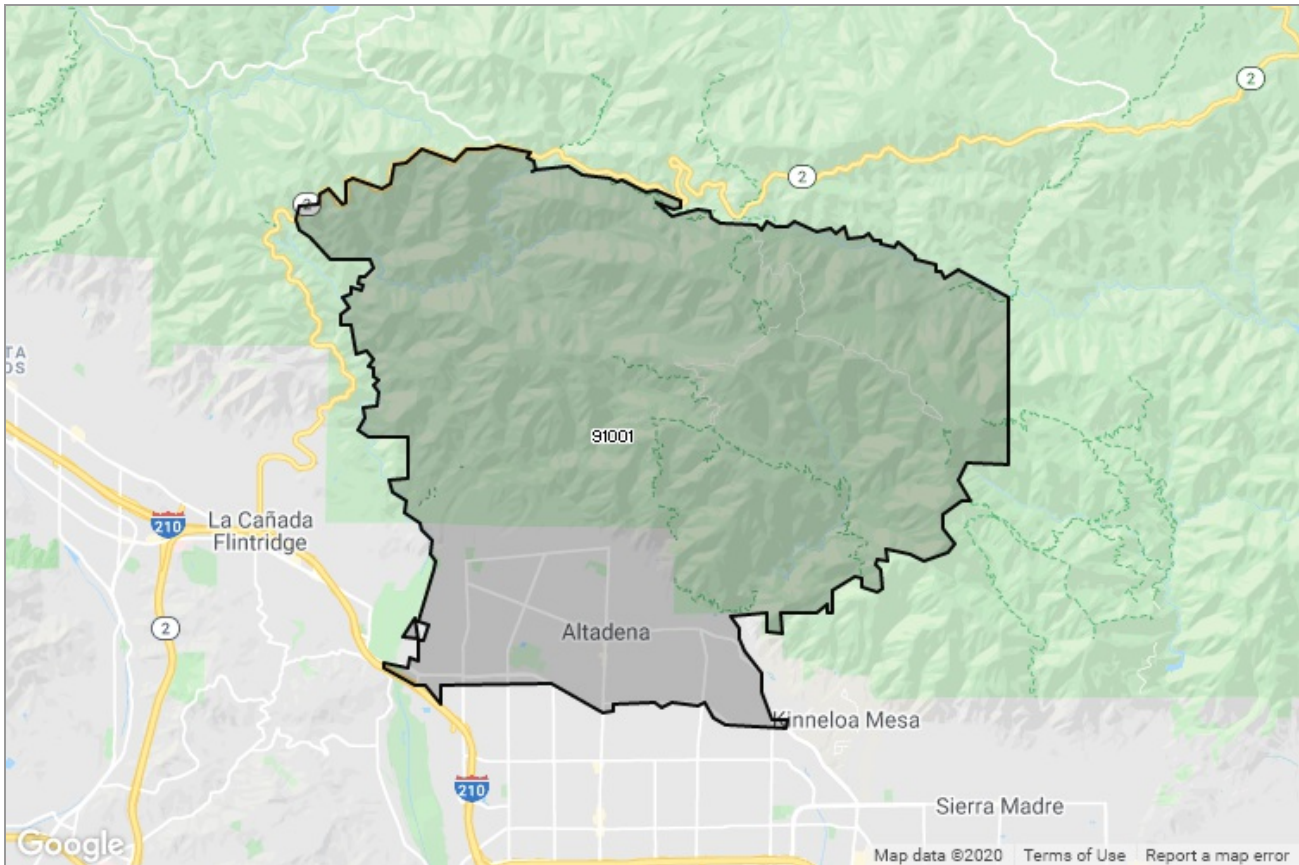




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Altadena



Report Characteristics

Report Name:
Altadena

Report Date Range:
11/2019 – 11/2020

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 12/07/2020

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	Nov 2020	Nov 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	36	30	+20%	335	419	-20%
New Listing Volume	\$41,321,287	\$36,263,132	+13.9%	\$372,921,593	\$435,252,719	-14.3%
Active Listing Count	65	64	+1.6%	N/A	N/A	
Active Listing Volume	\$87,332,487	\$71,103,617	+22.8%	N/A	N/A	
Average Listing Price	\$1,343,577	\$1,110,994	+20.9%	\$1,323,035	\$1,068,429	+23.8%
Median Listing Price	\$1,100,000	\$849,500	+29.5%	\$1,086,778	\$907,354	+19.8%
Months of Inventory	2.2	1.7	+25.3%	1.6	2.1	-25.9%
Absorption Rate	46.15%	57.81%	-11.7%	63.55%	47.07%	+16.5%
Sales Activity Charts Metrics						
Pending Sales Count	44	28	+57.1%	N/A	N/A	
Pending Sales Volume	\$53,838,188	\$29,800,787	+80.7%	N/A	N/A	
Closed Sales Count	31	24	+29.2%	272	333	-18.3%
Closed Sales Volume	\$36,166,411	\$23,183,980	+56%	\$291,296,483	\$339,247,566	-14.1%
Average Sales Price	\$1,166,658	\$965,999	+20.8%	\$1,070,943	\$1,018,761	+5.1%
Median Sales Price	\$1,038,000	\$837,500	+23.9%	\$949,083	\$896,279	+5.9%
Distressed Charts Metrics						
Distressed Listing Count	2	2	+/-	N/A	N/A	

