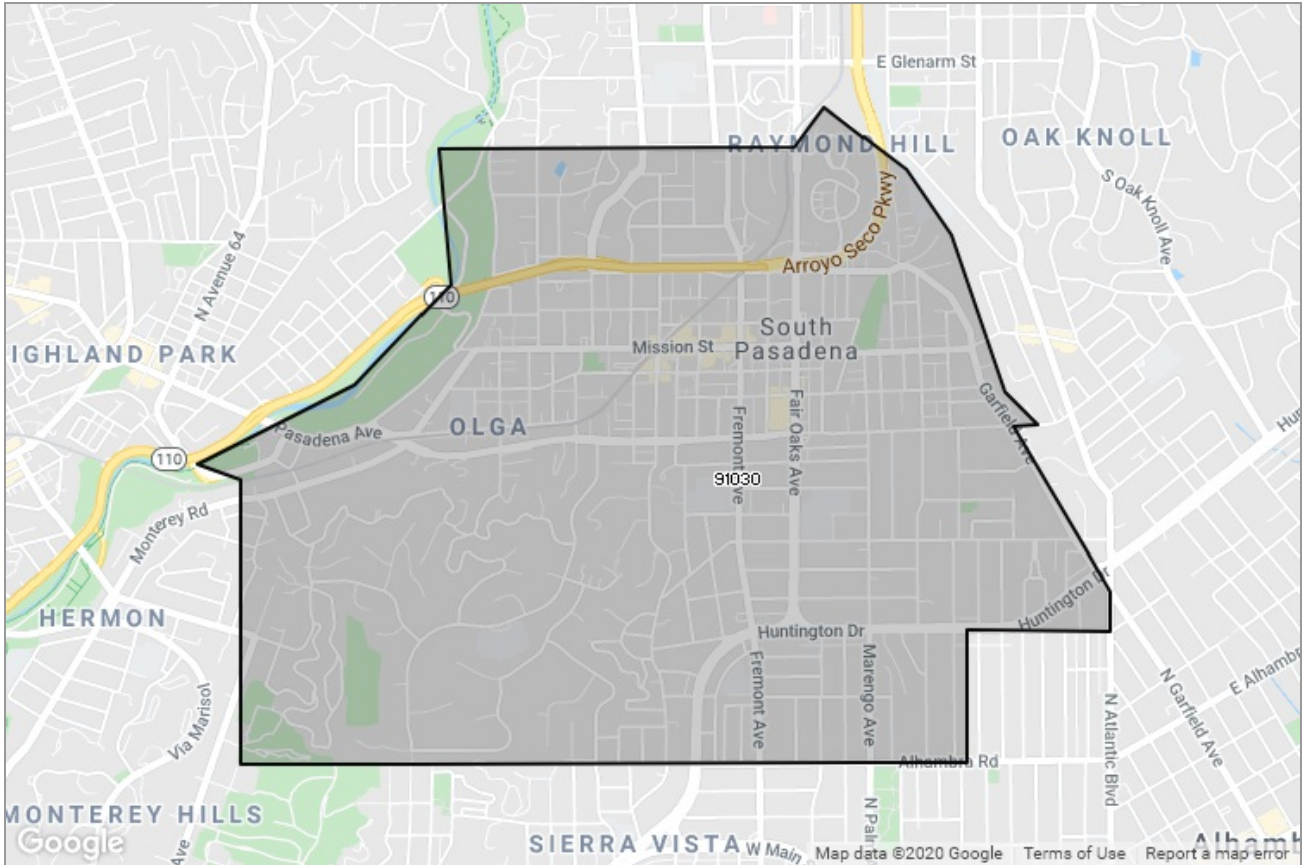




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

South Pasadena



Report Characteristics

Report Name:
South 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	21	22	-4.5%	169	172	-1.7%
New Listing Volume	\$26,529,900	\$28,075,000	-5.5%	\$255,533,008	\$232,263,225	+10%
Active Listing Count	39	37	+5.4%	N/A	N/A	
Active Listing Volume	\$65,609,799	\$53,987,788	+21.5%	N/A	N/A	
Average Listing Price	\$1,682,303	\$1,459,129	+15.3%	\$1,519,724	\$1,443,949	+5.2%
Median Listing Price	\$1,198,000	\$1,250,000	-4.2%	\$1,228,620	\$1,297,969	-5.3%
Months of Inventory	2.4	3.4	-29.4%	2.6	2.5	+5%
Absorption Rate	42.11%	29.73%	+12.4%	38.75%	40.7%	-2%
Sales Activity Charts Metrics						
Pending Sales Count	31	11	+181.8%	N/A	N/A	
Pending Sales Volume	\$39,978,898	\$13,668,800	+192.5%	N/A	N/A	
Closed Sales Count	10	15	-33.3%	113	124	-8.9%
Closed Sales Volume	\$12,166,000	\$16,714,600	-27.2%	\$156,828,484	\$163,352,052	-4%
Average Sales Price	\$1,216,600	\$1,114,307	+9.2%	\$1,387,863	\$1,317,355	+5.4%
Median Sales Price	\$1,147,500	\$1,200,000	-4.4%	\$1,366,777	\$1,229,163	+11.2%
Distressed Charts Metrics						
Distressed Listing Count	1	1	+/-	N/A	N/A	

