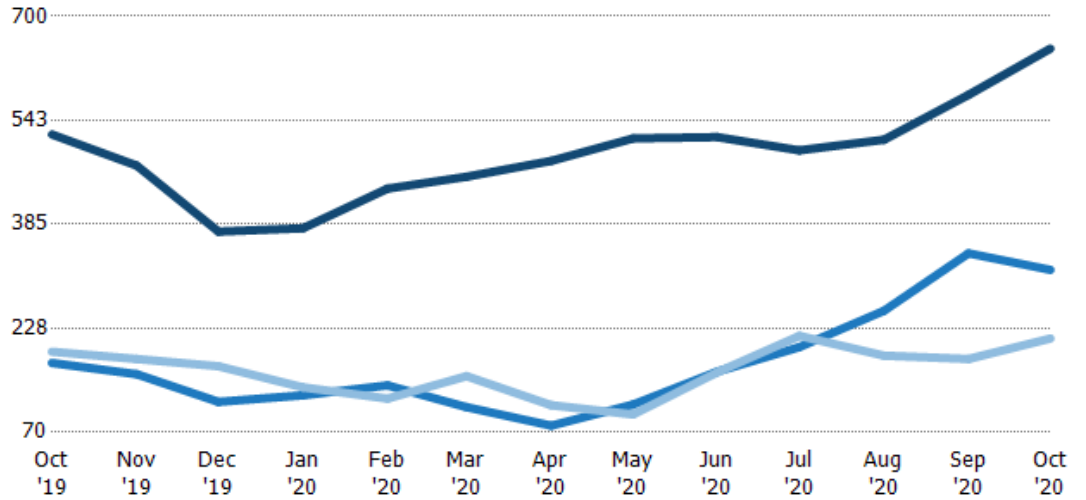
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	30%	41%	48%	45%	31%	26%	32%	22%	19%	32%	42%	32%	28%
Prior Year	22%	36%	35%	33%	18%	21%	28%	31%	33%	33%	41%	39%	30%
Change from Prior Year	-8%	-5%	-13%	-12%	-13%	-5%	-4%	10%	15%	1%	-1%	7%	2%

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



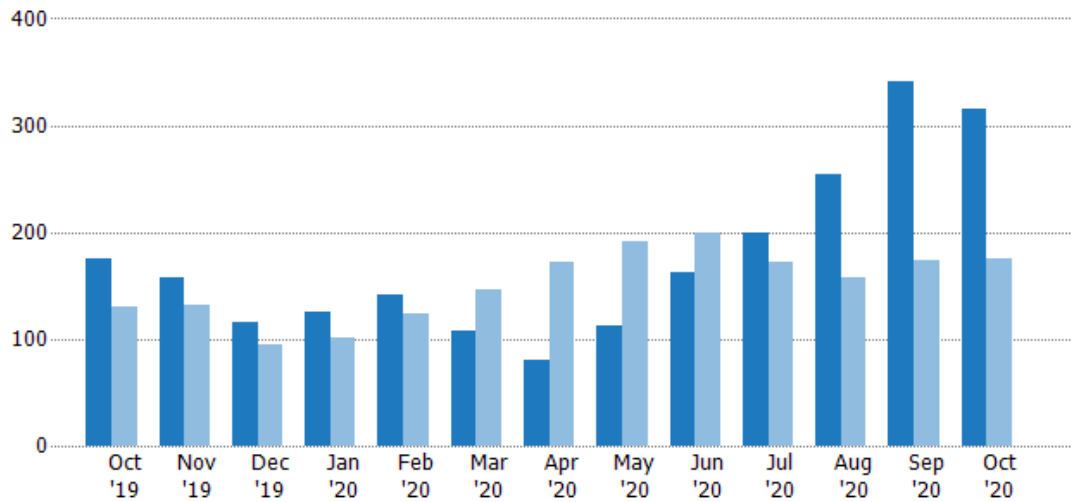
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Active	521	474	374	379	439	457	481	515	517	497	513	581	651
Pending	175	158	116	126	141	108	80	112	162	199	254	341	316
Sold	192	181	170	138	121	155	111	97	161	216	186	181	212

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.
Oct '20	316	80.6%
Oct '19	175	34.6%
Oct '18	130	11.5%

	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	175	158	116	126	141	108	80	112	162	199	254	341	316
Prior Year	130	131	95	101	123	147	172	192	199	172	158	174	175
Percent Change from Prior Year	35%	21%	22%	25%	15%	-27%	-53%	-42%	-19%	16%	61%	96%	81%

