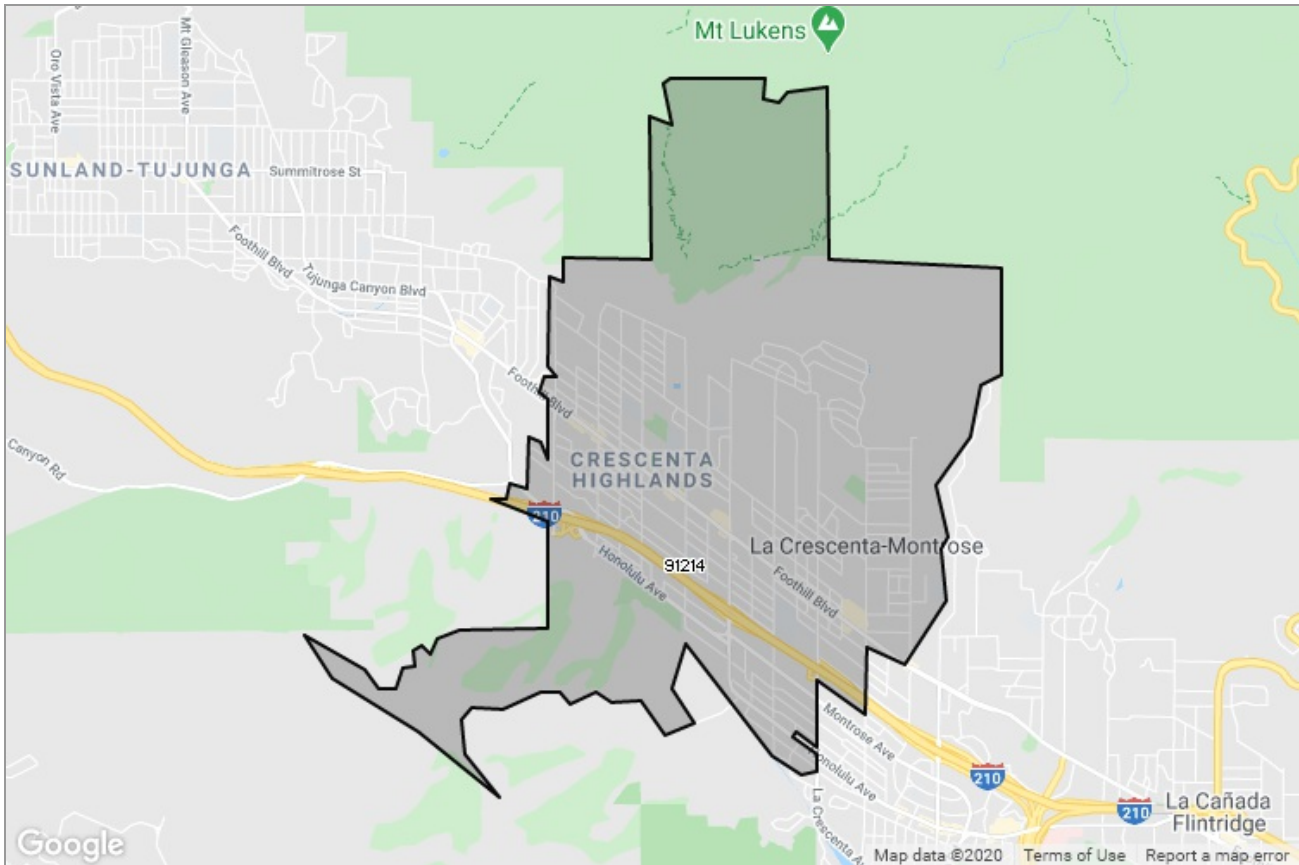




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

La Crescenta



Report Characteristics

Report Name:
La Crescenta

Report Date Range:
11/2019 – 11/2020

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 12/08/2020

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 | 29 | 33 | -12.1% | 368 | 390 | -5.6% |
| New Listing Volume | \$29,816,799 | \$25,941,787 | +14.9% | \$355,892,083 | \$345,089,151 | +3.1% |
| Active Listing Count | 49 | 58 | -15.5% | N/A | N/A | |
| Active Listing Volume | \$48,122,165 | \$50,814,570 | -5.3% | N/A | N/A | |
| Average Listing Price | \$982,085 | \$876,113 | +12.1% | \$955,298 | \$919,059 | +3.9% |
| Median Listing Price | \$889,000 | \$847,000 | +5% | \$893,709 | \$878,583 | +1.7% |
| Months of Inventory | 1.8 | 2.4 | -27.6% | 1.9 | 1.9 | -1.9% |
| Absorption Rate | 57.14% | 41.38% | +15.8% | 52.56% | 51.53% | +1% |
| Sales Activity Charts Metrics | | | | | | |
| Pending Sales Count | 45 | 22 | +104.5% | N/A | N/A | |
| Pending Sales Volume | \$45,018,125 | \$17,770,237 | +153.3% | N/A | N/A | |
| Closed Sales Count | 27 | 34 | -20.6% | 291 | 298 | -2.3% |
| Closed Sales Volume | \$22,798,800 | \$30,231,000 | -24.6% | \$274,819,441 | \$266,426,838 | +3.2% |
| Average Sales Price | \$844,400 | \$889,147 | -5% | \$944,397 | \$894,050 | +5.6% |
| Median Sales Price | \$783,000 | \$817,500 | -4.2% | \$884,170 | \$857,862 | +3.1% |
| Distressed Charts Metrics | | | | | | |
| Distressed Listing Count | - | 2 | - | N/A | N/A | |