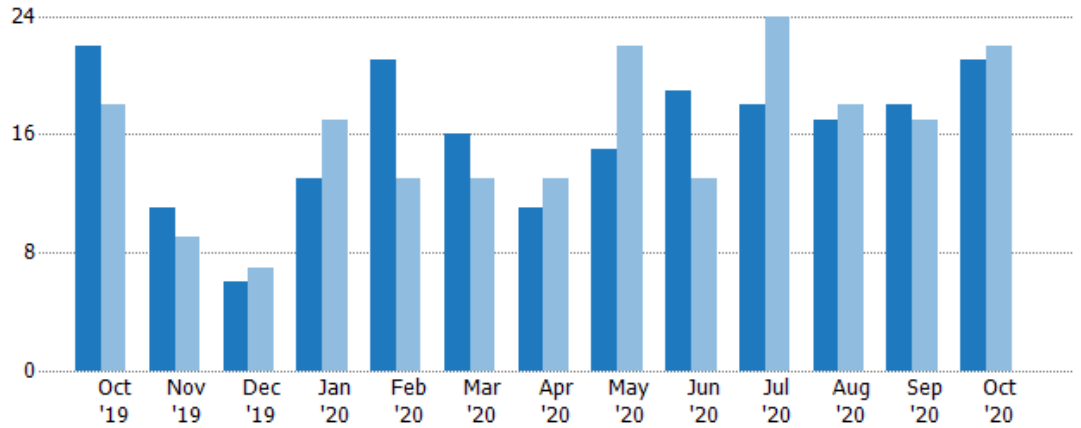
New Listings

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.
Oct '20	21	-4.5%
Oct '19	22	22.2%
Oct '18	18	-66.7%



Current Year	22	11	6	13	21	16	11	15	19	18	17	18	21
Prior Year	18	9	7	17	13	13	13	22	13	24	18	17	22
Percent Change from Prior Year	22%	22%	-14%	-24%	62%	23%	-15%	-32%	46%	-25%	-6%	6%	-5%

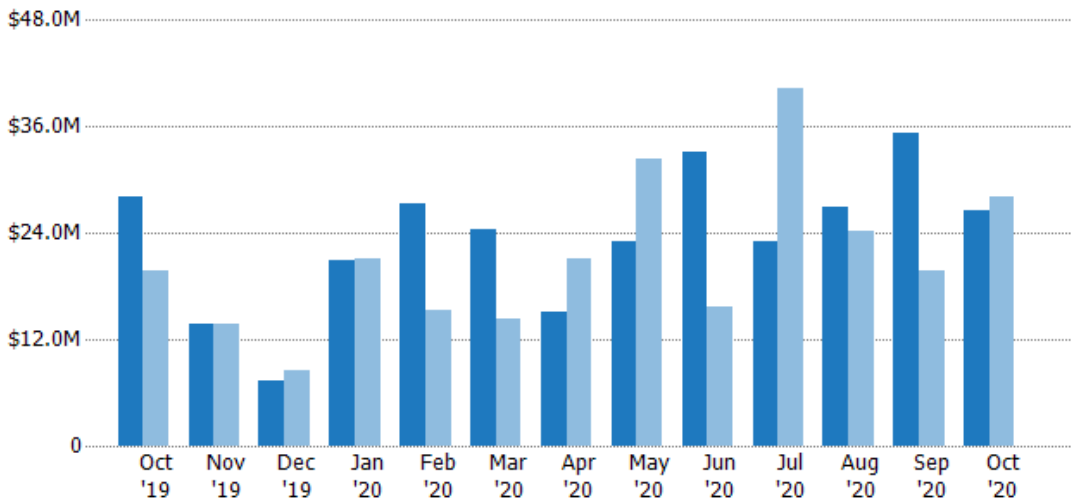
New Listing Volume

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.
Oct '20	\$26.5M	-5.5%
Oct '19	\$28.1M	41.7%
Oct '18	\$19.8M	-62.8%



Current Year	\$28.1M	\$13.7M	\$7.28M	\$21M	\$27.3M	\$24.4M	\$15.1M	\$23M	\$33.1M	\$23M	\$26.9M	\$35.2M	\$26.5M
Prior Year	\$19.8M	\$13.7M	\$8.45M	\$21.1M	\$15.3M	\$14.4M	\$21.1M	\$32.4M	\$15.7M	\$40.2M	\$24.2M	\$19.8M	\$28.1M
Percent Change from Prior Year	42%	0%	-14%	0%	78%	70%	-29%	-29%	111%	-43%	11%	78%	-6%

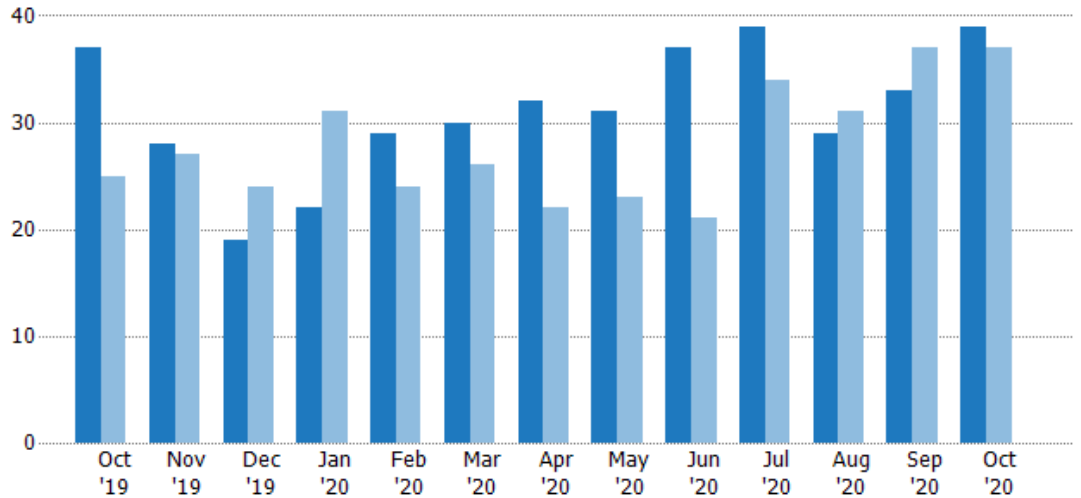
Active Listings

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	Count	% Chg.
Oct '20	39	5.4%
Oct '19	37	48%
Oct '18	25	-32%