New Listings

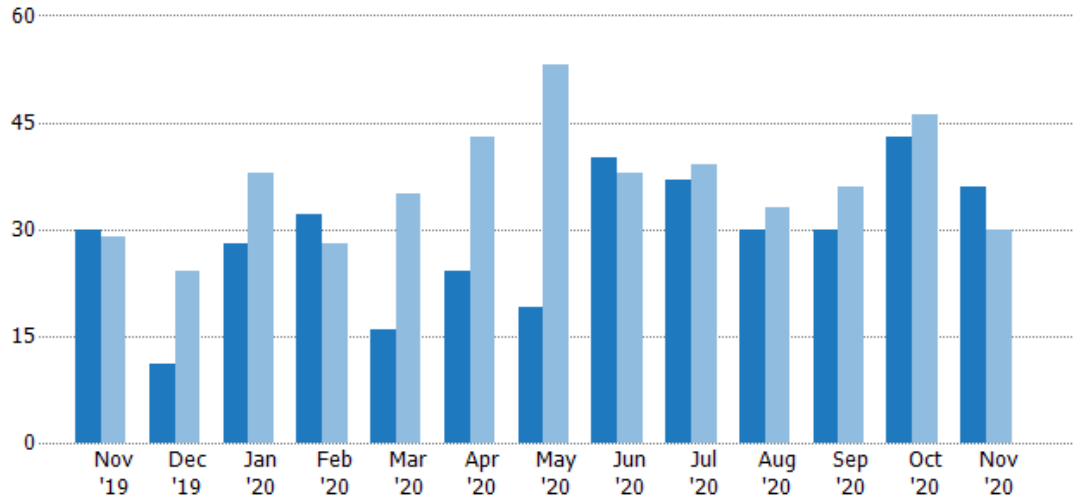
The number of new residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Nov '20	36	20%
Nov '19	30	3.4%
Nov '18	29	-24.1%



Current Year	30	11	28	32	16	24	19	40	37	30	30	43	36
Prior Year	29	24	38	28	35	43	53	38	39	33	36	46	30
Percent Change from Prior Year	3%	-54%	-26%	14%	-54%	-44%	-64%	5%	-5%	-9%	-17%	-7%	20%

New Listing Volume

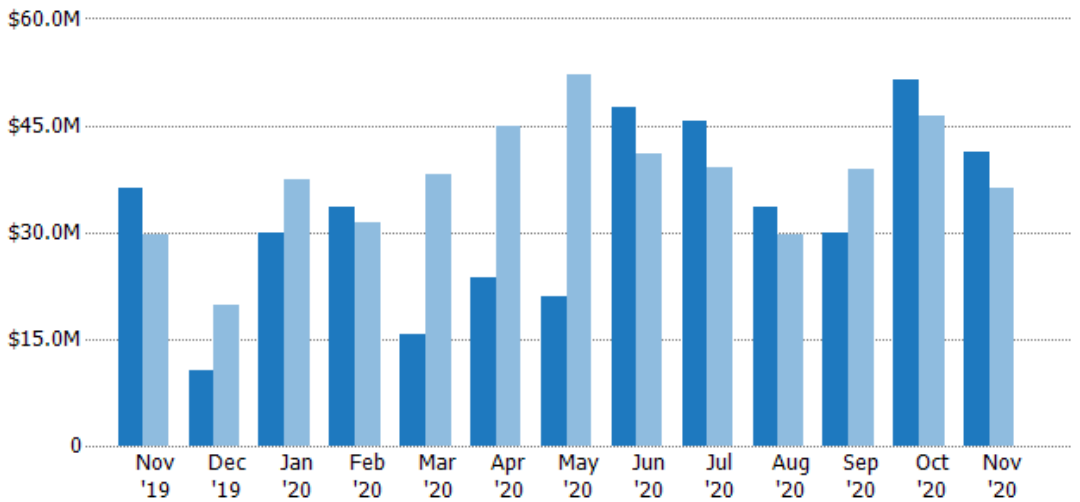
The sum of the listing price of residential listings that were added each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Nov '20	\$41.3M	13.9%
Nov '19	\$36.3M	22.6%
Nov '18	\$29.6M	-33.4%



Current Year	\$36.3M	\$10.5M	\$29.9M	\$33.5M	\$15.7M	\$23.7M	\$21M	\$47.4M	\$45.6M	\$33.5M	\$29.8M	\$51.4M	\$41.3M
Prior Year	\$29.6M	\$19.8M	\$37.5M	\$31.4M	\$38.1M	\$44.9M	\$52.2M	\$40.9M	\$39.2M	\$29.6M	\$38.9M	\$46.3M	\$36.3M
Percent Change from Prior Year	23%	-47%	-20%	7%	-59%	-47%	-60%	16%	16%	13%	-23%	11%	14%

Active Listings

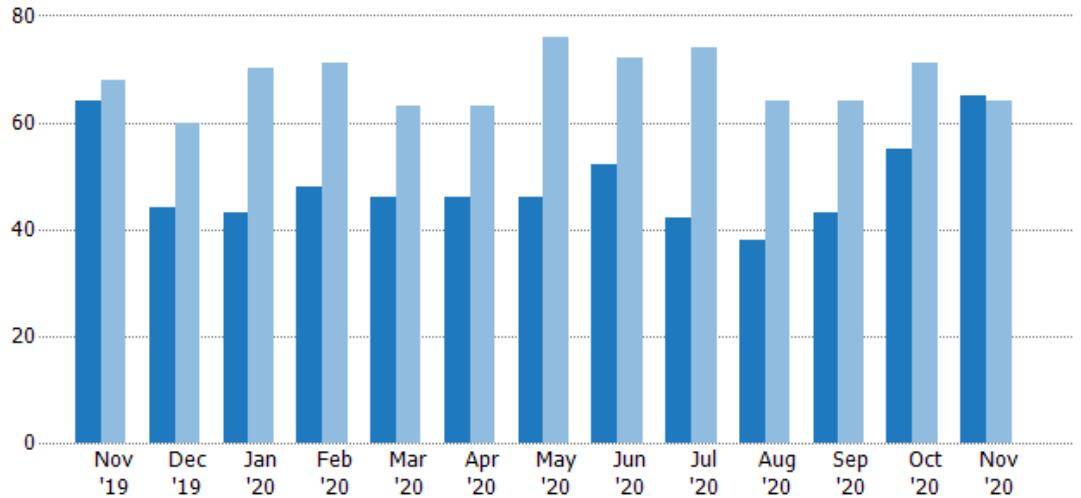
The number of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Nov '20	65	1.6%
Nov '19	64	-5.9%
Nov '18	68	-38.2%



