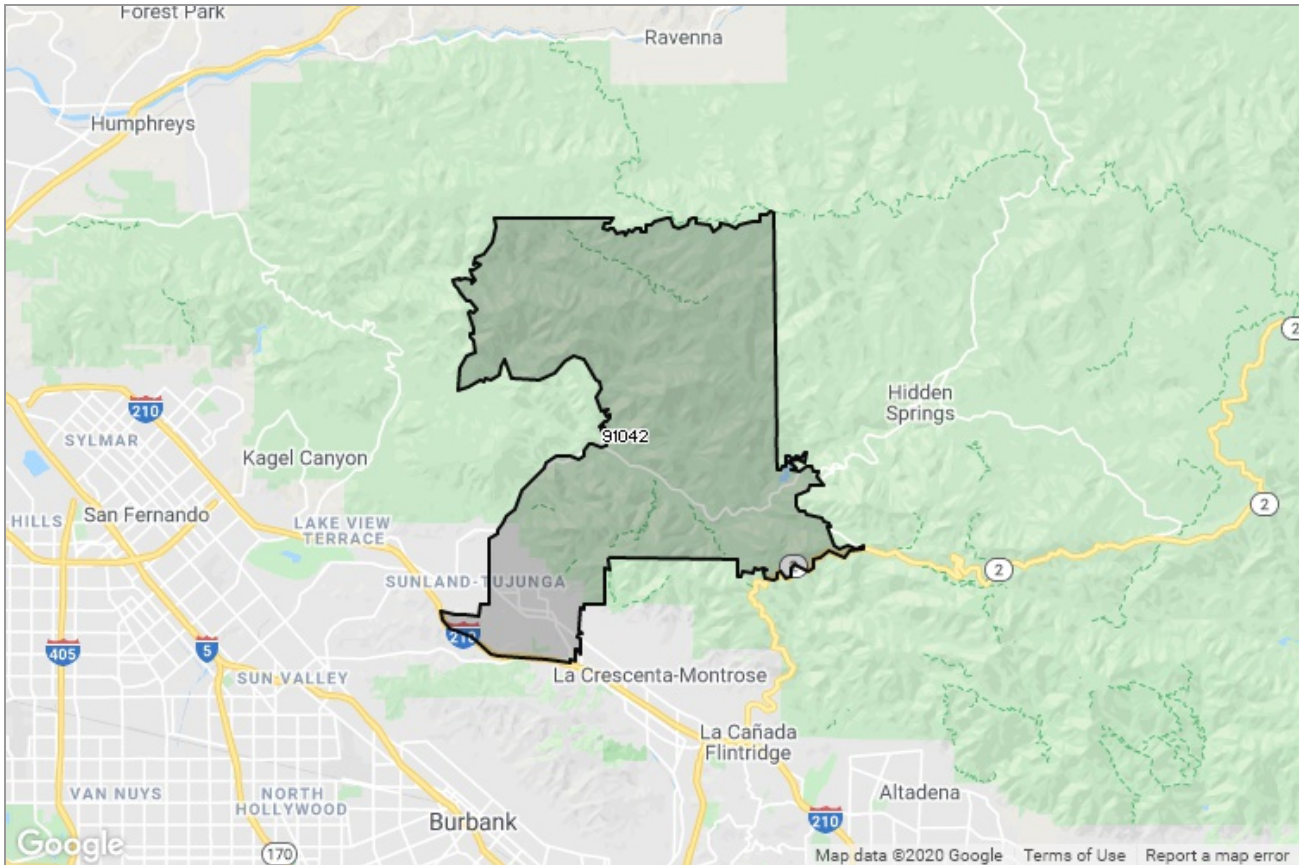




PASADENA-FOOTHILLS  
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

# Tujunga



## Report Characteristics

**Report Name:**  
Tujunga

**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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	27	25	+8%	254	272	-6.6%
New Listing Volume	\$20,407,895	\$17,388,198	+17.4%	\$191,093,781	\$189,106,795	+1.1%
Active Listing Count	44	54	-18.5%	N/A	N/A	
Active Listing Volume	\$33,881,845	\$43,782,699	-22.6%	N/A	N/A	
Average Listing Price	\$770,042	\$810,791	-5%	\$838,402	\$793,347	+5.7%
Median Listing Price	\$710,498	\$697,450	+1.9%	\$724,802	\$704,020	+3%
Months of Inventory	2.1	2.3	-10.8%	2.3	2.4	-5.8%
Absorption Rate	47.73%	42.59%	+5.1%	43.85%	41.29%	+2.6%
<b>Sales Activity Charts Metrics</b>						
Pending Sales Count	39	27	+44.4%	N/A	N/A	
Pending Sales Volume	\$31,027,799	\$17,277,498	+79.6%	N/A	N/A	
Closed Sales Count	27	17	+58.8%	182	189	-3.7%
Closed Sales Volume	\$19,950,900	\$11,053,000	+80.5%	\$129,458,418	\$121,673,595	+6.4%
Average Sales Price	\$738,922	\$650,176	+13.6%	\$711,310	\$643,776	+10.5%
Median Sales Price	\$650,000	\$650,000	+—	\$693,165	\$631,214	+9.8%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	1	2	-50%	N/A	N/A	