Current Year	37	28	19	22	29	30	32	31	37	39	29	33	39
Prior Year	25	27	24	31	24	26	22	23	21	34	31	37	37
Percent Change from Prior Year	48%	4%	-21%	-29%	21%	15%	45%	35%	76%	15%	-6%	-11%	5%

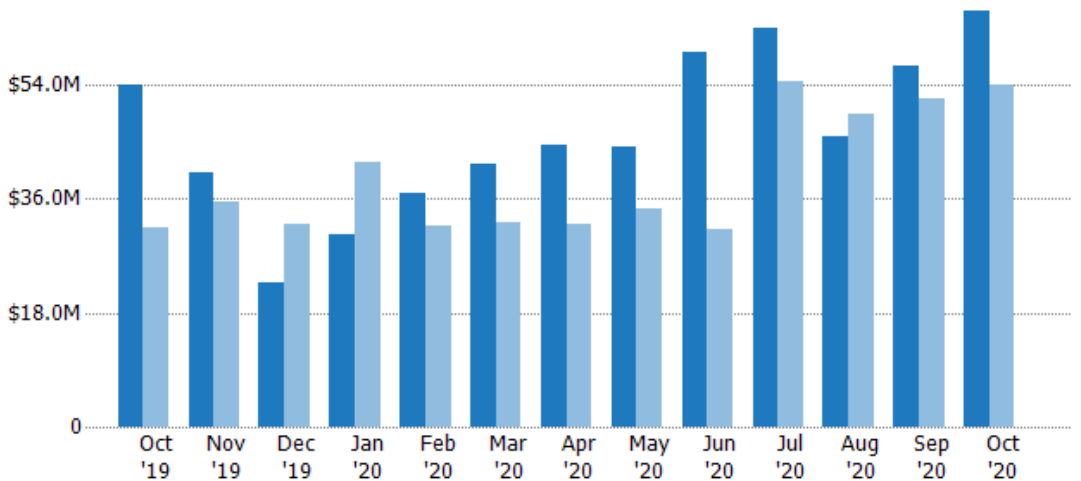
Active Listing Volume

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	Volume	% Chg.
Oct '20	\$65.6M	21.5%
Oct '19	\$54M	71%
Oct '18	\$31.6M	-27.8%



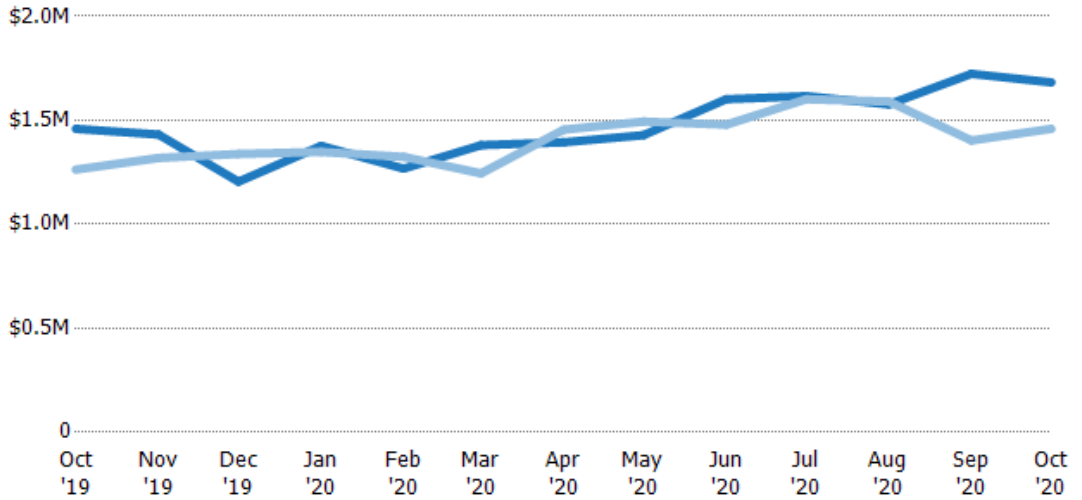
Current Year	\$54M	\$40.1M	\$22.9M	\$30.3M	\$36.8M	\$41.4M	\$44.6M	\$44.3M	\$59.2M	\$63M	\$45.7M	\$56.9M	\$65.6M
Prior Year	\$31.6M	\$35.6M	\$32.1M	\$41.8M	\$31.8M	\$32.4M	\$32M	\$34.4M	\$31.1M	\$54.4M	\$49.3M	\$51.9M	\$54M
Percent Change from Prior Year	71%	13%	-29%	-28%	16%	28%	39%	29%	91%	16%	-7%	10%	22%