	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	64	44	43	48	46	46	46	52	42	38	43	55	65
Prior Year	68	60	70	71	63	63	76	72	74	64	64	71	64
Percent Change from Prior Year	-6%	-27%	-39%	-32%	-27%	-27%	-39%	-28%	-43%	-41%	-33%	-23%	2%

Active Listing Volume

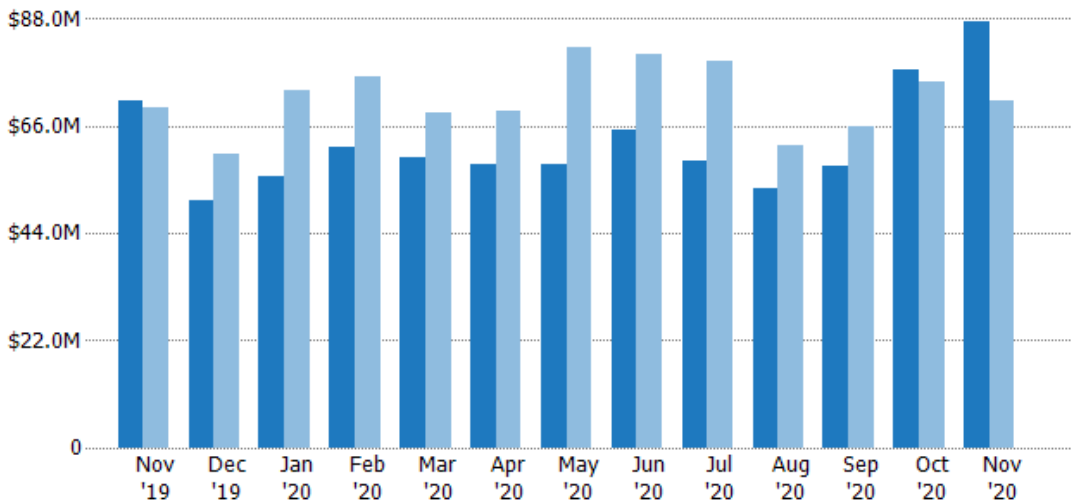
The sum of the listing price of active residential listings at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Nov '20	\$87.3M	22.8%
Nov '19	\$71.1M	1.9%
Nov '18	\$69.8M	-39.5%



	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	\$71.1M	\$50.7M	\$55.6M	\$61.6M	\$59.6M	\$58.3M	\$58.1M	\$65.4M	\$58.9M	\$53.2M	\$57.6M	\$77.7M	\$87.3M
Prior Year	\$69.8M	\$60.4M	\$73.2M	\$76.1M	\$68.9M	\$69M	\$82.1M	\$80.7M	\$79.4M	\$62.2M	\$65.8M	\$74.9M	\$71.1M
Percent Change from Prior Year	2%	-16%	-24%	-19%	-13%	-16%	-29%	-19%	-26%	-14%	-12%	4%	23%

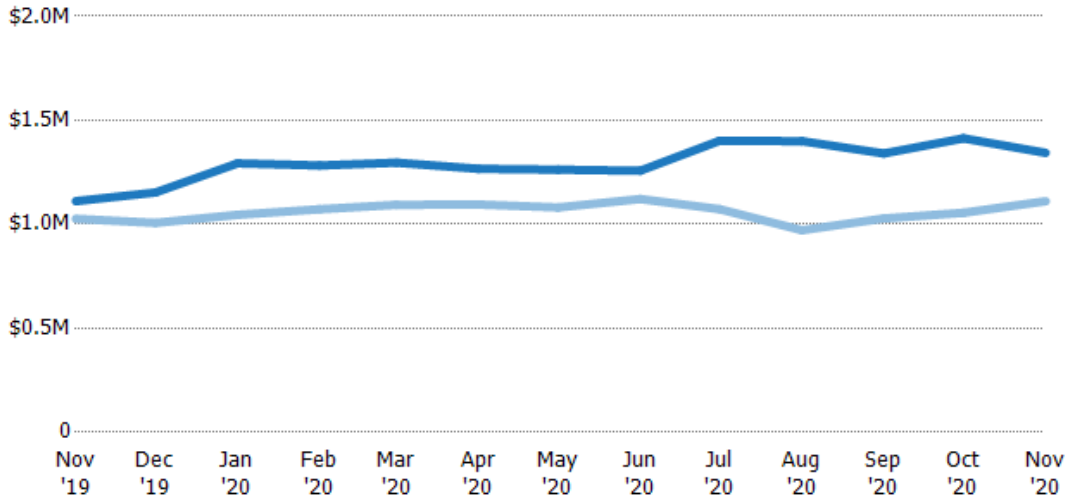
Average Listing Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Nov '19	\$1.11M	\$1.03M	8%
Dec '19	\$1.15M	\$1.01M	14%
Jan '20	\$1.29M	\$1.05M	24%
Feb '20	\$1.28M	\$1.07M	20%
Mar '20	\$1.3M	\$1.09M	19%
Apr '20	\$1.27M	\$1.09M	16%
May '20	\$1.26M	\$1.08M	17%
Jun '20	\$1.26M	\$1.12M	12%
Jul '20	\$1.4M	\$1.07M	31%
Aug '20	\$1.4M	\$971K	44%
Sep '20	\$1.34M	\$1.03M	30%
Oct '20	\$1.41M	\$1.06M	34%
Nov '20	\$1.34M	\$1.11M	21%