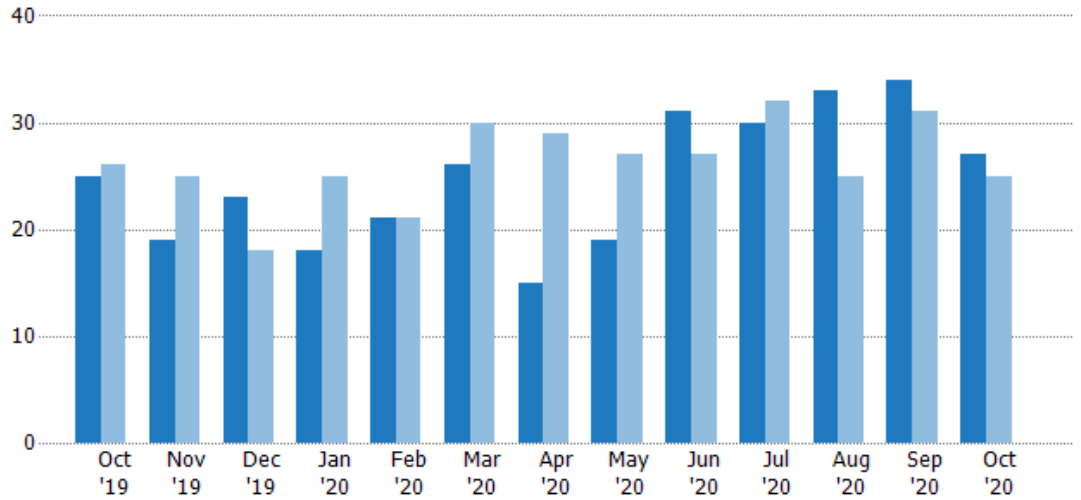
## New Listings

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Oct '20	27	8%
Oct '19	25	-3.8%
Oct '18	26	-11.5%



Current Year	25	19	23	18	21	26	15	19	31	30	33	34	27
Prior Year	26	25	18	25	21	30	29	27	27	32	25	31	25
Percent Change from Prior Year	-4%	-24%	28%	-28%	0%	-13%	-48%	-30%	15%	-6%	32%	10%	8%

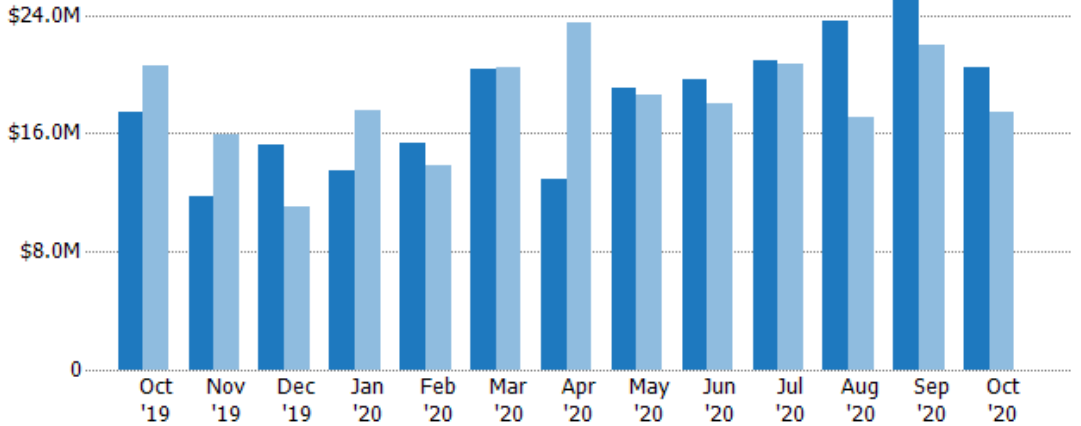
## New Listing Volume

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Oct '20	\$20.4M	17.4%
Oct '19	\$17.4M	-15.5%
Oct '18	\$20.6M	-30.7%



Current Year	\$17.4M	\$11.8M	\$15.2M	\$13.5M	\$15.3M	\$20.4M	\$12.9M	\$19.1M	\$19.7M	\$20.9M	\$23.6M	\$25.5M	\$20.4M
Prior Year	\$20.6M	\$15.9M	\$11M	\$17.6M	\$13.9M	\$20.5M	\$23.4M	\$18.6M	\$18M	\$20.7M	\$17.1M	\$22M	\$17.4M
Percent Change from Prior Year	-15%	-26%	38%	-24%	10%	0%	-45%	3%	9%	1%	38%	16%	17%

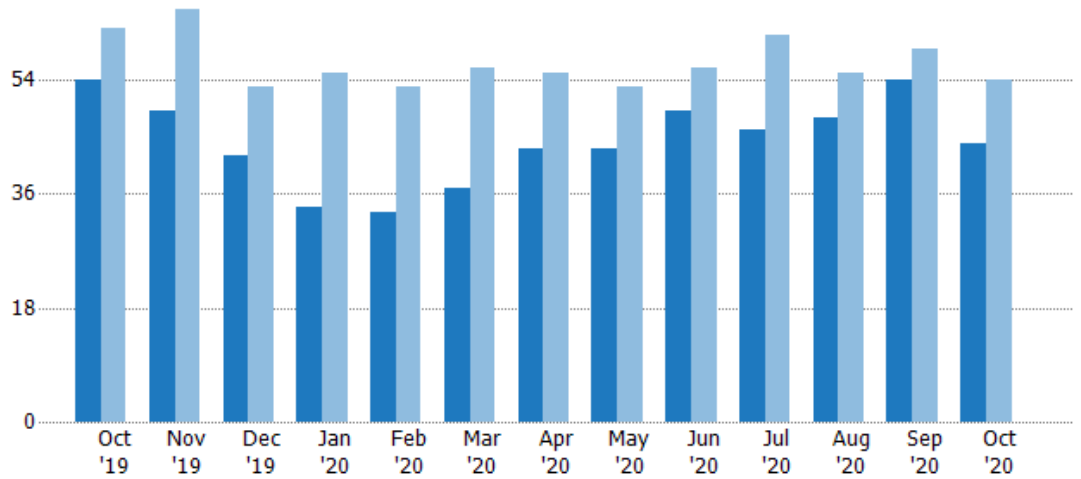
## Active Listings

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Oct '20	44	-18.5%
Oct '19	54	-12.9%
Oct '18	62	-22.6%