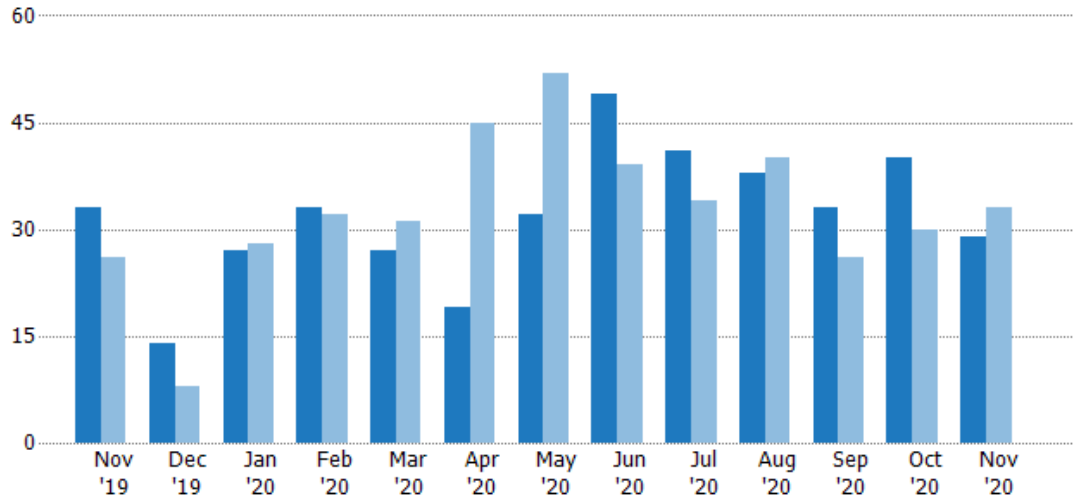
New Listings

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

| Month/ Year | Count | % Chg. |
|----------------|-------|--------|
| Nov '20 | 29 | -12.1% |
| Nov '19 | 33 | 26.9% |
| Nov '18 | 26 | -23.1% |



| | 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 | 33 | 14 | 27 | 33 | 27 | 19 | 32 | 49 | 41 | 38 | 33 | 40 | 29 |
| Prior Year | 26 | 8 | 28 | 32 | 31 | 45 | 52 | 39 | 34 | 40 | 26 | 30 | 33 |
| Percent Change from Prior Year | 27% | 75% | -4% | 3% | -13% | -58% | -38% | 26% | 21% | -5% | 27% | 33% | -12% |

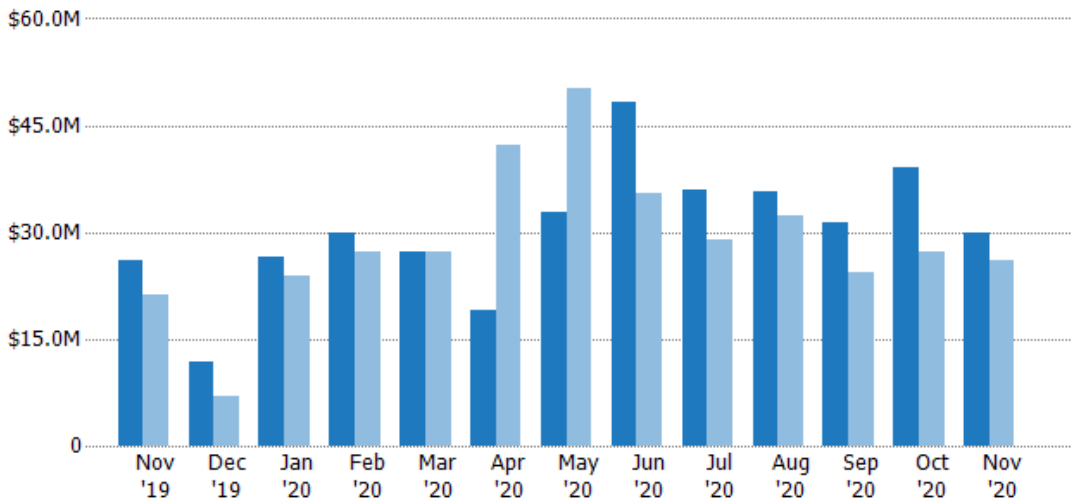
New Listing Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

| Month/ Year | Volume | % Chg. |
|----------------|---------|--------|
| Nov '20 | \$29.8M | 14.9% |
| Nov '19 | \$25.9M | 22.3% |
| Nov '18 | \$21.2M | -27.7% |



| | 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 | \$25.9M | \$11.9M | \$26.5M | \$29.8M | \$27.4M | \$19.2M | \$32.7M | \$48.3M | \$36M | \$35.7M | \$31.4M | \$39M | \$29.8M |
| Prior Year | \$21.2M | \$6.96M | \$23.8M | \$27.3M | \$27.3M | \$42.2M | \$50.2M | \$35.5M | \$29.1M | \$32.2M | \$24.3M | \$27.2M | \$25.9M |
| Percent Change from Prior Year | 22% | 71% | 11% | 9% | 0% | -55% | -35% | 36% | 24% | 11% | 29% | 44% | 15% |

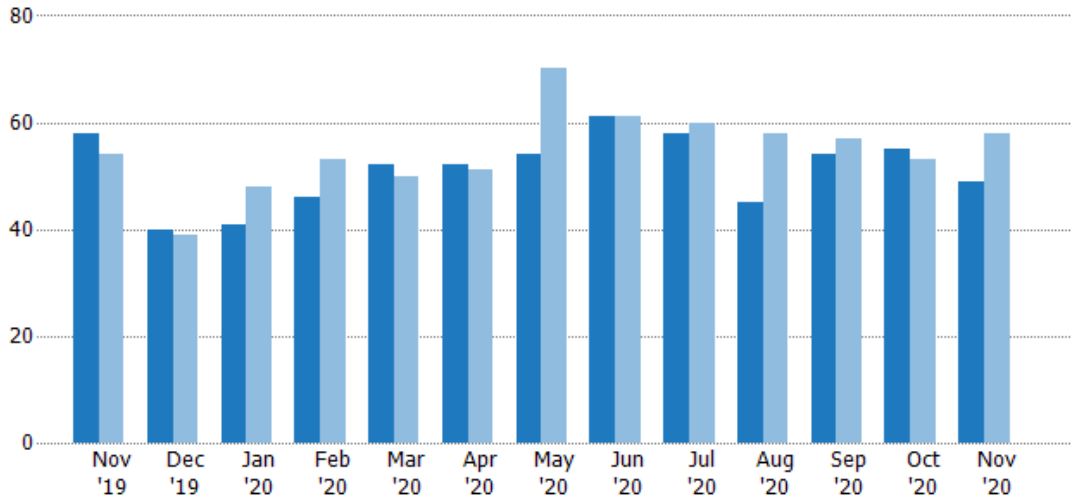
Active Listings

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

| Month/ Year | Count | % Chg. |
|----------------|-------|--------|
| Nov '20 | 49 | -15.5% |
| Nov '19 | 58 | 7.4% |
| Nov '18 | 54 | 5.6% |



| | | | | | | | | | | | | | |
|--------------------------------|----|----|------|------|----|----|------|----|-----|------|-----|----|------|
| Current Year | 58 | 40 | 41 | 46 | 52 | 52 | 54 | 61 | 58 | 45 | 54 | 55 | 49 |
| Prior Year | 54 | 39 | 48 | 53 | 50 | 51 | 70 | 61 | 60 | 58 | 57 | 53 | 58 |
| Percent Change from Prior Year | 7% | 3% | -15% | -13% | 4% | 2% | -23% | 0% | -3% | -22% | -5% | 4% | -16% |