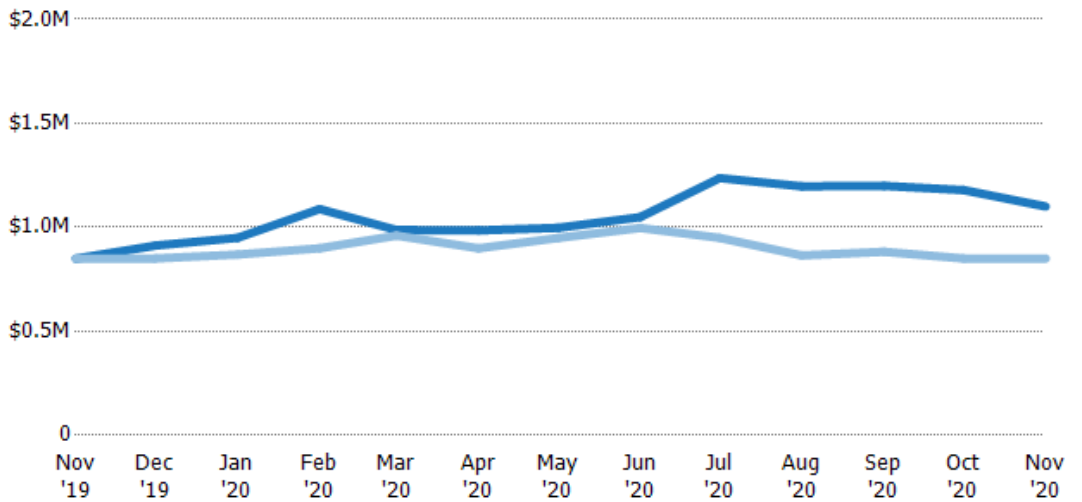
Median Listing Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Nov '19	\$850K	\$849K	0%
Dec '19	\$912K	\$850K	7%
Jan '20	\$949K	\$869K	9%
Feb '20	\$1.09M	\$899K	21%
Mar '20	\$987K	\$960K	3%
Apr '20	\$985K	\$899K	10%
May '20	\$997K	\$949K	5%
Jun '20	\$1.05M	\$996K	5%
Jul '20	\$1.24M	\$949K	30%
Aug '20	\$1.2M	\$865K	38%
Sep '20	\$1.2M	\$882K	36%
Oct '20	\$1.18M	\$850K	39%
Nov '20	\$1.1M	\$850K	29%

Months of Inventory

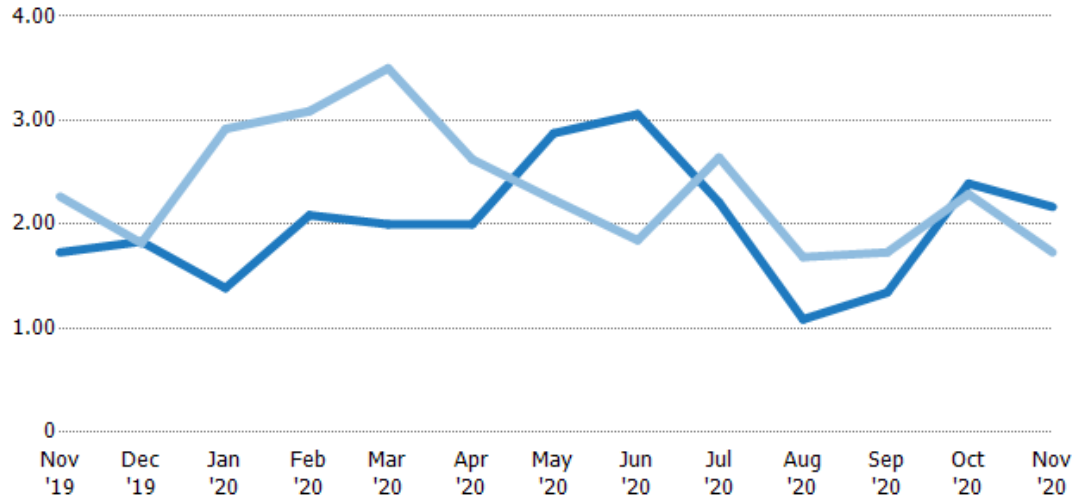
The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Months	% Chg.
Nov '20	2.17	25.3%
Nov '19	1.73	-23.7%
Nov '18	2.27	-42.1%



Current Year	1.73	1.83	1.39	2.09	2	2	2.88	3.06	2.21	1.09	1.34	2.39	2.17
Prior Year	2.27	1.82	2.92	3.09	3.5	2.63	2.24	1.85	2.64	1.68	1.73	2.29	1.73
Percent Change from Prior Year	-24%	1%	-52%	-32%	-43%	-24%	29%	66%	-16%	-36%	-22%	4%	25%

Absorption Rate

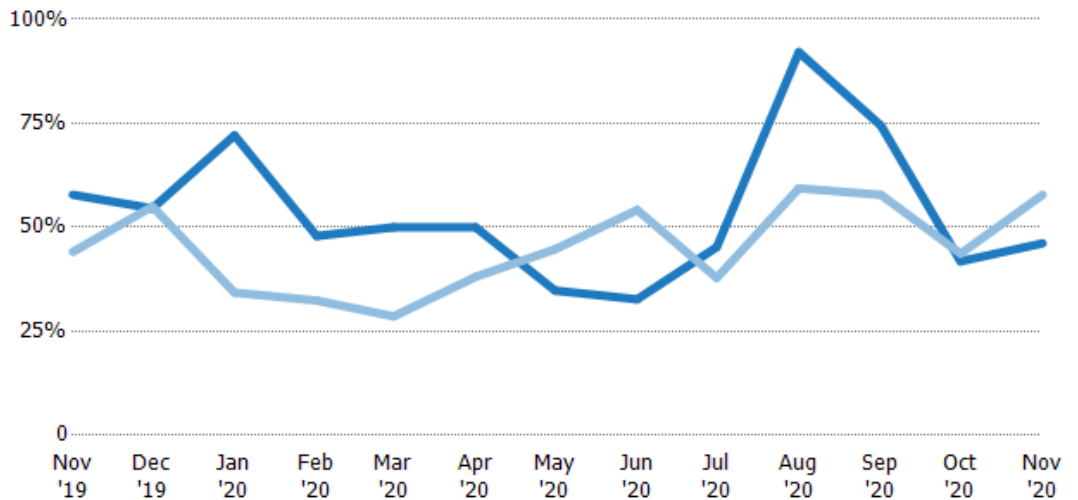
The percentage of inventory sold per month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Rate	Chg.
Nov '20	46%	11.7%
Nov '19	58%	-13.7%
Nov '18	44%	72.7%