	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	54	49	42	34	33	37	43	43	49	46	48	54	44
Prior Year	62	65	53	55	53	56	55	53	56	61	55	59	54
Percent Change from Prior Year	-13%	-25%	-21%	-38%	-38%	-34%	-22%	-19%	-13%	-25%	-13%	-8%	-19%

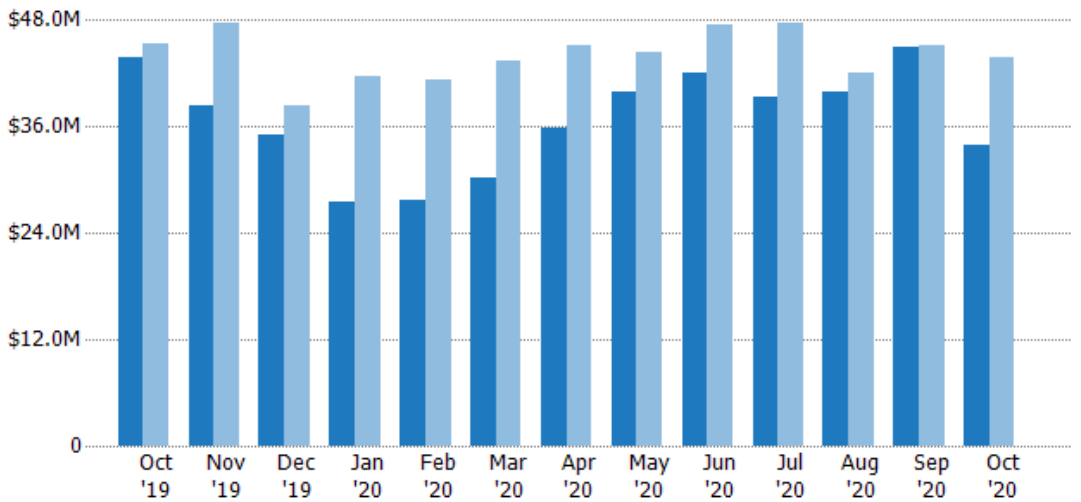
## Active Listing Volume

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Oct '20	\$33.9M	-22.6%
Oct '19	\$43.8M	-3.4%
Oct '18	\$45.3M	-32.6%



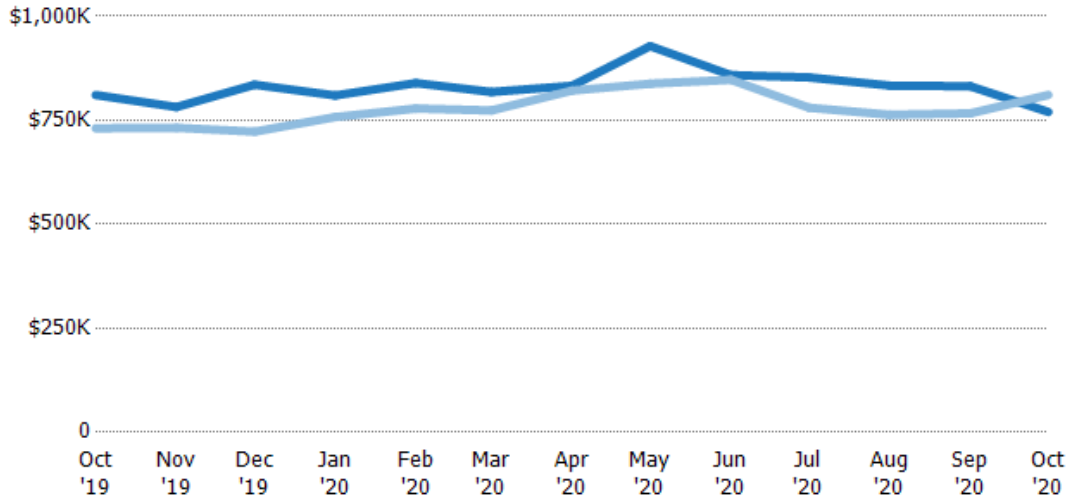
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$43.8M	\$38.3M	\$35.1M	\$27.5M	\$27.7M	\$30.3M	\$35.8M	\$39.9M	\$42.1M	\$39.2M	\$40M	\$44.9M	\$33.9M
Prior Year	\$45.3M	\$47.6M	\$38.3M	\$41.7M	\$41.2M	\$43.3M	\$45.2M	\$44.4M	\$47.5M	\$47.6M	\$42M	\$45.2M	\$43.8M
Percent Change from Prior Year	-3%	-19%	-8%	-34%	-33%	-30%	-21%	-10%	-11%	-18%	-5%	-1%	-23%