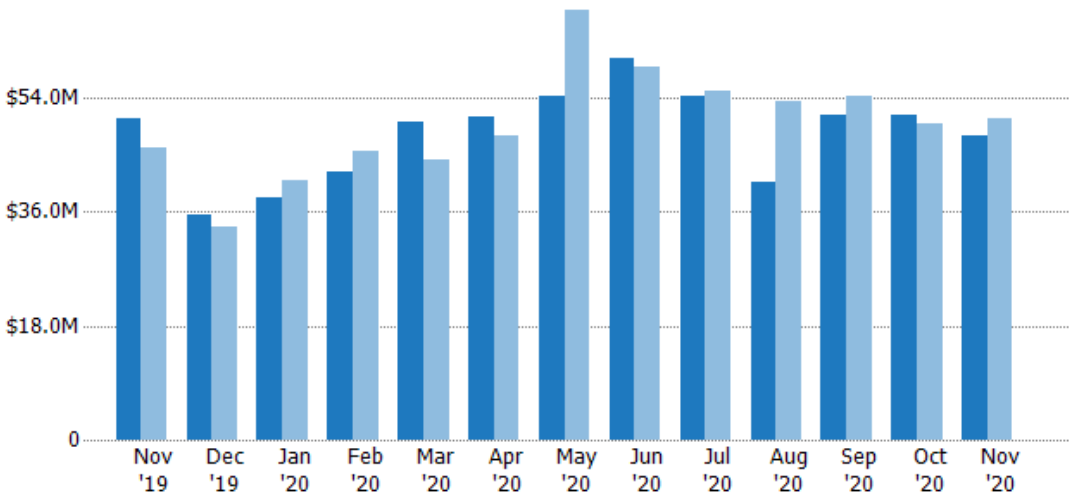
Active Listing Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

| Month/ Year | Volume | % Chg. |
|----------------|---------|--------|
| Nov '20 | \$48.1M | -5.3% |
| Nov '19 | \$50.8M | 10.3% |
| Nov '18 | \$46.1M | 8.8% |



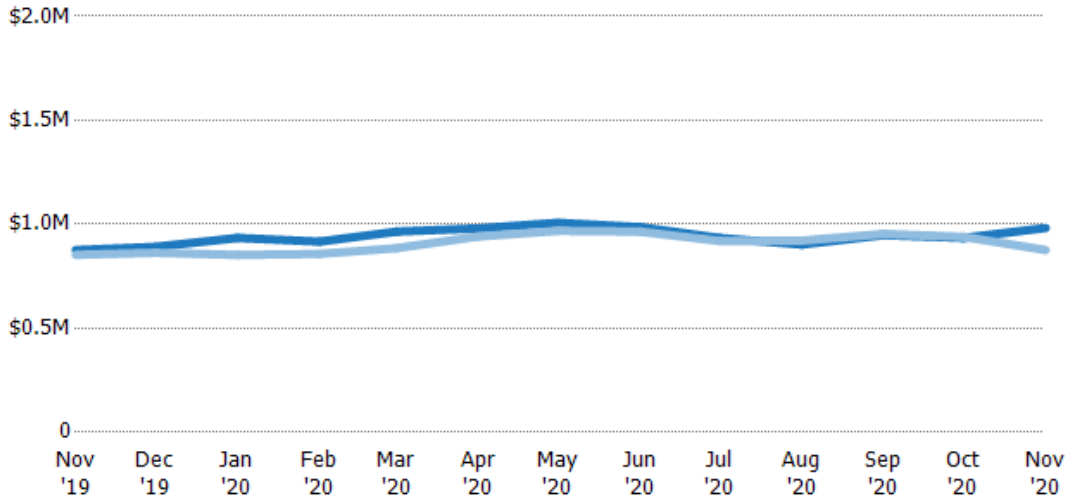
| | | | | | | | | | | | | | |
|--------------------------------|---------|---------|---------|---------|---------|-------|---------|---------|---------|---------|---------|---------|---------|
| Current Year | \$50.8M | \$35.7M | \$38.3M | \$42.2M | \$50.2M | \$51M | \$54.4M | \$60.1M | \$54.2M | \$40.6M | \$51.2M | \$51.4M | \$48.1M |
| Prior Year | \$46.1M | \$33.7M | \$40.9M | \$45.5M | \$44.2M | \$48M | \$67.8M | \$58.8M | \$55.2M | \$53.5M | \$54.4M | \$49.8M | \$50.8M |
| Percent Change from Prior Year | 10% | 6% | -6% | -7% | 13% | 6% | -20% | 2% | -2% | -24% | -6% | 3% | -5% |

Average Listing Price

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



| Month/Year | Price | % Chg. |
|------------|--------|--------|
| Nov '20 | \$982K | 12.1% |
| Nov '19 | \$876K | 2.7% |
| Nov '18 | \$853K | 3% |

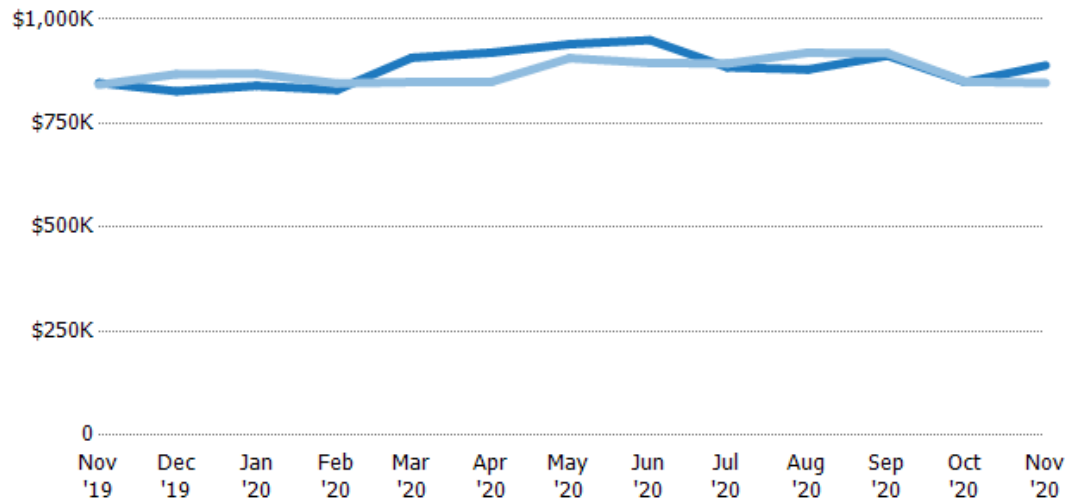
| | | | | | | | | | | | | | |
|--------------------------------|--------|--------|--------|--------|--------|--------|---------|--------|--------|--------|--------|--------|--------|
| Current Year | \$876K | \$891K | \$934K | \$917K | \$965K | \$980K | \$1.01M | \$986K | \$934K | \$903K | \$948K | \$934K | \$982K |
| Prior Year | \$853K | \$863K | \$853K | \$858K | \$885K | \$942K | \$969K | \$965K | \$919K | \$922K | \$954K | \$940K | \$876K |
| Percent Change from Prior Year | 3% | 3% | 10% | 7% | 9% | 4% | 4% | 2% | 2% | -2% | -1% | -1% | 12% |