Current Year	58%	55%	72%	48%	50%	50%	35%	33%	45%	92%	74%	42%	46%
Prior Year	44%	55%	34%	32%	29%	38%	45%	54%	38%	59%	58%	44%	58%
Change from Prior Year	-14%	0%	-38%	-16%	-21%	-12%	10%	21%	-7%	-33%	-17%	2%	12%

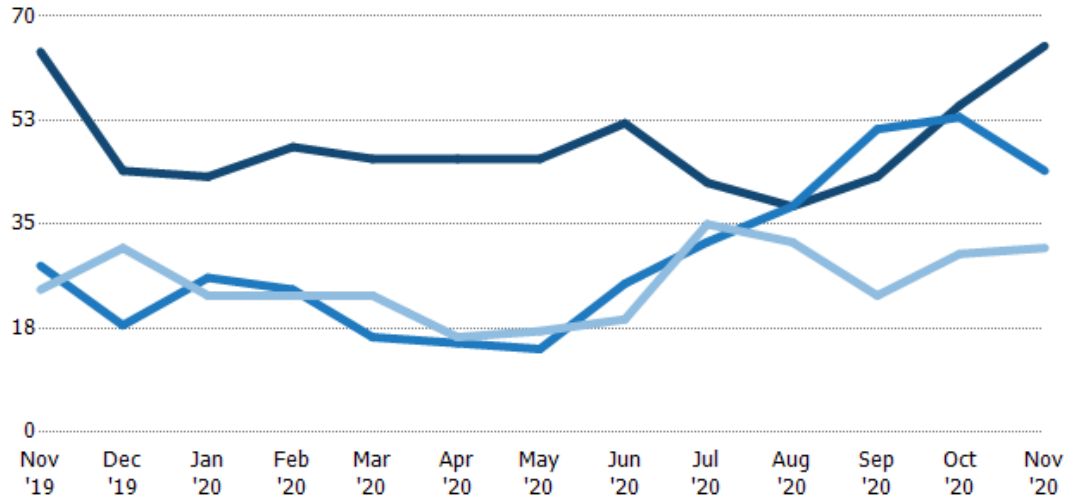
Active/Pending/Sold Units

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Active	64	44	43	48	46	46	46	52	42	38	43	55	65
Pending	28	18	26	24	16	15	14	25	32	38	51	53	44
Sold	24	31	23	23	23	16	17	19	35	32	23	30	31

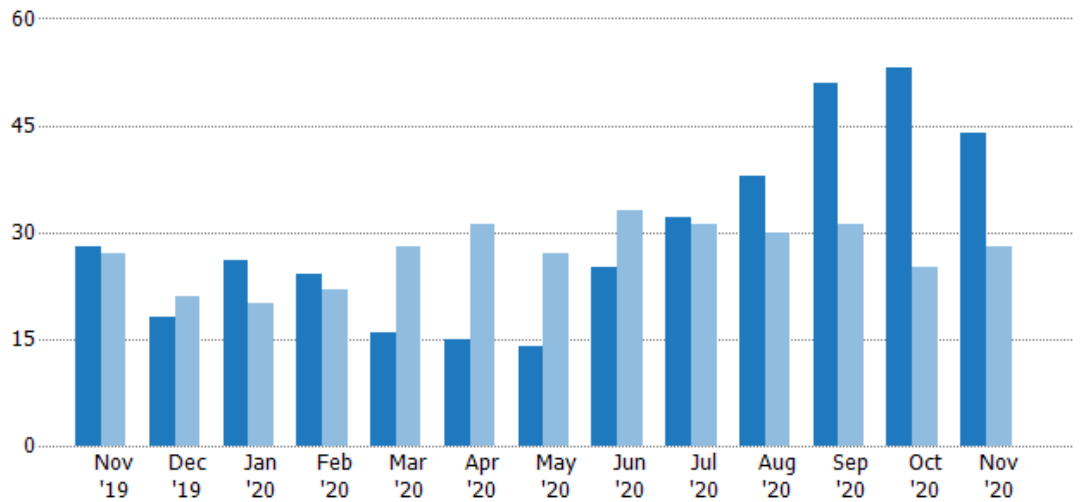
Pending Sales

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Month/Year	Count	% Chg.
Nov '20	44	57.1%
Nov '19	28	3.7%
Nov '18	27	-25.9%

	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	28	18	26	24	16	15	14	25	32	38	51	53	44
Prior Year	27	21	20	22	28	31	27	33	31	30	31	25	28
Percent Change from Prior Year	4%	-14%	30%	9%	-43%	-52%	-48%	-24%	3%	27%	65%	112%	57%