## Average Listing Price

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



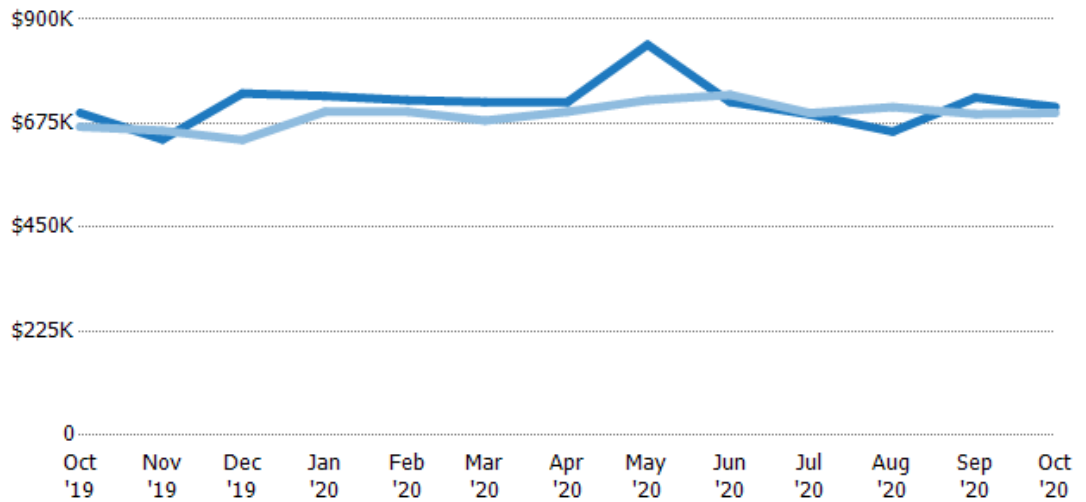
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Oct '19	\$811K	\$731K	11%
Nov '19	\$782K	\$732K	7%
Dec '19	\$835K	\$723K	16%
Jan '20	\$810K	\$758K	7%
Feb '20	\$839K	\$778K	8%
Mar '20	\$818K	\$774K	6%
Apr '20	\$833K	\$821K	1%
May '20	\$928K	\$838K	11%
Jun '20	\$859K	\$847K	1%
Jul '20	\$853K	\$780K	9%
Aug '20	\$833K	\$763K	9%
Sep '20	\$832K	\$767K	8%
Oct '20	\$770K	\$811K	-5%

## Median Listing Price

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Oct '19	\$697K	\$667K	4%
Nov '19	\$640K	\$659K	-3%
Dec '19	\$740K	\$639K	16%
Jan '20	\$734K	\$700K	5%
Feb '20	\$725K	\$700K	4%
Mar '20	\$721K	\$681K	6%
Apr '20	\$721K	\$700K	3%
May '20	\$845K	\$725K	17%
Jun '20	\$721K	\$737K	-2%
Jul '20	\$694K	\$697K	0%
Aug '20	\$657K	\$710K	-7%
Sep '20	\$730K	\$695K	5%
Oct '20	\$710K	\$697K	2%

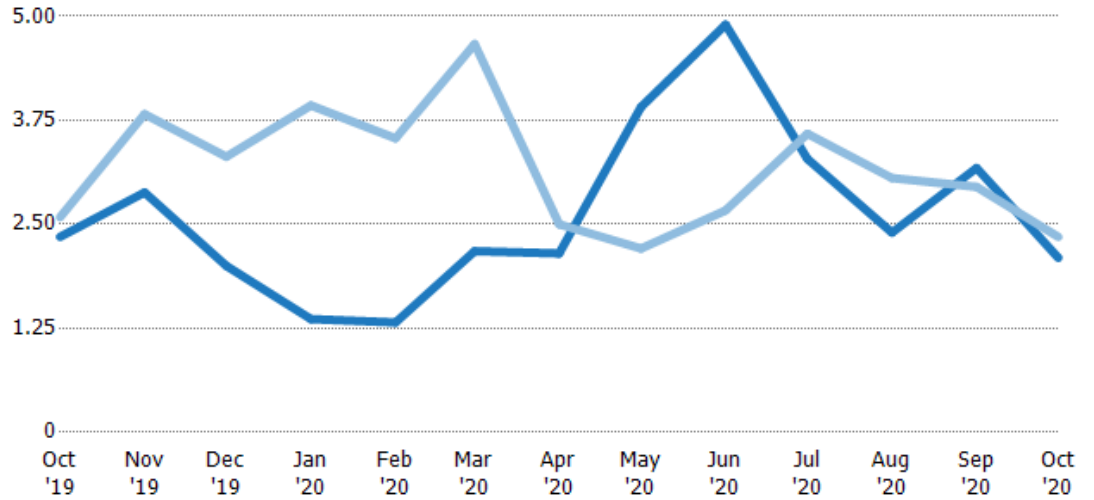
## Months of Inventory

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Months	% Chg.
Oct '20	2.1	-10.8%
Oct '19	2.35	-9.1%
Oct '18	2.58	-7.1%



Current Year	2.35	2.88	2	1.36	1.32	2.18	2.15	3.91	4.9	3.29	2.4	3.18	2.1
Prior Year	2.58	3.82	3.31	3.93	3.53	4.67	2.5	2.21	2.67	3.59	3.06	2.95	2.35
Percent Change from Prior Year	-9%	-25%	-40%	-65%	-63%	-53%	-14%	77%	84%	-8%	-21%	8%	-11%

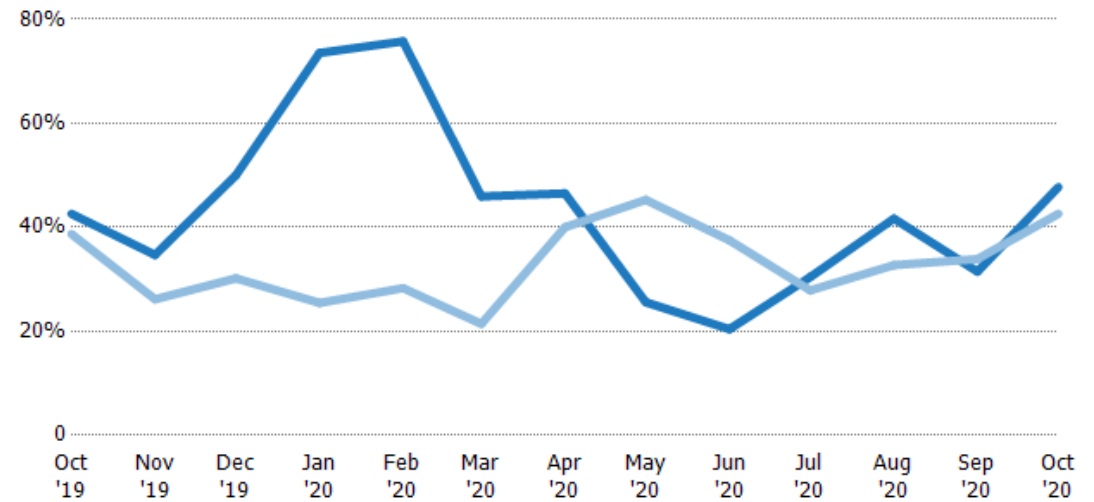
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Rate	Chg.
Oct '20	48%	-5.1%
Oct '19	43%	-3.9%
Oct '18	39%	7.6%