Median Listing Price

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



| Month/Year | Price | % Chg. |
|------------|--------|--------|
| Nov '20 | \$889K | 5% |
| Nov '19 | \$847K | 0.5% |
| Nov '18 | \$842K | -7.7% |

| | | | | | | | | | | | | | |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Current Year | \$847K | \$827K | \$840K | \$830K | \$908K | \$920K | \$940K | \$950K | \$884K | \$879K | \$913K | \$849K | \$889K |
| Prior Year | \$842K | \$868K | \$869K | \$846K | \$849K | \$850K | \$907K | \$895K | \$894K | \$920K | \$918K | \$850K | \$847K |
| Percent Change from Prior Year | 1% | -5% | -3% | -2% | 7% | 8% | 4% | 6% | -1% | -4% | -1% | 0% | 5% |

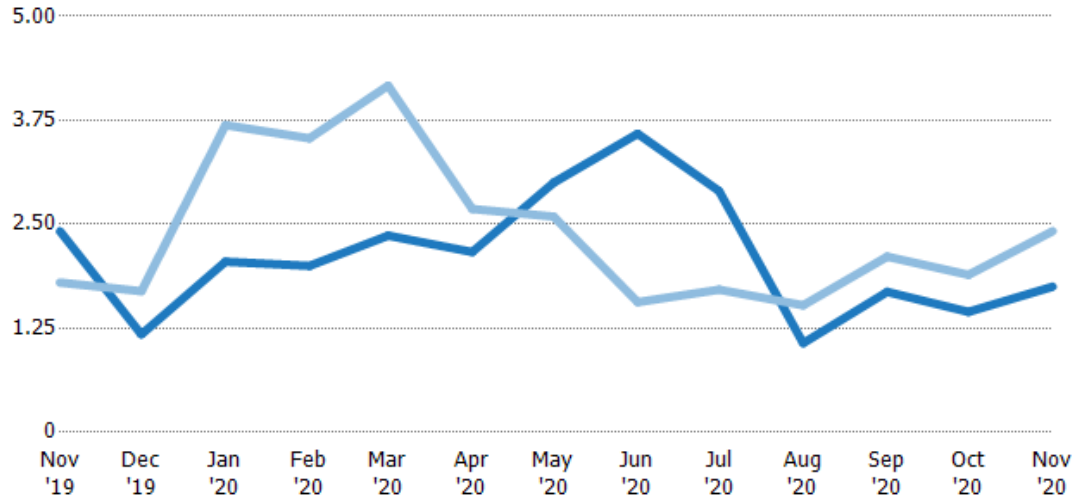
Months of Inventory

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

| Month/ Year | Months | % Chg. |
|----------------|--------|--------|
| Nov '20 | 1.75 | -27.6% |
| Nov '19 | 2.42 | 34.3% |
| Nov '18 | 1.8 | 2.2% |



| | | | | | | | | | | | | | |
|--------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Current Year | 2.42 | 1.18 | 2.05 | 2 | 2.36 | 2.17 | 3 | 3.59 | 2.9 | 1.07 | 1.69 | 1.45 | 1.75 |
| Prior Year | 1.8 | 1.7 | 3.69 | 3.53 | 4.17 | 2.68 | 2.59 | 1.56 | 1.71 | 1.53 | 2.11 | 1.89 | 2.42 |
| Percent Change from Prior Year | 34% | -31% | -44% | -43% | -43% | -19% | 16% | 129% | 69% | -30% | -20% | -24% | -28% |

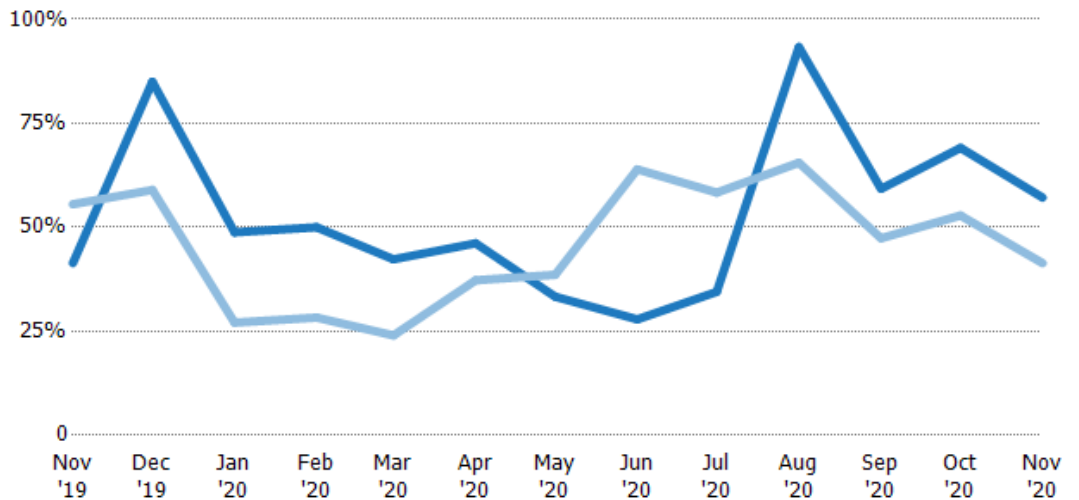
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

| Month/ Year | Rate | Chg. |
|----------------|------|--------|
| Nov '20 | 57% | -15.8% |
| Nov '19 | 41% | 14.2% |
| Nov '18 | 56% | -2.1% |