Pending Sales Volume

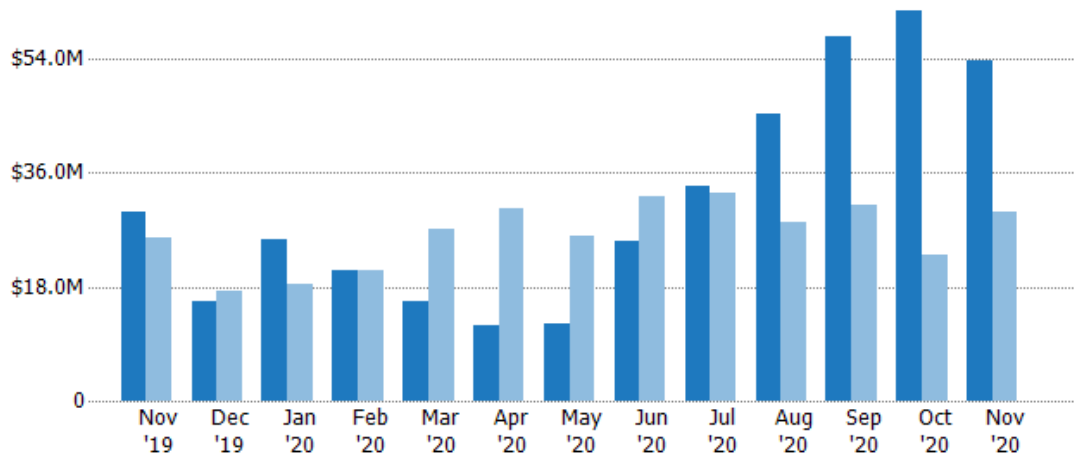
The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Nov '20	\$53.8M	80.7%
Nov '19	\$29.8M	16%
Nov '18	\$25.7M	-34%



Current Year	\$29.8M	\$15.8M	\$25.5M	\$20.6M	\$15.6M	\$12M	\$12.2M	\$25.2M	\$34M	\$45.2M	\$57.4M	\$61.6M	\$53.8M
Prior Year	\$25.7M	\$17.2M	\$18.3M	\$20.6M	\$27.2M	\$30.3M	\$26.1M	\$32.2M	\$32.8M	\$28.2M	\$30.8M	\$23M	\$29.8M
Percent Change from Prior Year	16%	-9%	39%	0%	-43%	-61%	-53%	-22%	4%	60%	86%	168%	81%

Closed Sales

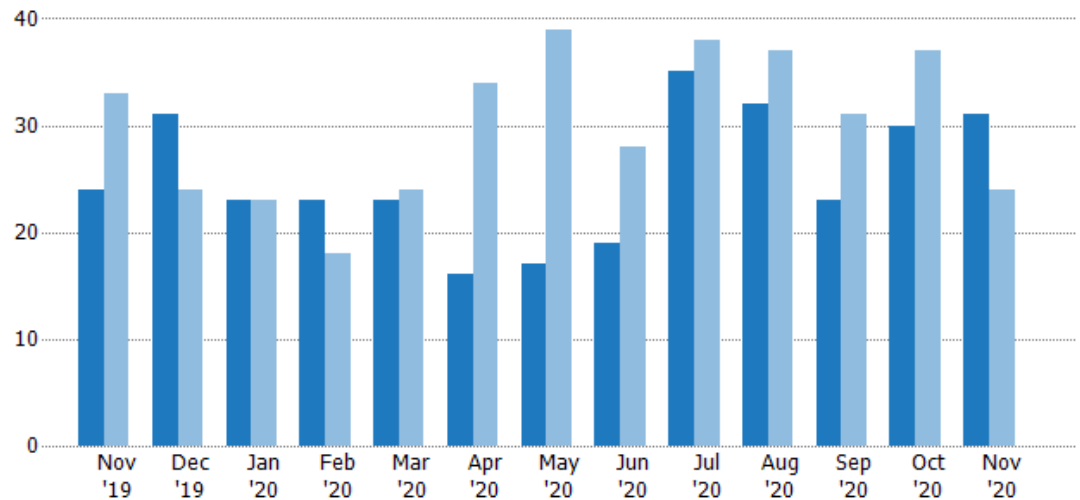
The total number of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Count	% Chg.
Nov '20	31	29.2%
Nov '19	24	-27.3%
Nov '18	33	-9.1%



Current Year	24	31	23	23	23	16	17	19	35	32	23	30	31
Prior Year	33	24	23	18	24	34	39	28	38	37	31	37	24
Percent Change from Prior Year	-27%	29%	0%	28%	-4%	-53%	-56%	-32%	-8%	-14%	-26%	-19%	29%

Closed Sales Volume

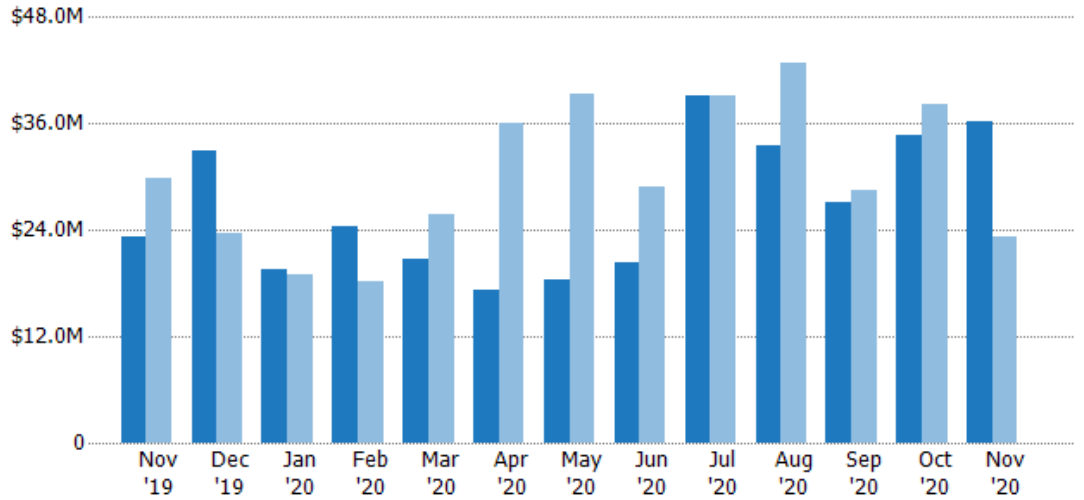
The sum of the sales price of residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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