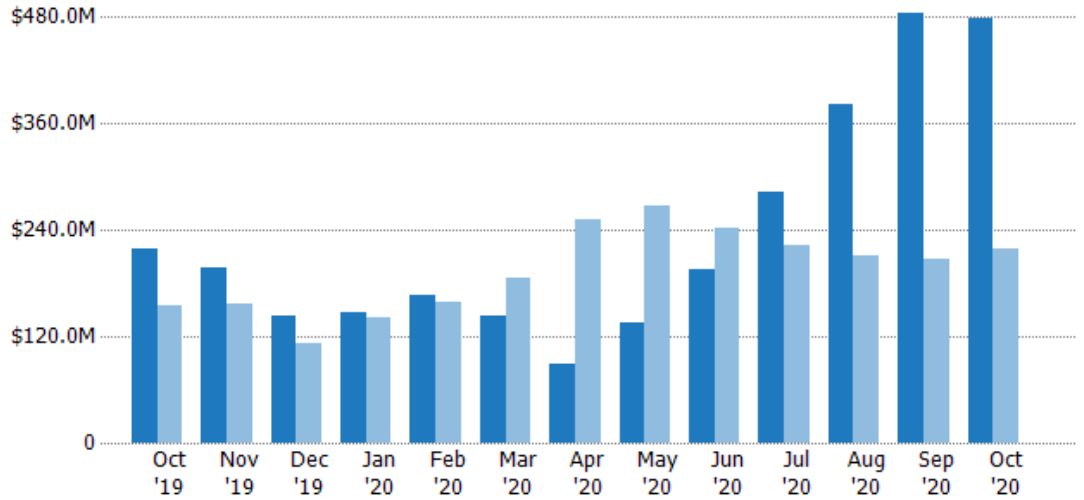
Pending Sales Volume

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.
Oct '20	\$479M	119.6%
Oct '19	\$218M	40.1%
Oct '18	\$156M	11.4%



Current Year	\$218M	\$198M	\$143M	\$147M	\$167M	\$144M	\$88.1M	\$135M	\$195M	\$283M	\$382M	\$484M	\$479M
Prior Year	\$156M	\$158M	\$113M	\$141M	\$158M	\$185M	\$251M	\$268M	\$242M	\$223M	\$211M	\$208M	\$218M
Percent Change from Prior Year	40%	26%	27%	4%	6%	-23%	-65%	-50%	-20%	27%	81%	133%	120%

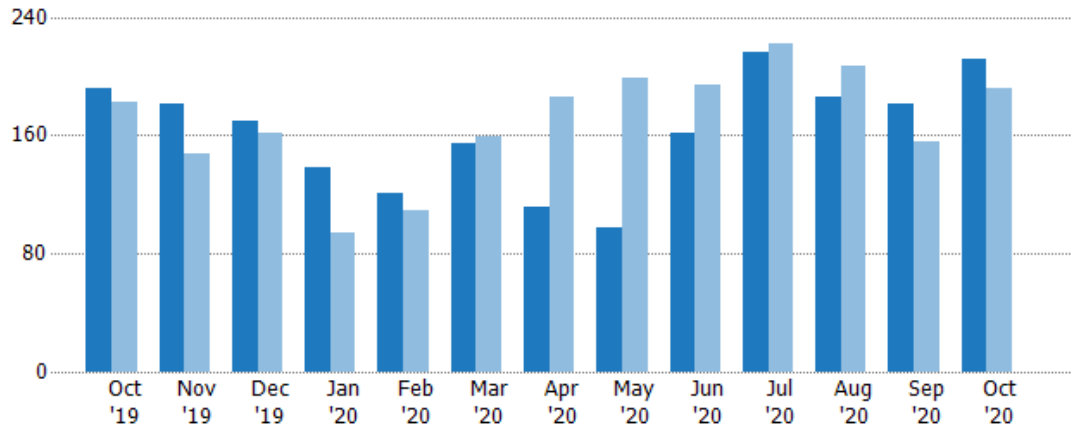
Closed Sales

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.
Oct '20	212	10.4%
Oct '19	192	4.9%
Oct '18	183	-10.9%



Current Year	192	181	170	138	121	155	111	97	161	216	186	181	212
Prior Year	183	148	161	94	109	159	186	199	194	222	207	156	192
Percent Change from Prior Year	5%	22%	6%	47%	11%	-3%	-40%	-51%	-17%	-3%	-10%	16%	10%