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



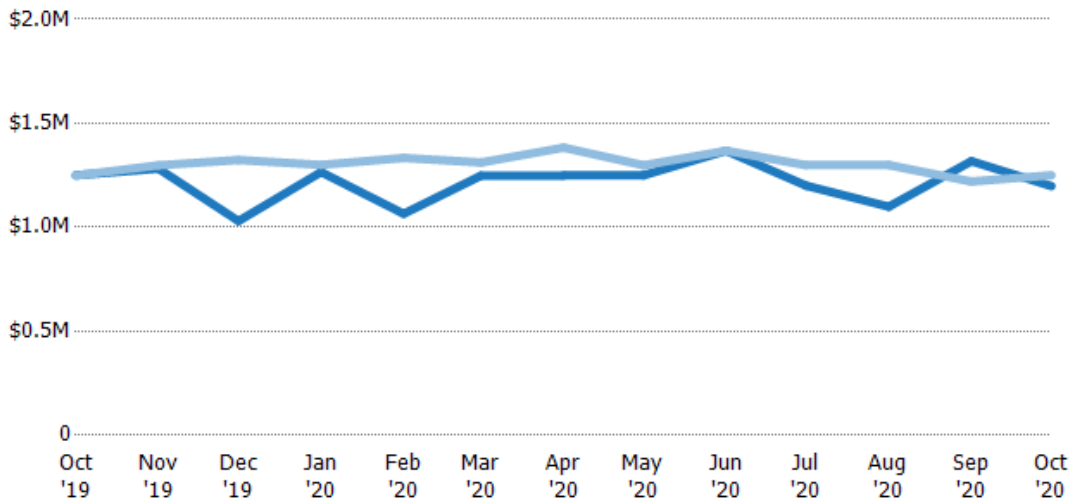
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Oct '19	\$1.46M	\$1.26M	16%
Nov '19	\$1.43M	\$1.32M	9%
Dec '19	\$1.2M	\$1.34M	-10%
Jan '20	\$1.38M	\$1.35M	2%
Feb '20	\$1.27M	\$1.32M	-4%
Mar '20	\$1.38M	\$1.24M	11%
Apr '20	\$1.39M	\$1.45M	-4%
May '20	\$1.43M	\$1.49M	-4%
Jun '20	\$1.6M	\$1.48M	8%
Jul '20	\$1.62M	\$1.6M	1%
Aug '20	\$1.58M	\$1.59M	-1%
Sep '20	\$1.72M	\$1.4M	23%
Oct '20	\$1.68M	\$1.46M	15%

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



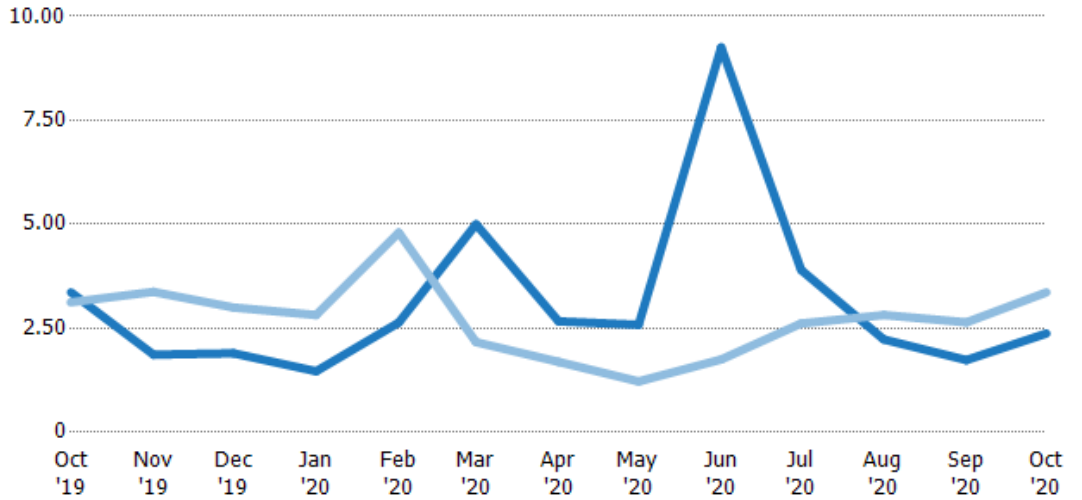
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Oct '19	\$1.25M	\$1.25M	0%
Nov '19	\$1.28M	\$1.3M	-1%
Dec '19	\$1.03M	\$1.32M	-22%
Jan '20	\$1.27M	\$1.3M	-3%
Feb '20	\$1.07M	\$1.33M	-20%
Mar '20	\$1.25M	\$1.31M	-5%
Apr '20	\$1.25M	\$1.38M	-10%
May '20	\$1.25M	\$1.3M	-4%
Jun '20	\$1.37M	\$1.37M	0%
Jul '20	\$1.2M	\$1.3M	-8%
Aug '20	\$1.1M	\$1.3M	-15%
Sep '20	\$1.32M	\$1.22M	8%
Oct '20	\$1.2M	\$1.25M	-4%

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



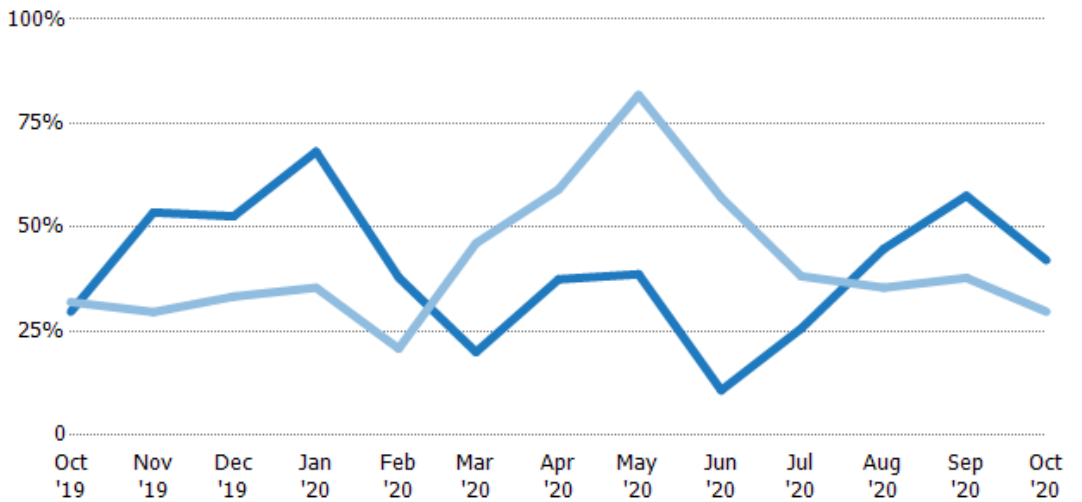
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	3.36	1.87	1.9	1.47	2.64	5	2.67	2.58	9.25	3.9	2.23	1.74	2.38
Prior Year	3.13	3.38	3	2.82	4.8	2.17	1.69	1.22	1.75	2.62	2.82	2.64	3.36
Percent Change from Prior Year	8%	-45%	-37%	-48%	-45%	131%	58%	111%	429%	49%	-21%	-34%	-29%