Month/Year	Volume	% Chg.
Nov '20	\$36.2M	56%
Nov '19	\$23.2M	-22.2%
Nov '18	\$29.8M	-11.3%



Current Year	\$23.2M	\$32.9M	\$19.6M	\$24.4M	\$20.7M	\$17.2M	\$18.4M	\$20.3M	\$39.2M	\$33.5M	\$27M	\$34.7M	\$36.2M
Prior Year	\$29.8M	\$23.6M	\$18.9M	\$18.2M	\$25.8M	\$36M	\$39.4M	\$28.8M	\$39.2M	\$42.9M	\$28.5M	\$38.2M	\$23.2M
Percent Change from Prior Year	-22%	39%	4%	34%	-20%	-52%	-53%	-30%	0%	-22%	-5%	-9%	56%

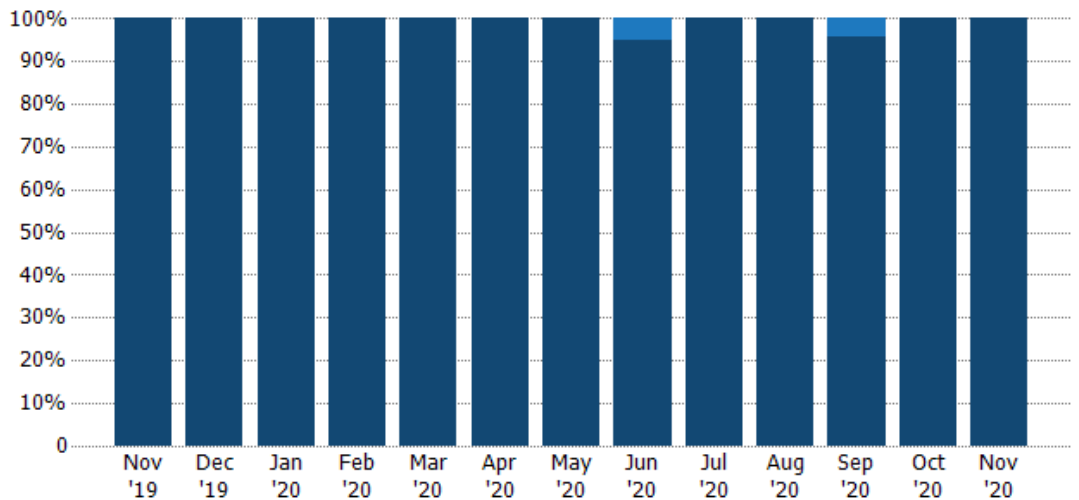
Closed Sales by Property Type

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Condo/Townhouse	-	-	-	-	-	-	-	5%	-	-	4%	-	-
Single Family Residence	100%	100%	100%	100%	100%	100%	100%	95%	100%	100%	96%	100%	100%

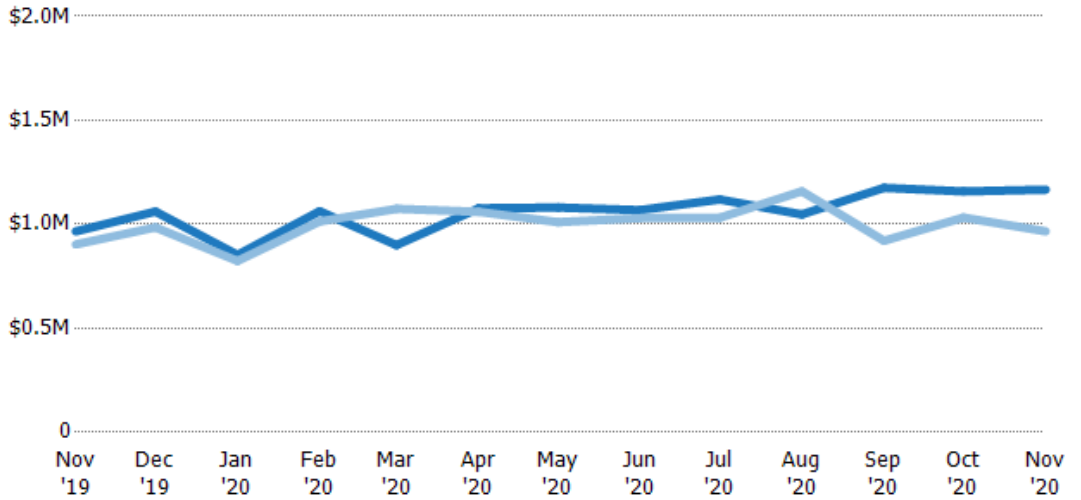
Average Sales Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	\$966K	\$1.06M	\$853K	\$1.06M	\$900K	\$1.08M	\$1.08M	\$1.07M	\$1.12M	\$1.05M	\$1.18M	\$1.16M	\$1.17M
Prior Year	\$903K	\$985K	\$824K	\$1.01M	\$1.07M	\$1.06M	\$1.01M	\$1.03M	\$1.03M	\$1.16M	\$921K	\$1.03M	\$966K
Percent Change from Prior Year	7%	8%	4%	5%	-16%	2%	7%	4%	9%	-10%	28%	12%	21%