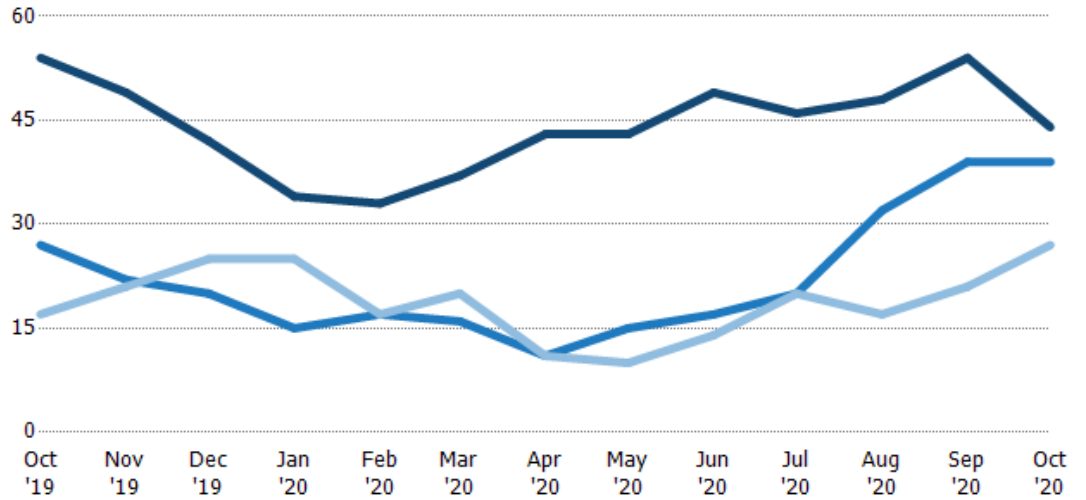
Current Year	43%	35%	50%	74%	76%	46%	47%	26%	20%	30%	42%	31%	48%
Prior Year	39%	26%	30%	25%	28%	21%	40%	45%	38%	28%	33%	34%	43%
Change from Prior Year	-4%	-9%	-20%	-48%	-47%	-25%	-7%	20%	17%	-3%	-9%	2%	-5%

## Active/Pending/Sold Units

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



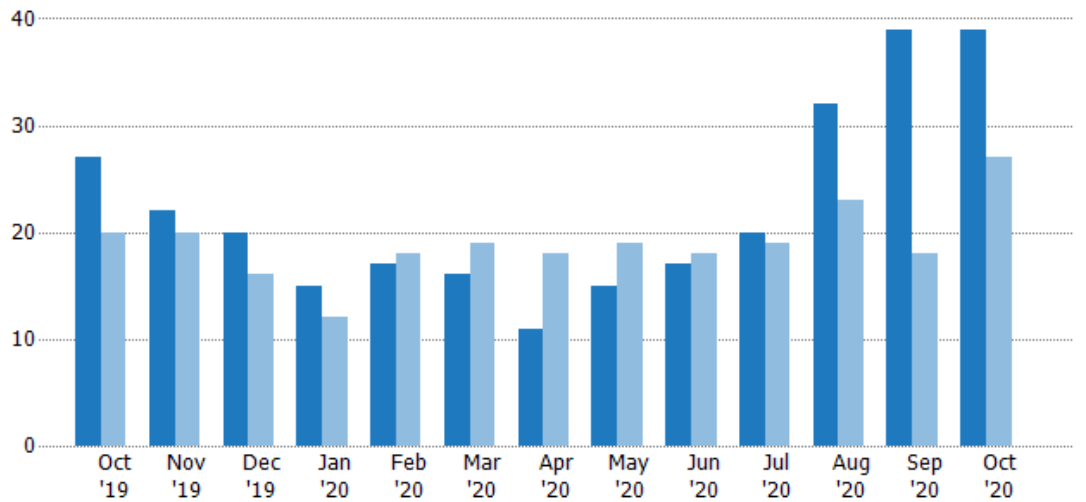
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Active	54	49	42	34	33	37	43	43	49	46	48	54	44
Pending	27	22	20	15	17	16	11	15	17	20	32	39	39
Sold	17	21	25	25	17	20	11	10	14	20	17	21	27

## Pending Sales

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Month/Year	Count	% Chg.
Oct '20	39	44.4%
Oct '19	27	35%
Oct '18	20	20%

	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	27	22	20	15	17	16	11	15	17	20	32	39	39
Prior Year	20	20	16	12	18	19	18	19	18	19	23	18	27
Percent Change from Prior Year	35%	10%	25%	25%	-6%	-16%	-39%	-21%	-6%	5%	39%	117%	44%