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



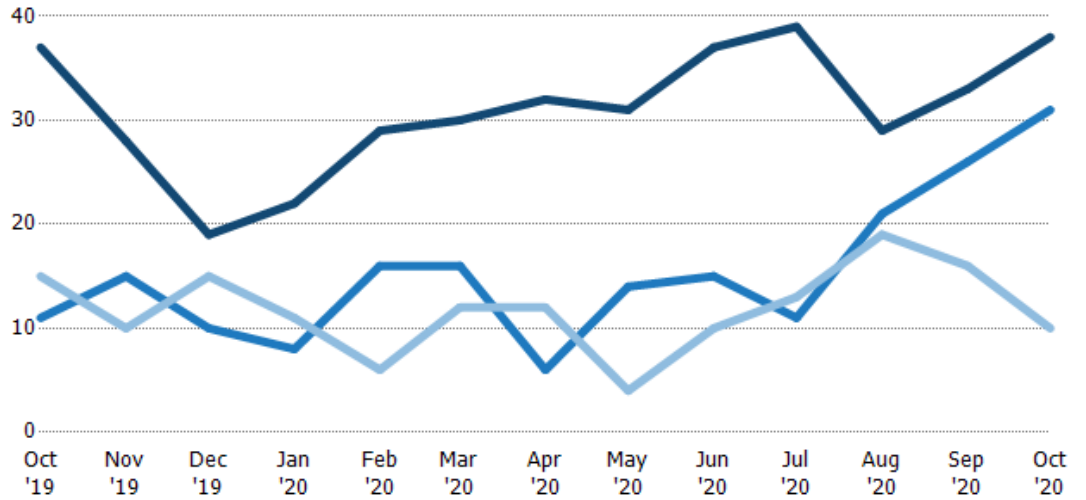
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	30%	54%	53%	68%	38%	20%	38%	39%	11%	26%	45%	58%	42%
Prior Year	32%	30%	33%	35%	21%	46%	59%	82%	57%	38%	35%	38%	30%
Change from Prior Year	2%	-24%	-19%	-33%	-17%	26%	22%	43%	46%	13%	-9%	-20%	-12%

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



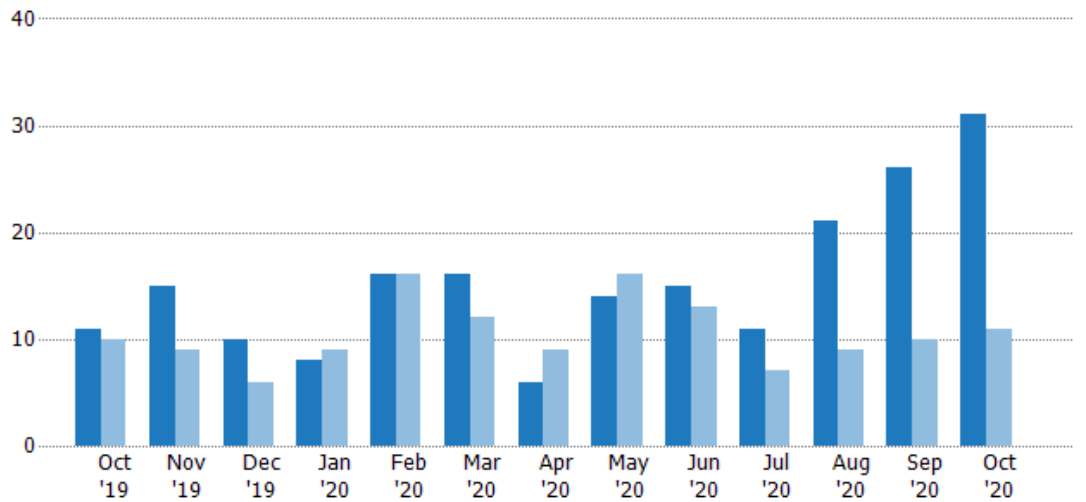
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Active	37	28	19	22	29	30	32	31	37	39	29	33	38
Pending	11	15	10	8	16	16	6	14	15	11	21	26	31
Sold	15	10	15	11	6	12	12	4	10	13	19	16	10

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.
Oct '20	31	181.8%
Oct '19	11	10%
Oct '18	10	10%

	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	15	10	8	16	16	6	14	15	11	21	26	31
Prior Year	10	9	6	9	16	12	9	16	13	7	9	10	11
Percent Change from Prior Year	10%	67%	67%	-11%	0%	33%	-33%	-13%	15%	57%	133%	160%	182%