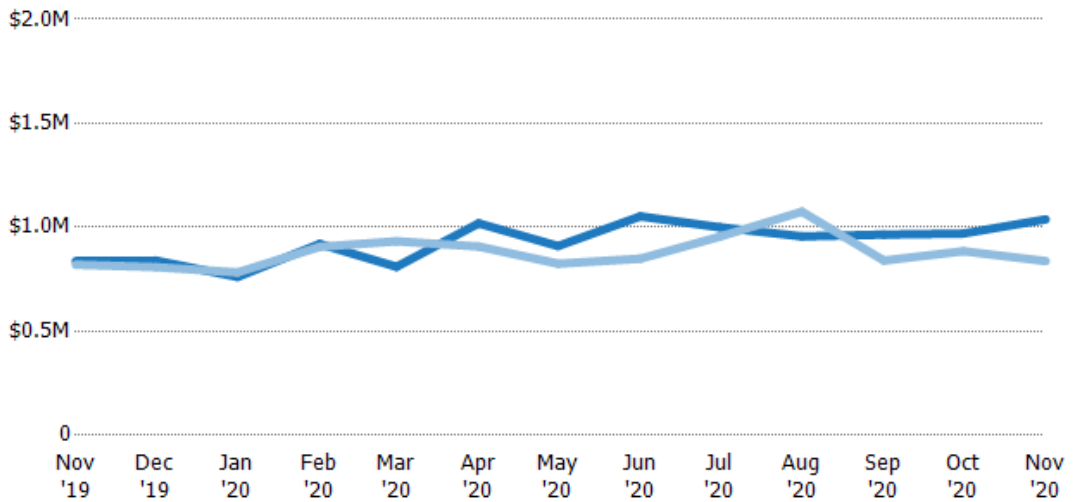
Median Sales Price

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	\$838K	\$840K	\$762K	\$920K	\$810K	\$1.02M	\$910K	\$1.05M	\$1M	\$956K	\$965K	\$970K	\$1.04M
Prior Year	\$820K	\$809K	\$783K	\$906K	\$933K	\$907K	\$825K	\$849K	\$955K	\$1.08M	\$840K	\$885K	\$838K
Percent Change from Prior Year	2%	4%	-3%	2%	-13%	12%	10%	24%	5%	-11%	15%	10%	24%

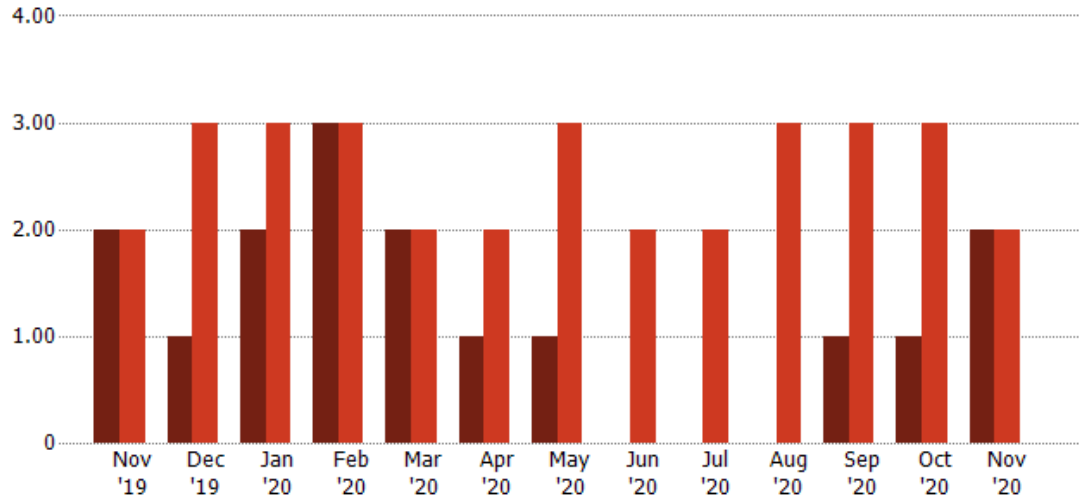
Distressed Listings

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

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Current Year	2	1	2	3	2	1	1	-	-	-	1	1	2
Prior Year	2	3	3	3	2	2	3	2	2	3	3	3	2
Percent Change from Prior Year	0%	-67%	-33%	0%	0%	-50%	-67%	-100%	-100%	-100%	-67%	-67%	0%

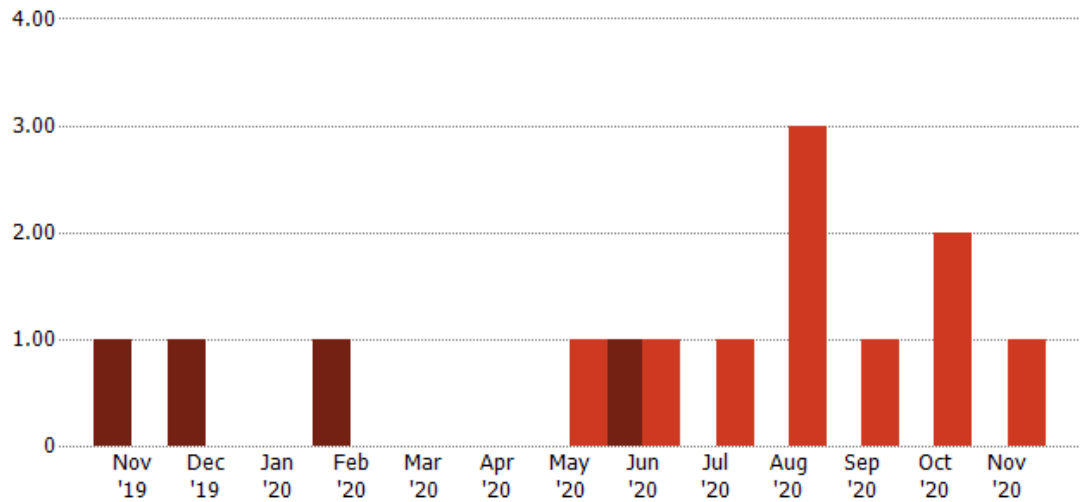
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Altadena, CA 91001, Altadena, CA 91003

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



Current Year	1	1	-	1	-	-	-	1	-	-	-	-	-
Prior Year	-	-	-	-	-	-	1	1	1	3	1	2	1
Percent Change from Prior Year	100%	100%	-	100%	-	-	-100%	0%	-100%	-100%	-100%	-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: Altadena

Run Date: 12/07/2020

Scheduled: No

Report Date Range: From 11/2019 To: 11/2020

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 Altadena, CA 91003

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 11/2020 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area