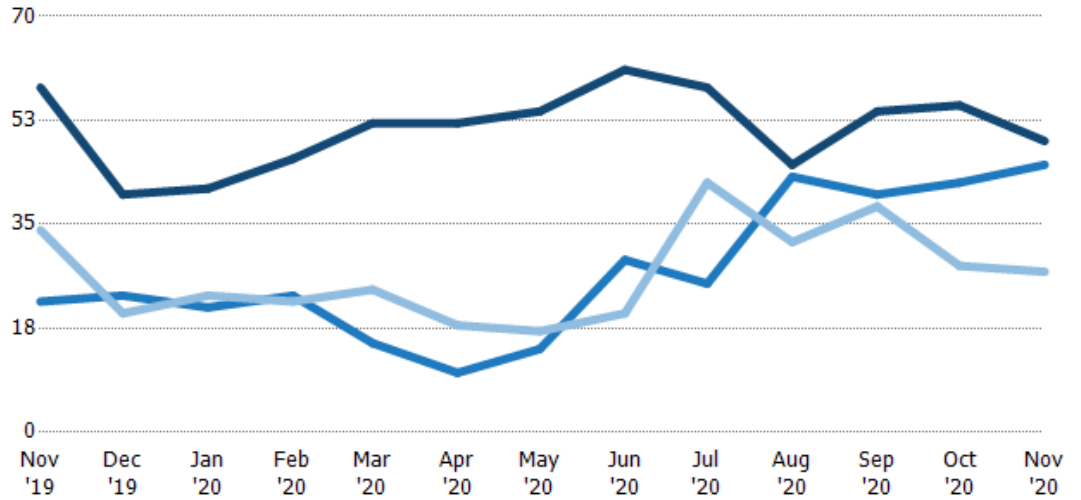
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|------------------------|-----|------|------|------|------|-----|-----|-----|-----|------|------|------|------|
| Current Year | 41% | 85% | 49% | 50% | 42% | 46% | 33% | 28% | 34% | 93% | 59% | 69% | 57% |
| Prior Year | 56% | 59% | 27% | 28% | 24% | 37% | 39% | 64% | 58% | 66% | 47% | 53% | 41% |
| Change from Prior Year | 14% | -26% | -22% | -22% | -18% | -9% | 5% | 36% | 24% | -28% | -12% | -16% | -16% |

Active/Pending/Sold Units

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



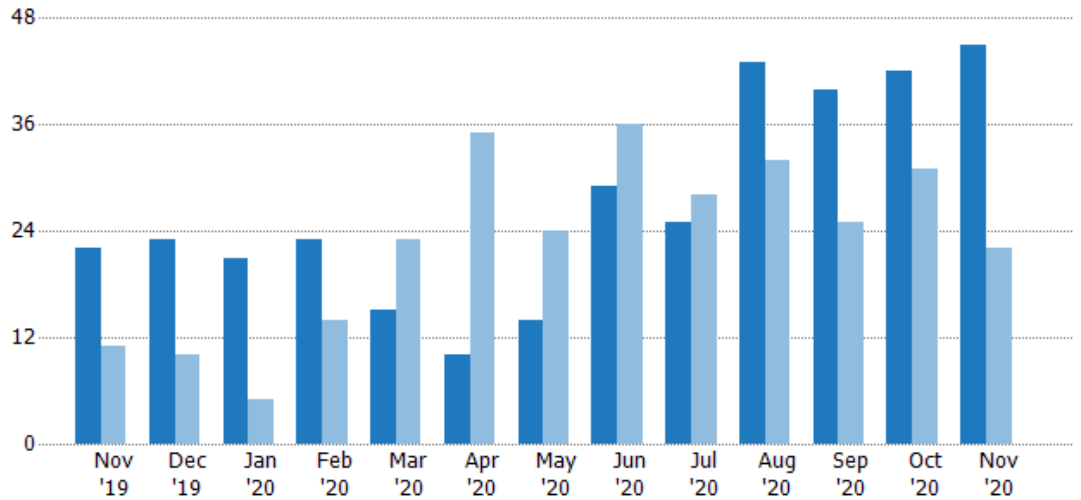
| | Nov '19 | Dec '19 | Jan '20 | Feb '20 | Mar '20 | Apr '20 | May '20 | Jun '20 | Jul '20 | Aug '20 | Sep '20 | Oct '20 | Nov '20 |
|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Active | 58 | 40 | 41 | 46 | 52 | 52 | 54 | 61 | 58 | 45 | 54 | 55 | 49 |
| Pending | 22 | 23 | 21 | 23 | 15 | 10 | 14 | 29 | 25 | 43 | 40 | 42 | 45 |
| Sold | 34 | 20 | 23 | 22 | 24 | 18 | 17 | 20 | 42 | 32 | 38 | 28 | 27 |

Pending Sales

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



| Month/Year | Count | % Chg. |
|------------|-------|--------|
| Nov '20 | 45 | 104.5% |
| Nov '19 | 22 | 100% |
| Nov '18 | 11 | 127.3% |

| | 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 | 22 | 23 | 21 | 23 | 15 | 10 | 14 | 29 | 25 | 43 | 40 | 42 | 45 |
| Prior Year | 11 | 10 | 5 | 14 | 23 | 35 | 24 | 36 | 28 | 32 | 25 | 31 | 22 |
| Percent Change from Prior Year | 100% | 130% | 320% | 64% | -35% | -71% | -42% | -19% | -11% | 34% | 60% | 35% | 105% |