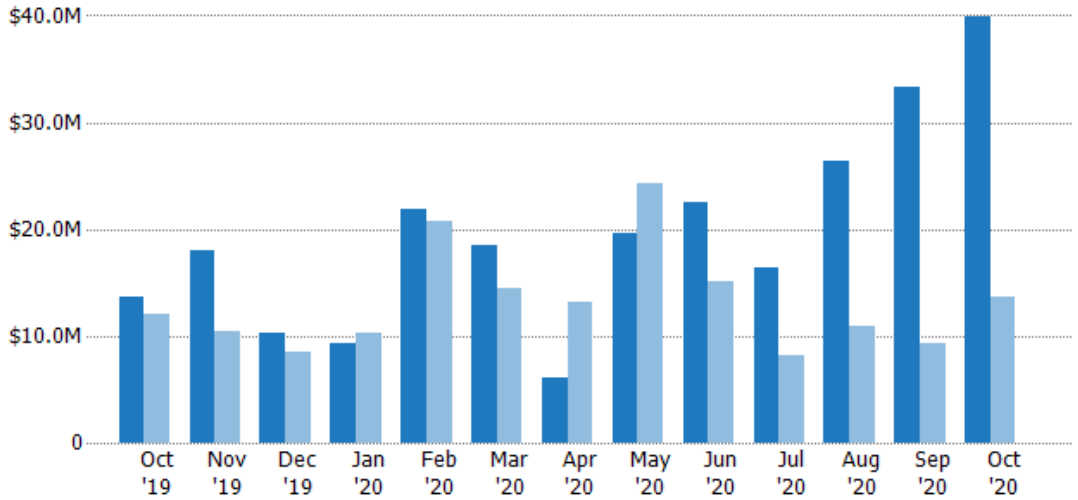
Pending Sales Volume

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.
Oct '20	\$40M	192.5%
Oct '19	\$13.7M	13.4%
Oct '18	\$12M	9.7%



Current Year	\$13.7M	\$18M	\$10.3M	\$9.39M	\$21.9M	\$18.5M	\$6.12M	\$19.7M	\$22.6M	\$16.5M	\$26.3M	\$33.3M	\$40M
Prior Year	\$12M	\$10.5M	\$8.47M	\$10.2M	\$20.7M	\$14.5M	\$13.3M	\$24.2M	\$15.1M	\$8.15M	\$11M	\$9.31M	\$13.7M
Percent Change from Prior Year	13%	71%	21%	-8%	6%	28%	-54%	-19%	49%	102%	139%	257%	192%

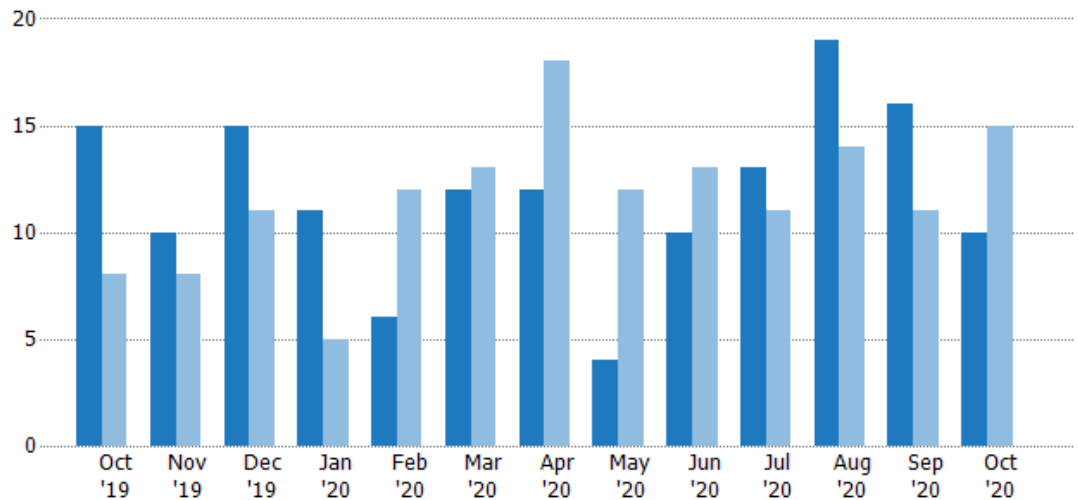
Closed Sales

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.
Oct '20	10	-33.3%
Oct '19	15	87.5%
Oct '18	8	-12.5%



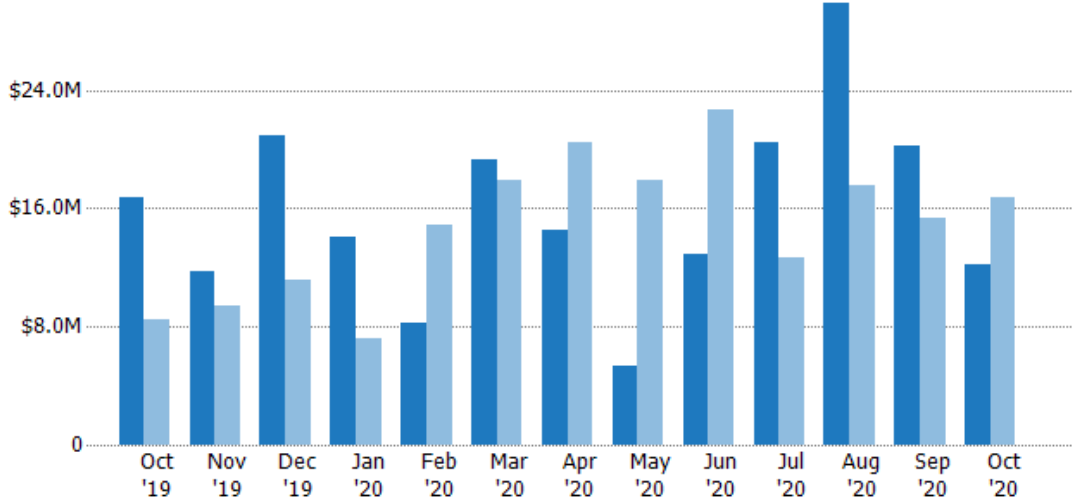
Current Year	15	10	15	11	6	12	12	4	10	13	19	16	10
Prior Year	8	8	11	5	12	13	18	12	13	11	14	11	15
Percent Change from Prior Year	88%	25%	36%	120%	-50%	-8%	-33%	-67%	-23%	18%	36%	45%	-33%