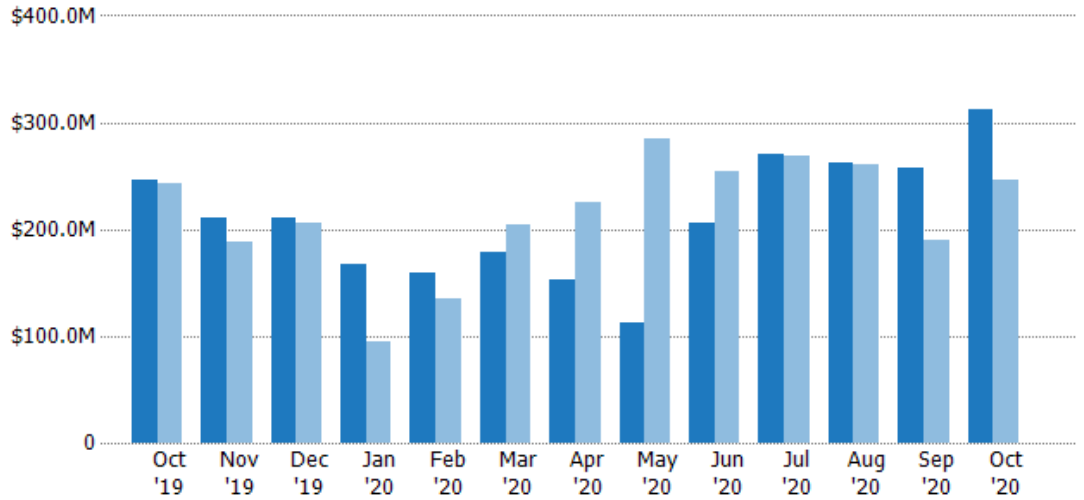
Closed Sales Volume

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.
Oct '20	\$312M	26.9%
Oct '19	\$246M	1.5%
Oct '18	\$243M	-18.1%



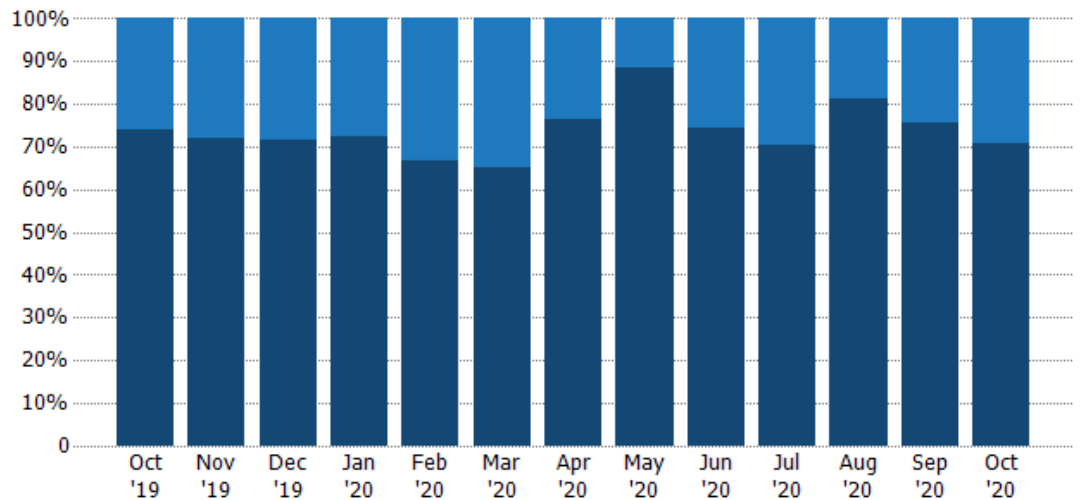
Current Year	\$246M	\$211M	\$211M	\$167M	\$159M	\$178M	\$152M	\$112M	\$206M	\$269M	\$262M	\$257M	\$312M
Prior Year	\$243M	\$188M	\$206M	\$94.7M	\$135M	\$205M	\$225M	\$285M	\$254M	\$268M	\$260M	\$190M	\$246M
Percent Change from Prior Year	1%	12%	2%	77%	17%	-13%	-32%	-61%	-19%	0%	1%	35%	27%

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	26%	28%	28%	28%	33%	35%	23%	11%	25%	30%	19%	24%	29%
Single Family Residence	74%	72%	72%	72%	67%	65%	77%	89%	75%	70%	81%	76%	71%