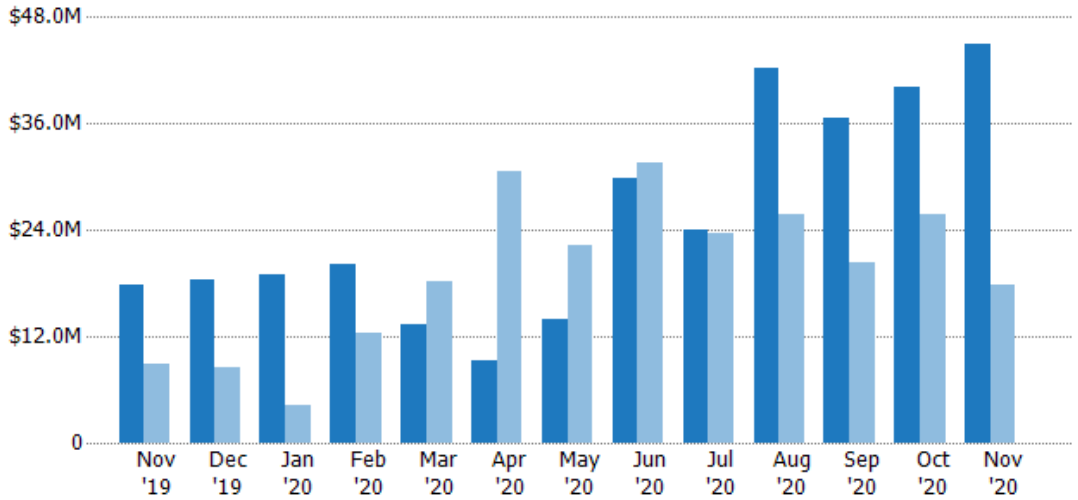
Pending Sales Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

| Month/ Year | Volume | % Chg. |
|----------------|---------|--------|
| Nov '20 | \$45M | 153.3% |
| Nov '19 | \$17.8M | 98.5% |
| Nov '18 | \$8.95M | 109.3% |



| | | | | | | | | | | | | | |
|--------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Current Year | \$17.8M | \$18.4M | \$19M | \$20.1M | \$13.4M | \$9.24M | \$13.9M | \$29.8M | \$24M | \$42.3M | \$36.6M | \$40.2M | \$45M |
| Prior Year | \$8.95M | \$8.57M | \$4.31M | \$12.4M | \$18.2M | \$30.6M | \$22.3M | \$31.6M | \$23.5M | \$25.7M | \$20.4M | \$25.8M | \$17.8M |
| Percent Change from Prior Year | 98% | 115% | 342% | 62% | -27% | -70% | -37% | -6% | 2% | 65% | 79% | 56% | 153% |

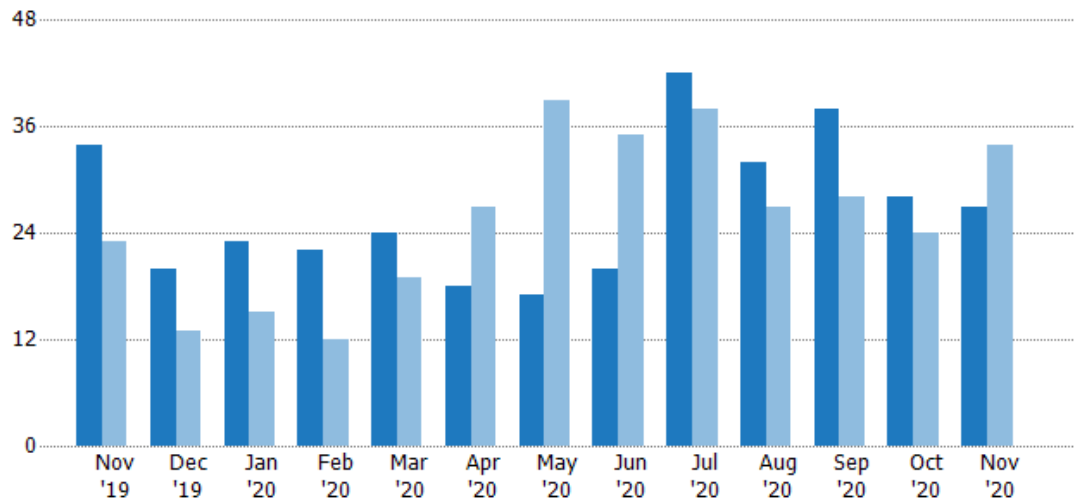
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: La Crescenta, CA 91214
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

| Month/ Year | Count | % Chg. |
|----------------|-------|--------|
| Nov '20 | 27 | -20.6% |
| Nov '19 | 34 | 47.8% |
| Nov '18 | 23 | 13% |



| | | | | | | | | | | | | | |
|--------------------------------|-----|-----|-----|-----|-----|------|------|------|-----|-----|-----|-----|------|
| Current Year | 34 | 20 | 23 | 22 | 24 | 18 | 17 | 20 | 42 | 32 | 38 | 28 | 27 |
| Prior Year | 23 | 13 | 15 | 12 | 19 | 27 | 39 | 35 | 38 | 27 | 28 | 24 | 34 |
| Percent Change from Prior Year | 48% | 54% | 53% | 83% | 26% | -33% | -56% | -43% | 11% | 19% | 36% | 17% | -21% |

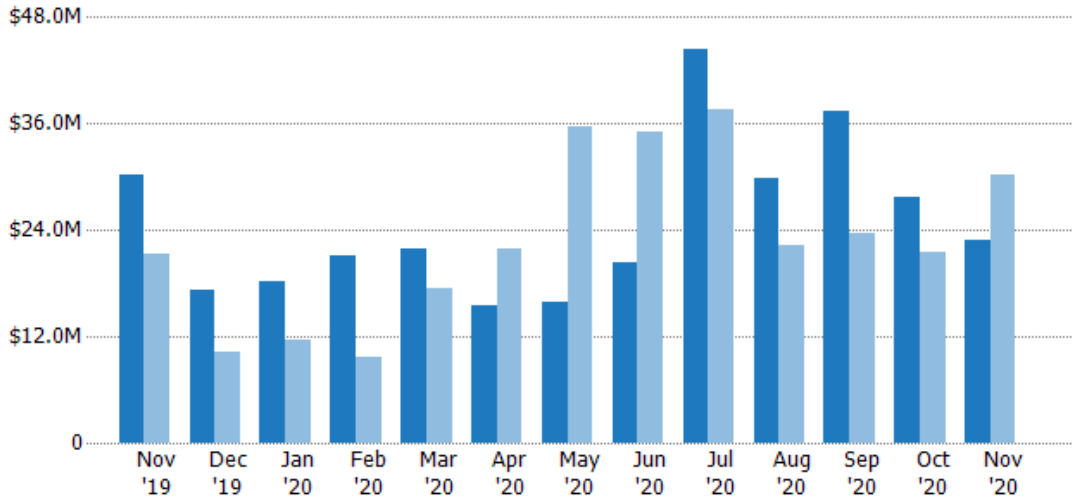
Closed Sales Volume

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

| Month/ Year | Volume | % Chg. |
|----------------|---------|--------|
| Nov '20 | \$22.8M | -24.6% |
| Nov '19 | \$30.2M | 42.2% |
| Nov '18 | \$21.3M | -7.9% |