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



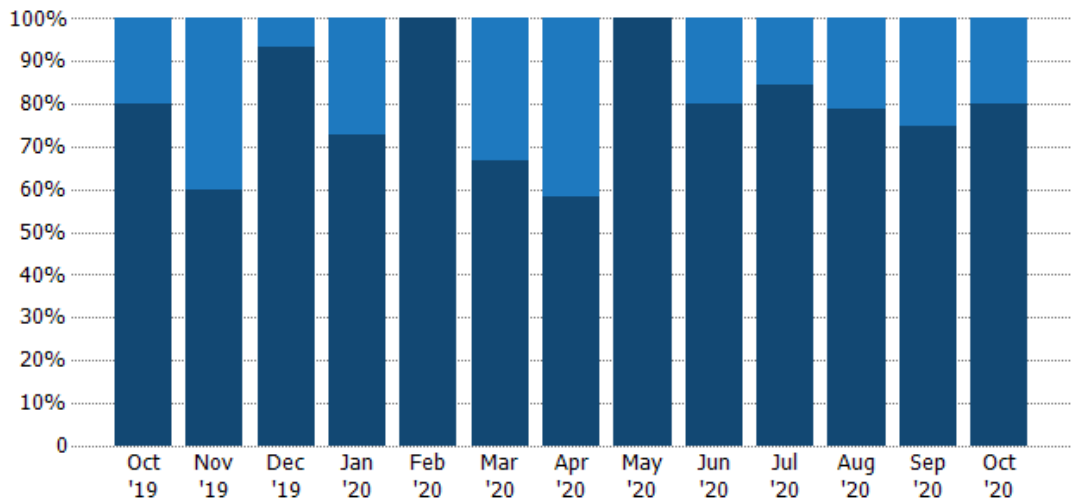
Current Year	\$16.7M	\$11.8M	\$20.9M	\$14M	\$8.2M	\$19.3M	\$14.5M	\$5.34M	\$13M	\$20.4M	\$29.8M	\$20.2M	\$12.2M
Prior Year	\$8.53M	\$9.43M	\$11.2M	\$7.15M	\$14.9M	\$17.9M	\$20.5M	\$18M	\$22.6M	\$12.7M	\$17.6M	\$15.3M	\$16.7M
Percent Change from Prior Year	96%	25%	87%	96%	-45%	7%	-29%	-70%	-43%	61%	70%	32%	-27%

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



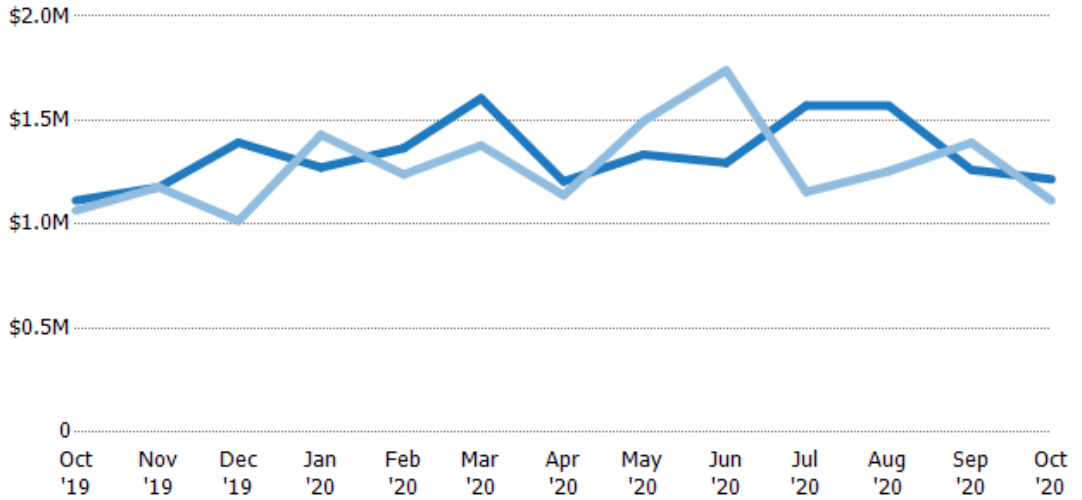
Condo/Townhouse	20%	40%	7%	27%	-	33%	42%	-	20%	15%	21%	25%	20%
Single Family Residence	80%	60%	93%	73%	100%	67%	58%	100%	80%	85%	79%	75%	80%

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



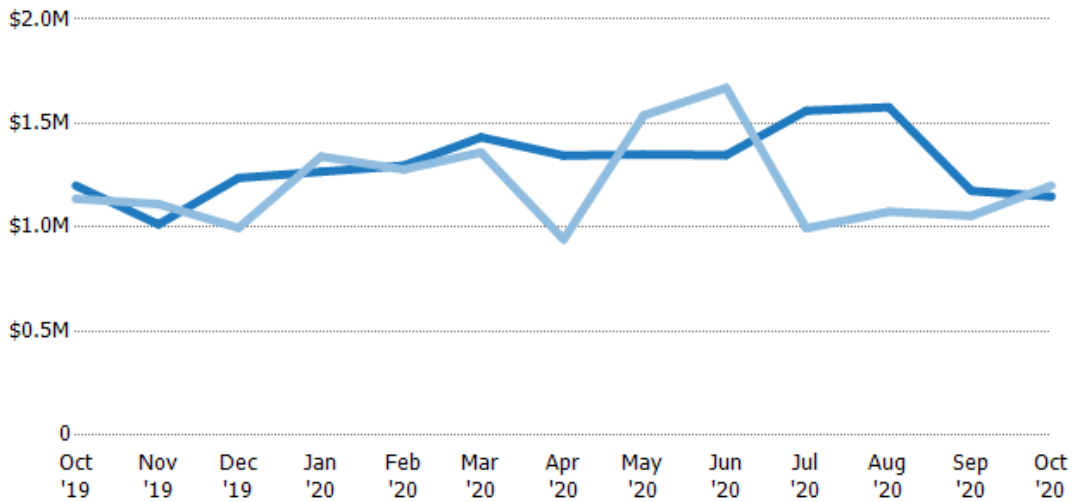
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Oct '20	\$1.22M	\$1.11M	9.2%
Oct '19	\$1.11M	\$1.11M	0%
Oct '18	\$1.07M	\$1.07M	37%
Nov '19	\$1.18M	\$1.18M	-11%
Dec '19	\$1.39M	\$1.02M	10%
Jan '20	\$1.27M	\$1.43M	16%
Feb '20	\$1.37M	\$1.24M	6%
Mar '20	\$1.61M	\$1.38M	-11%
Apr '20	\$1.21M	\$1.14M	-26%
May '20	\$1.34M	\$1.5M	36%
Jun '20	\$1.3M	\$1.74M	25%
Jul '20	\$1.57M	\$1.16M	-9%
Aug '20	\$1.57M	\$1.26M	9%
Sep '20	\$1.26M	\$1.39M	
Oct '20	\$1.22M	\$1.11M	