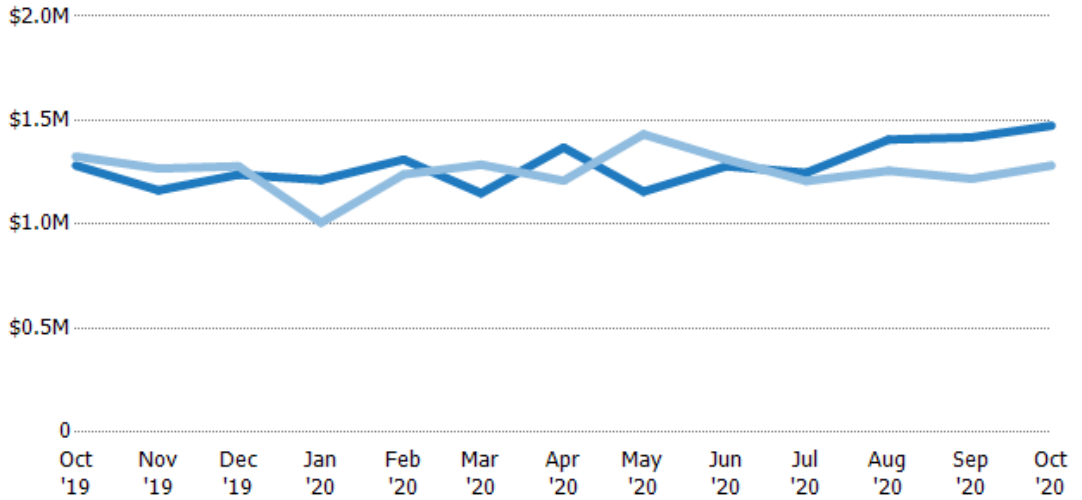
Average Sales Price

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.
Oct '20	\$1.47M	14.9%
Oct '19	\$1.28M	-3.3%
Oct '18	\$1.33M	-8.1%



Current Year	\$1.28M	\$1.16M	\$1.24M	\$1.21M	\$1.31M	\$1.15M	\$1.37M	\$1.16M	\$1.28M	\$1.25M	\$1.41M	\$1.42M	\$1.47M
Prior Year	\$1.33M	\$1.27M	\$1.28M	\$1.01M	\$1.24M	\$1.29M	\$1.21M	\$1.43M	\$1.31M	\$1.21M	\$1.26M	\$1.22M	\$1.28M
Percent Change from Prior Year	-3%	-8%	-3%	20%	6%	-11%	13%	-19%	-2%	3%	12%	16%	15%

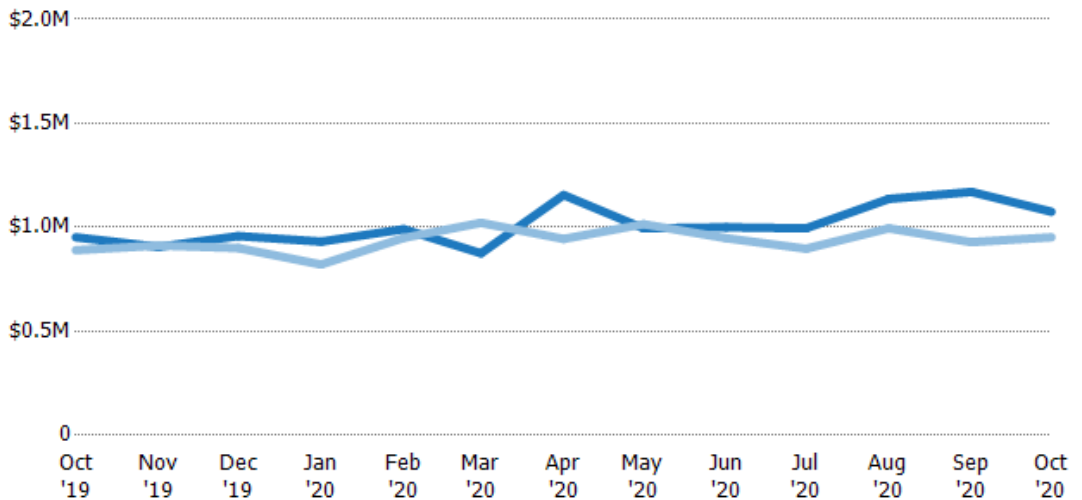
Median Sales Price

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.
Oct '20	\$1.08M	12.9%
Oct '19	\$952K	7%
Oct '18	\$890K	-3.4%



Current Year	\$952K	\$906K	\$958K	\$931K	\$991K	\$875K	\$1.16M	\$995K	\$1M	\$995K	\$1.14M	\$1.17M	\$1.08M
Prior Year	\$890K	\$912K	\$900K	\$821K	\$949K	\$1.02M	\$944K	\$1.02M	\$948K	\$897K	\$995K	\$929K	\$952K
Percent Change from Prior Year	7%	-1%	6%	13%	4%	-14%	22%	-2%	6%	11%	14%	26%	13%