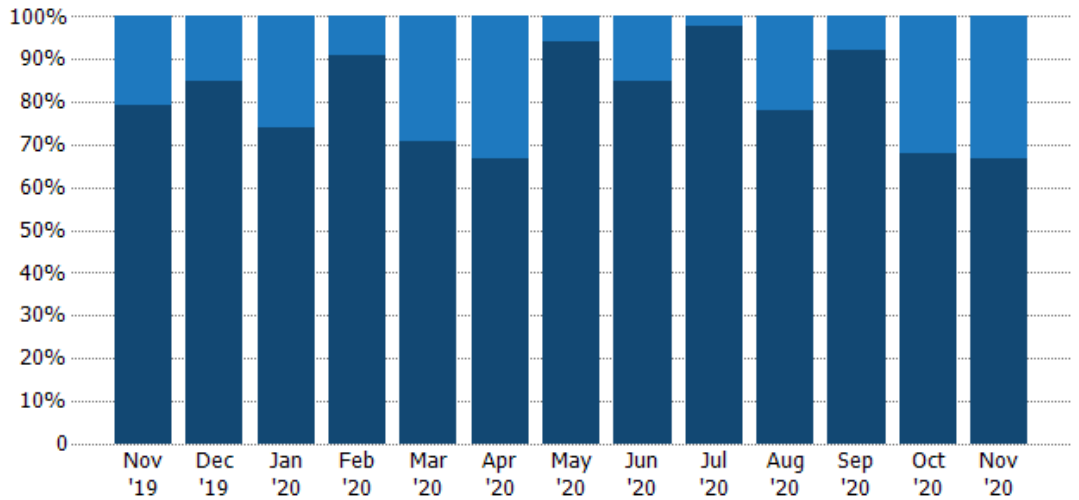
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|--------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Current Year | \$30.2M | \$17.3M | \$18.1M | \$21.1M | \$22M | \$15.4M | \$15.9M | \$20.3M | \$44.3M | \$29.8M | \$37.3M | \$27.8M | \$22.8M |
| Prior Year | \$21.3M | \$10.2M | \$11.6M | \$9.68M | \$17.3M | \$21.9M | \$35.7M | \$35.1M | \$37.5M | \$22.3M | \$23.6M | \$21.5M | \$30.2M |
| Percent Change from Prior Year | 42% | 70% | 57% | 118% | 27% | -30% | -55% | -42% | 18% | 33% | 58% | 29% | -25% |

Closed Sales by Property Type

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



| | | | | | | | | | | | | | |
|-------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Condo/Townhouse | 21% | 15% | 26% | 9% | 29% | 33% | 6% | 15% | 2% | 22% | 8% | 32% | 33% |
| Single Family Residence | 79% | 85% | 74% | 91% | 71% | 67% | 94% | 85% | 98% | 78% | 92% | 68% | 67% |

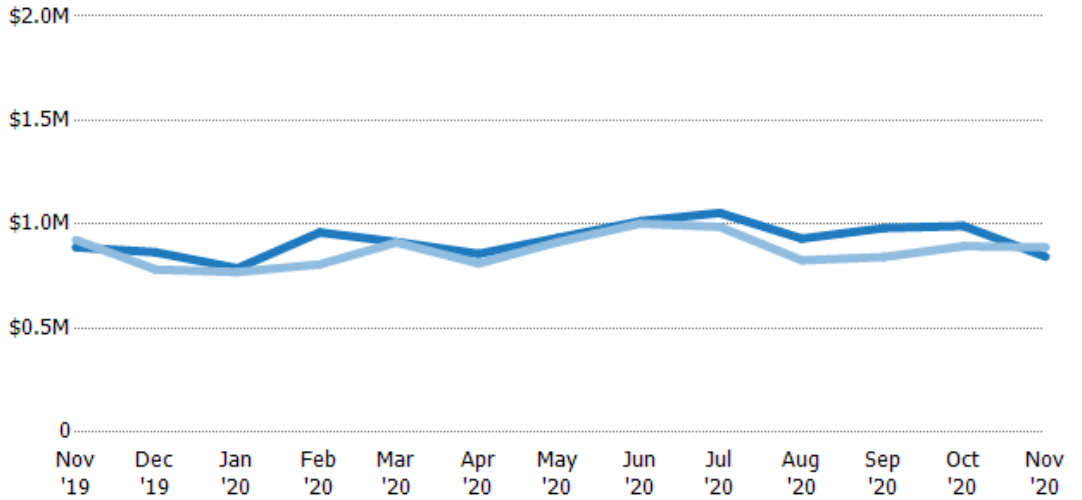
Average Sales Price

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

| Month/ Year | Price | % Chg. |
|----------------|--------|--------|
| Nov '20 | \$844K | -5% |
| Nov '19 | \$889K | -3.8% |
| Nov '18 | \$925K | -18.6% |



| | | | | | | | | | | | | | |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|---------|---------|--------|--------|--------|--------|
| Current Year | \$889K | \$865K | \$789K | \$961K | \$915K | \$858K | \$935K | \$1.01M | \$1.05M | \$931K | \$982K | \$992K | \$844K |
| Prior Year | \$925K | \$783K | \$771K | \$807K | \$913K | \$812K | \$915K | \$1M | \$987K | \$827K | \$843K | \$894K | \$889K |
| Percent Change from Prior Year | -4% | 11% | 2% | 19% | 0% | 6% | 2% | 1% | 7% | 13% | 17% | 11% | -5% |