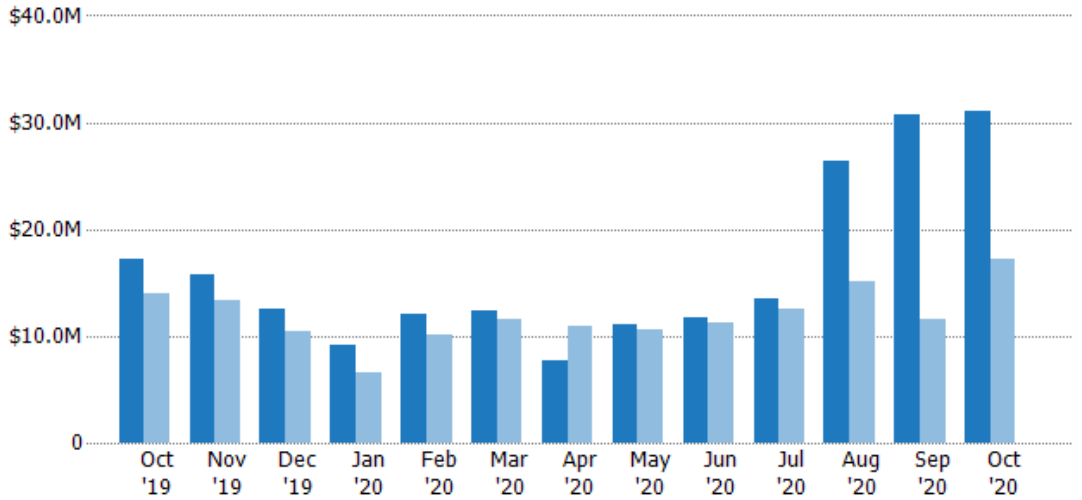
## Pending Sales Volume

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

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Oct '20	\$31M	79.6%
Oct '19	\$17.3M	23.9%
Oct '18	\$13.9M	3.1%



Current Year	\$17.3M	\$15.8M	\$12.5M	\$9.23M	\$12.1M	\$12.4M	\$7.66M	\$11.1M	\$11.8M	\$13.5M	\$26.4M	\$30.8M	\$31M
Prior Year	\$13.9M	\$13.4M	\$10.4M	\$6.65M	\$10.1M	\$11.5M	\$11M	\$10.7M	\$11.2M	\$12.6M	\$15.2M	\$11.5M	\$17.3M
Percent Change from Prior Year	24%	18%	20%	39%	20%	7%	-30%	4%	5%	7%	74%	167%	80%

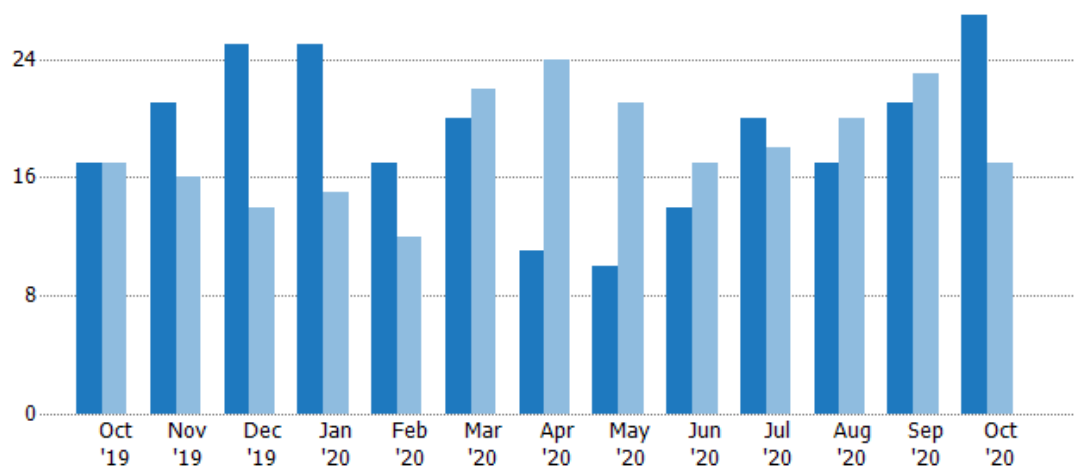
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

ZIP: Tujunga, CA 91042  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Oct '20	27	58.8%
Oct '19	17	0%
Oct '18	17	23.5%



Current Year	17	21	25	25	17	20	11	10	14	20	17	21	27
Prior Year	17	16	14	15	12	22	24	21	17	18	20	23	17
Percent Change from Prior Year	0%	31%	79%	67%	42%	-9%	-54%	-52%	-18%	11%	-15%	-9%	59%



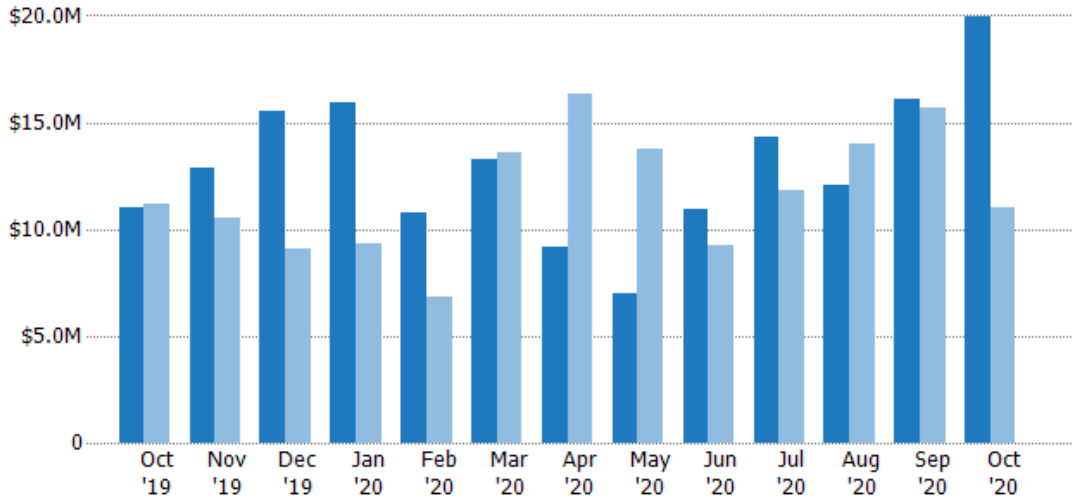
## Closed Sales Volume

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Oct '20	\$20M	80.5%
Oct '19	\$11.1M	-1.2%
Oct '18	\$11.2M	12%