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



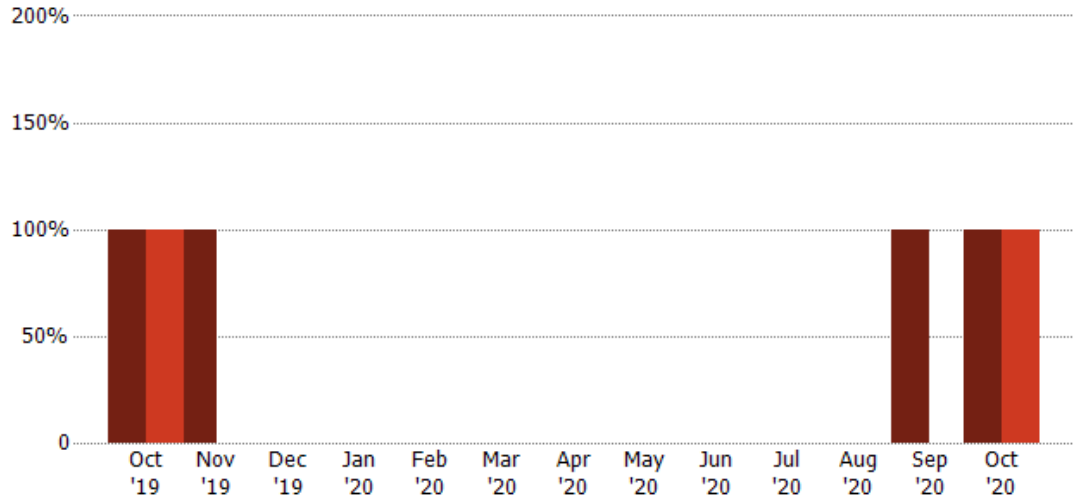
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Oct '20	\$1.15M	\$1.2M	-4.4%
Oct '19	\$1.2M	\$1.2M	24%
Oct '18	\$1.14M	\$1.14M	-5%
Nov '19	\$1.01M	\$1.11M	1%
Dec '19	\$1.24M	\$997K	5%
Jan '20	\$1.27M	\$1.34M	43%
Feb '20	\$1.3M	\$1.28M	-12%
Mar '20	\$1.43M	\$1.36M	-19%
Apr '20	\$1.34M	\$941K	57%
May '20	\$1.35M	\$1.54M	47%
Jun '20	\$1.35M	\$1.67M	11%
Jul '20	\$1.56M	\$995K	-4%
Aug '20	\$1.58M	\$1.07M	
Sep '20	\$1.18M	\$1.06M	
Oct '20	\$1.15M	\$1.2M	

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



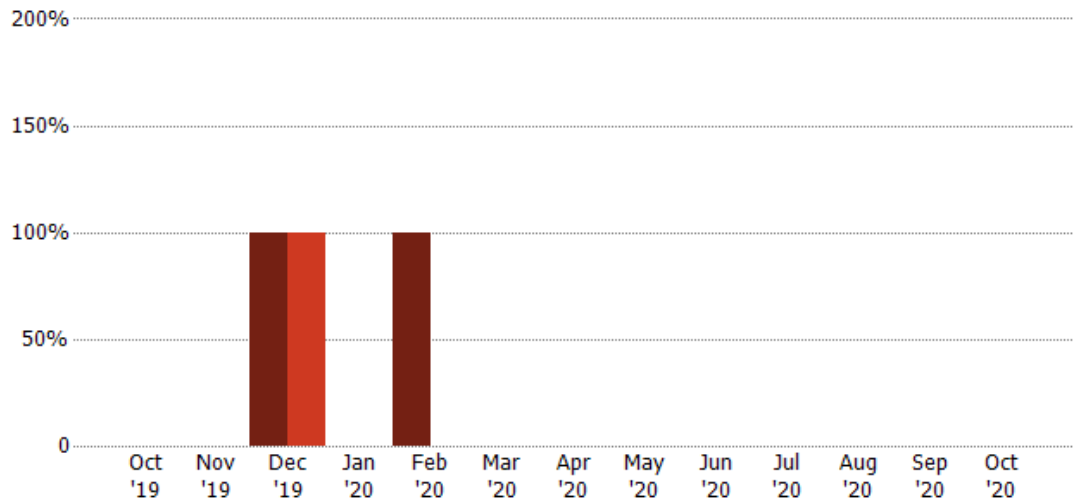
Current Year	1	1	-	-	-	-	-	-	-	-	-	-	1	1
Prior Year	1	-	-	-	-	-	-	-	-	-	-	-	-	1
Percent Change from Prior Year	0%	100%	-	-	-	-	-	-	-	-	-	-	100%	0%

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	-	-	-	-	-	-	-	-	-
Prior Year	-	-	1	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-	-	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: 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: 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 10/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area