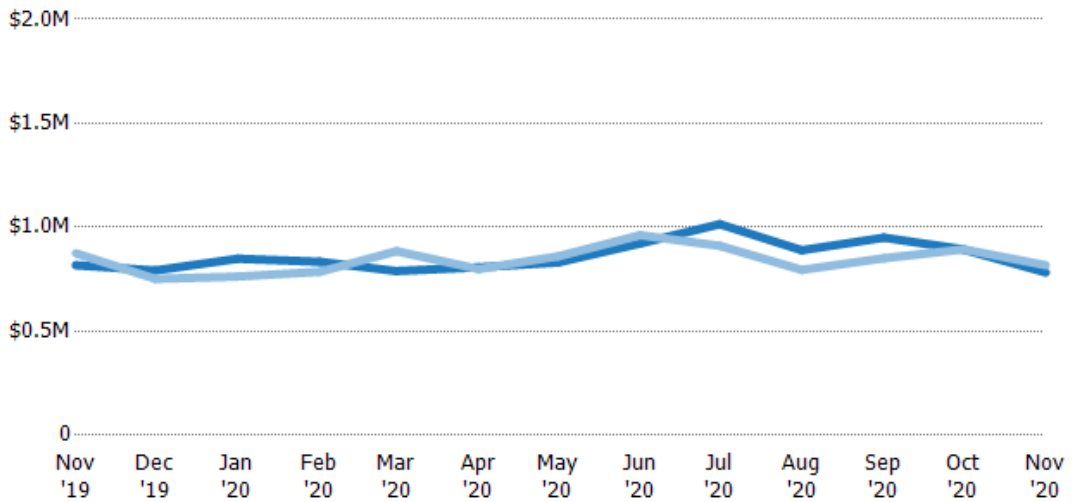
Median Sales Price

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

| Month/ Year | Price | % Chg. |
|----------------|--------|--------|
| Nov '20 | \$783K | -4.2% |
| Nov '19 | \$818K | -6.6% |
| Nov '18 | \$875K | -6% |



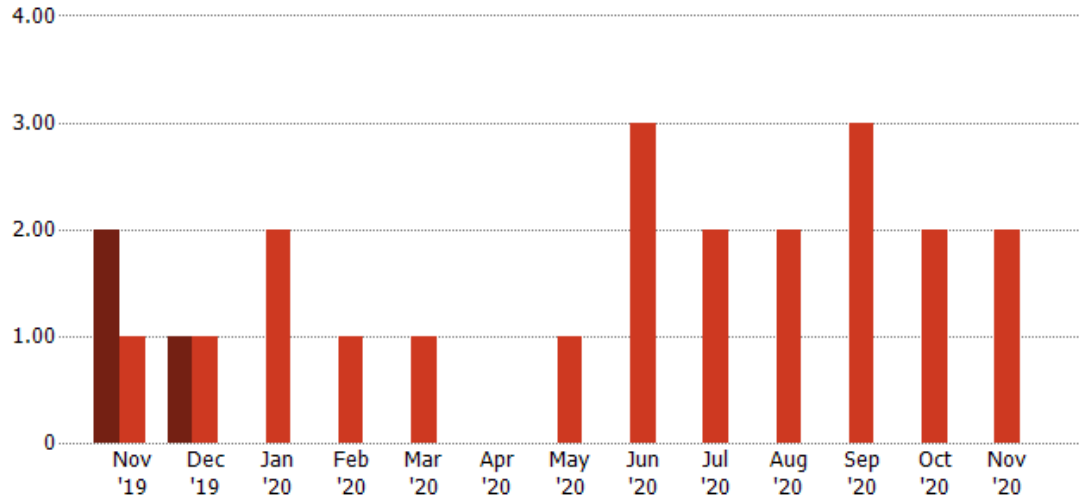
| | | | | | | | | | | | | | |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|---------|--------|--------|--------|--------|
| Current Year | \$818K | \$793K | \$849K | \$834K | \$790K | \$808K | \$831K | \$923K | \$1.02M | \$890K | \$950K | \$894K | \$783K |
| Prior Year | \$875K | \$752K | \$763K | \$786K | \$885K | \$799K | \$860K | \$962K | \$911K | \$795K | \$851K | \$894K | \$818K |
| Percent Change from Prior Year | -7% | 5% | 11% | 6% | -11% | 1% | -3% | -4% | 11% | 12% | 12% | 0% | -4% |

Distressed Listings

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

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



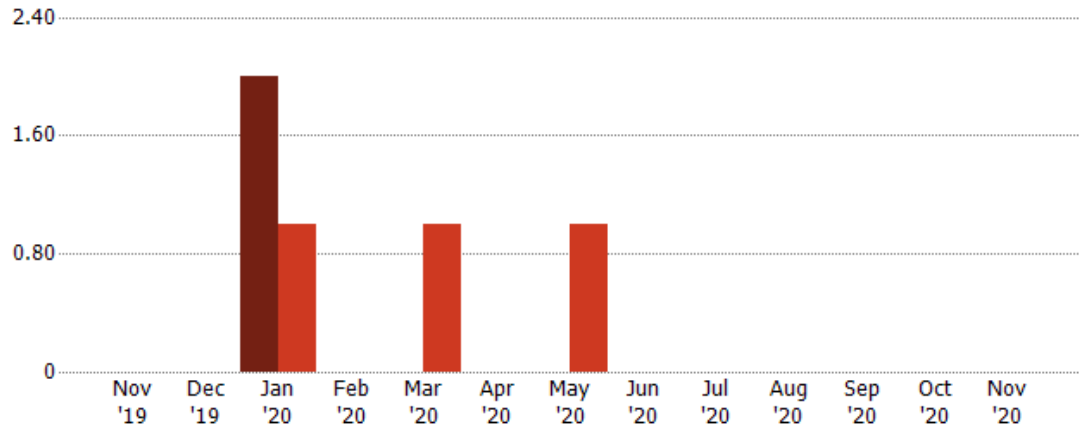
| | | | | | | | | | | | | | |
|--------------------------------|------|----|-------|-------|-------|---|-------|-------|-------|-------|-------|-------|-------|
| Current Year | 2 | 1 | - | - | - | - | - | - | - | - | - | - | - |
| Prior Year | 1 | 1 | 2 | 1 | 1 | - | 1 | 3 | 2 | 2 | 3 | 2 | 2 |
| Percent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

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: La Crescenta, CA 91214
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



| | | | | | | | | | | | | | |
|--------------------------------|---|---|------|---|-------|---|-------|---|---|---|---|---|---|
| Current Year | - | - | 2 | - | - | - | - | - | - | - | - | - | - |
| Prior Year | - | - | 1 | - | 1 | - | 1 | - | - | - | - | - | - |
| Percent Change from Prior Year | - | - | 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: La Crescenta

Run Date: 12/08/2020

Scheduled: No

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

Information Included

- | | |
|--|--|
| <input checked="" type="checkbox"/> Include Cover Sheet | <input checked="" type="checkbox"/> Averages |
| <input checked="" type="checkbox"/> Include Key Metric Summary * | <input checked="" type="checkbox"/> Include Appendix |
| <input type="checkbox"/> Include Metrics By | <input checked="" type="checkbox"/> 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: La Crescenta, CA 91214

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