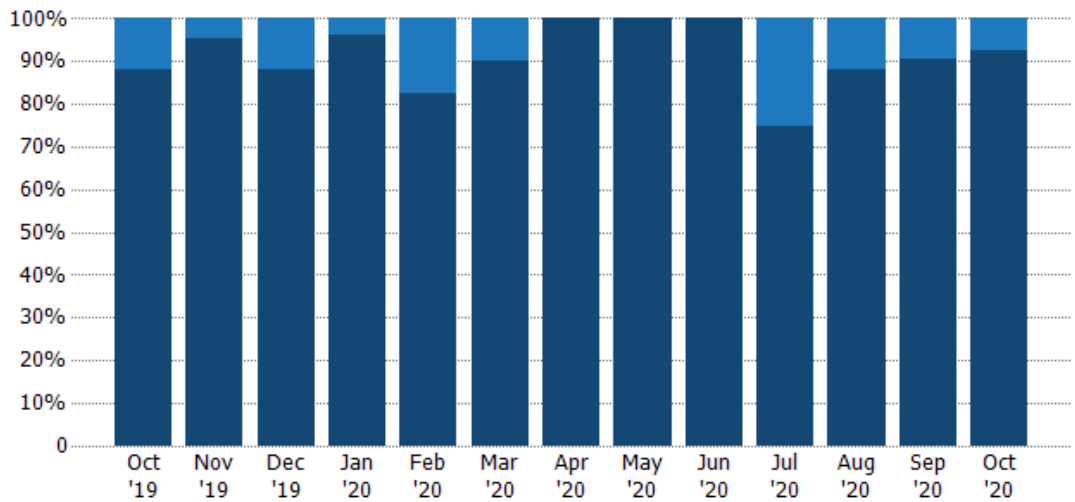
Current Year	\$11.1M	\$12.8M	\$15.5M	\$15.9M	\$10.8M	\$13.3M	\$9.16M	\$6.98M	\$10.9M	\$14.3M	\$12.1M	\$16.1M	\$20M
Prior Year	\$11.2M	\$10.5M	\$9.12M	\$9.36M	\$6.81M	\$13.6M	\$16.3M	\$13.7M	\$9.27M	\$11.8M	\$14M	\$15.7M	\$11.1M
Percent Change from Prior Year	-1%	22%	70%	70%	59%	-2%	-44%	-49%	18%	21%	-14%	2%	81%

## Closed Sales by Property Type

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Condo/Townhouse	12%	5%	12%	4%	18%	10%	-	-	-	25%	12%	10%	7%
Single Family Residence	88%	95%	88%	96%	82%	90%	100%	100%	100%	75%	88%	90%	93%

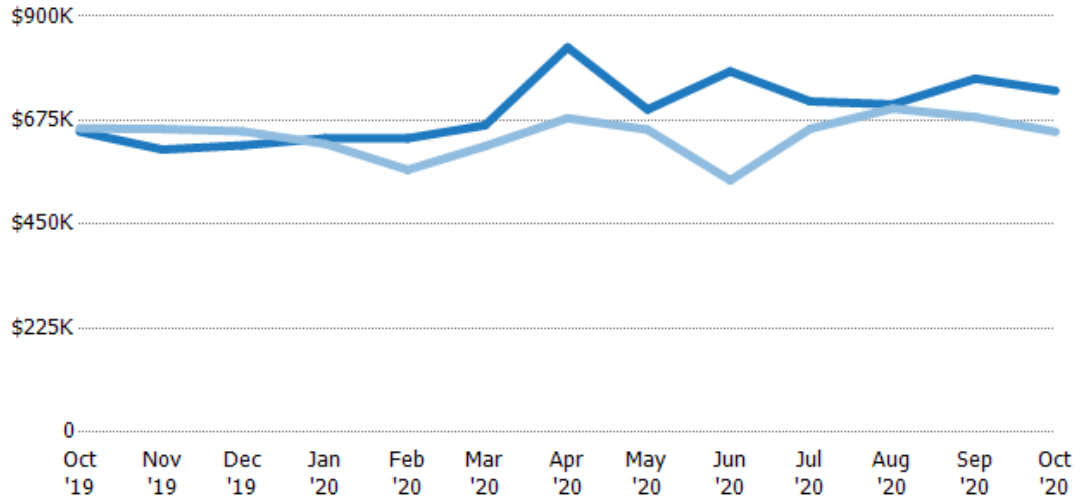
## Average Sales Price

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Oct '20	\$739K	13.6%
Oct '19	\$650K	-1.2%
Oct '18	\$658K	-9.3%



Current Year	\$650K	\$612K	\$621K	\$636K	\$636K	\$664K	\$833K	\$698K	\$781K	\$716K	\$709K	\$765K	\$739K
Prior Year	\$658K	\$656K	\$651K	\$624K	\$568K	\$619K	\$679K	\$655K	\$545K	\$657K	\$700K	\$682K	\$650K
Percent Change from Prior Year	-1%	-7%	-5%	2%	12%	7%	23%	7%	43%	9%	1%	12%	14%