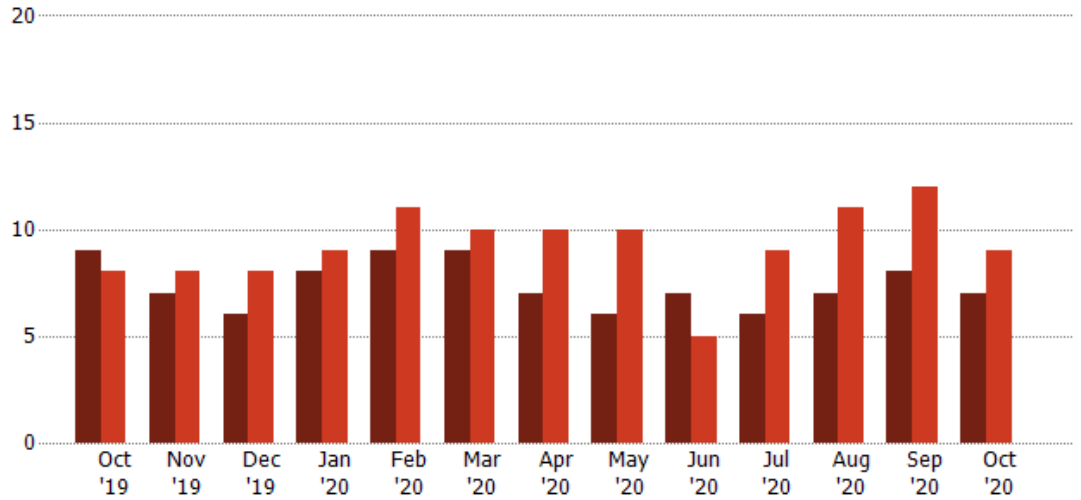
Distressed Listings

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.
Oct '20	7	-22.2%
Oct '19	9	12.5%
Oct '18	8	87.5%



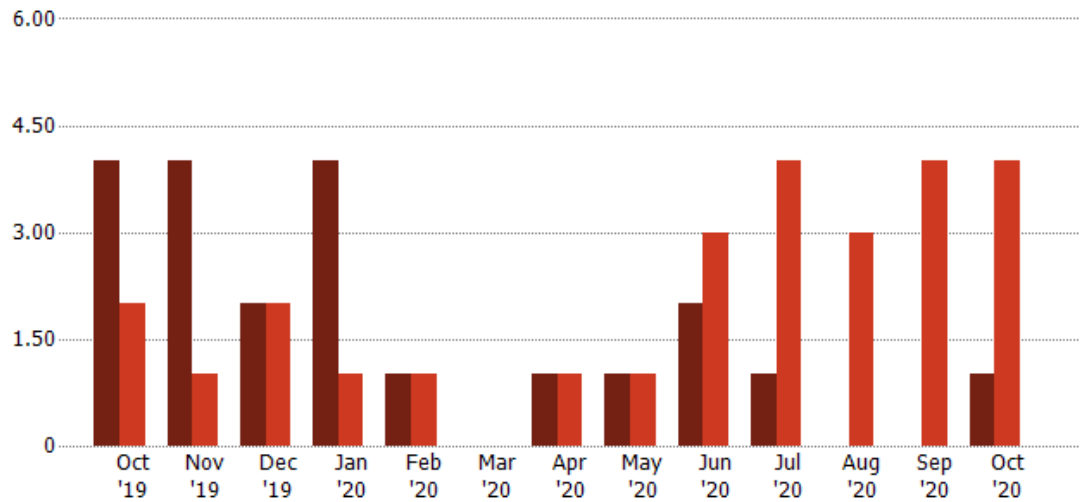
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	9	7	6	8	9	9	7	6	7	6	7	8	7
Prior Year	8	8	8	9	11	10	10	10	5	9	11	12	9
Percent Change from Prior Year	13%	-13%	-25%	-11%	-18%	-10%	-30%	-40%	40%	-33%	-36%	-33%	-22%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: 28 Selected
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	4	4	2	4	1	-	1	1	2	1	-	-	1
Prior Year	2	1	2	1	1	-	1	1	3	4	3	4	4
Percent Change from Prior Year	100%	300%	0%	300%	0%	-	0%	0%	-33%	-75%	-100%	-100%	-75%

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: 11/09/2020

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:	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 10/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area