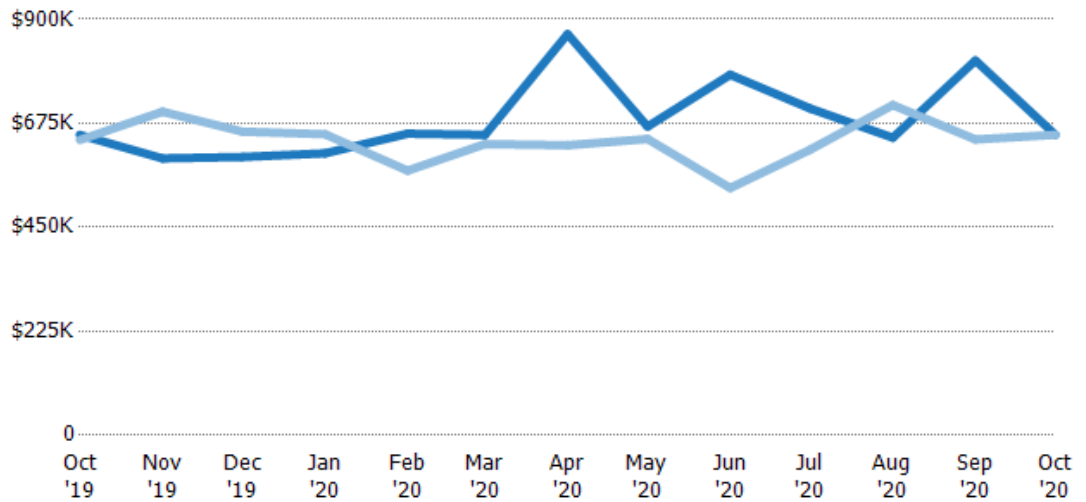
## Median Sales Price

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Oct '20	\$650K	0%
Oct '19	\$650K	1.7%
Oct '18	\$639K	-14.1%



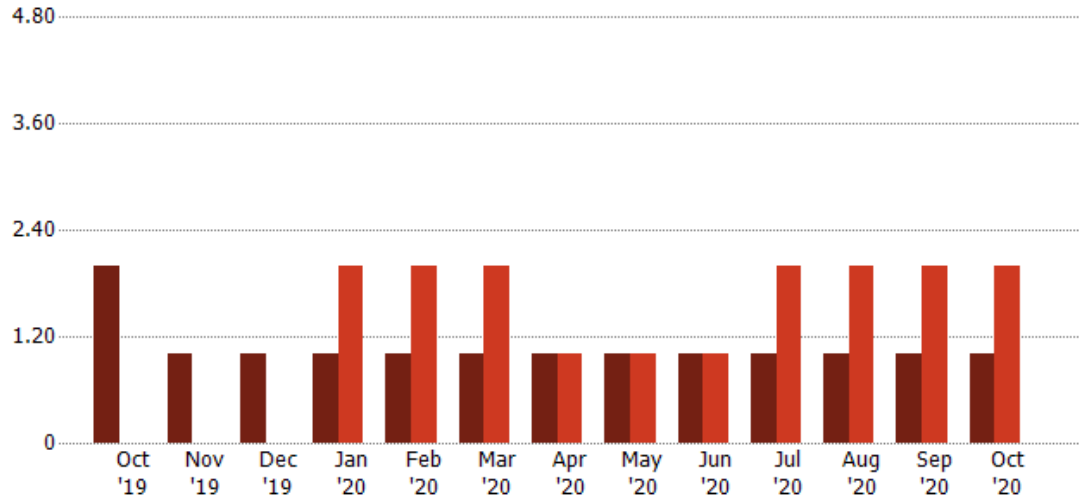
Current Year	\$650K	\$599K	\$602K	\$610K	\$653K	\$650K	\$868K	\$668K	\$780K	\$707K	\$644K	\$811K	\$650K
Prior Year	\$639K	\$700K	\$657K	\$651K	\$573K	\$630K	\$628K	\$641K	\$535K	\$618K	\$715K	\$640K	\$650K
Percent Change from Prior Year	2%	-14%	-8%	-6%	14%	3%	38%	4%	46%	14%	-10%	27%	0%

## Distressed Listings

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

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



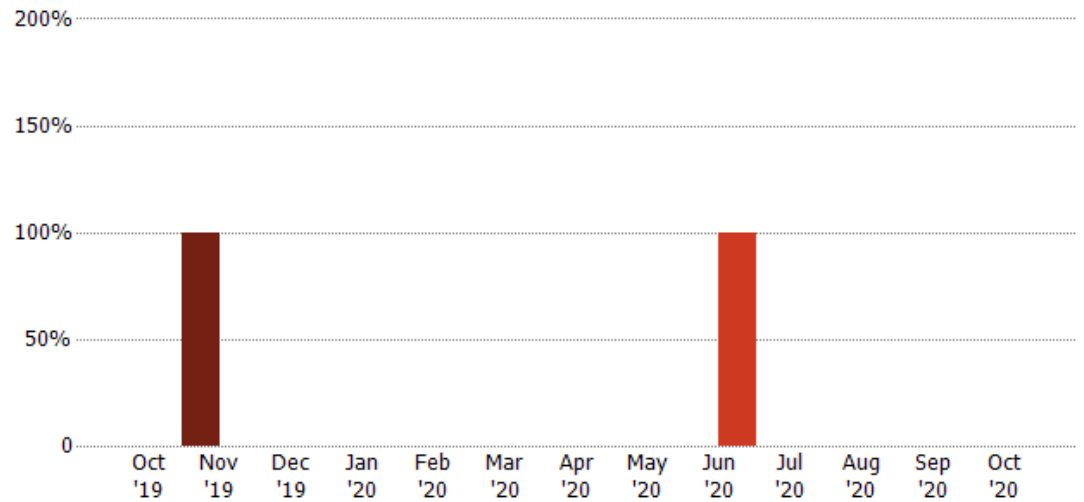
Current Year	2	1	1	1	1	1	1	1	1	1	1	1	1
Prior Year	-	-	-	2	2	2	1	1	1	2	2	2	2
Percent Change from Prior Year	100%	100%	100%	-50%	-50%	-50%	0%	0%	0%	-50%	-50%	-50%	-50%

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

ZIP: Tujunga, CA 91042  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Current Year	-	1	-	-	-	-	-	-	-	-	-	-	-
Prior Year	-	-	-	-	-	-	-	-	1	-	-	-	-
Percent Change from Prior Year	-	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:** Tujunga

**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

<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:** Tujunga, CA 91042

### 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