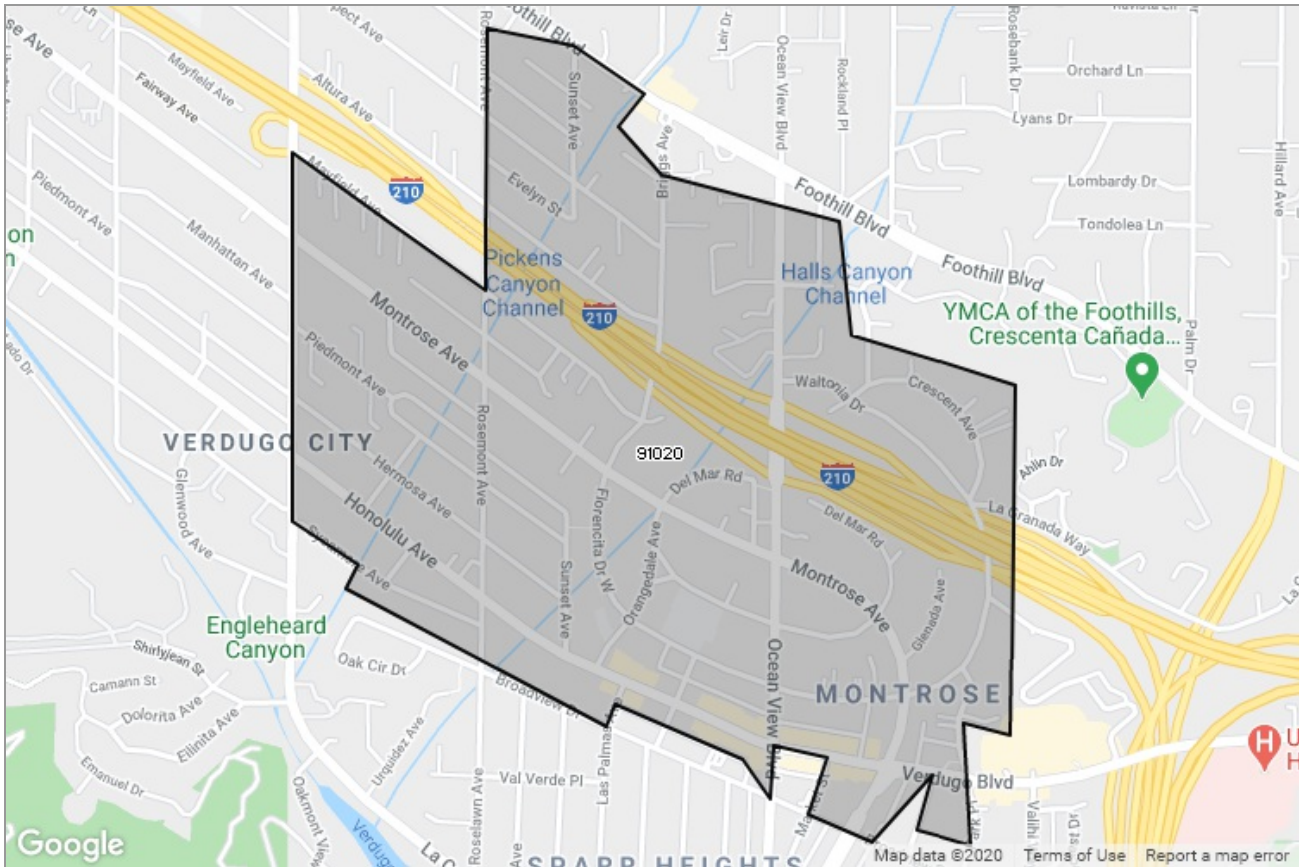




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Montrose



Report Characteristics

Report Name:
Montrose

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	8	6	+33.3%	54	79	-31.6%
New Listing Volume	\$6,002,000	\$4,938,000	+21.5%	\$42,309,026	\$64,543,131	-34.4%
Active Listing Count	13	20	-35%	N/A	N/A	
Active Listing Volume	\$9,812,850	\$16,123,000	-39.1%	N/A	N/A	
Average Listing Price	\$754,835	\$806,150	-6.4%	\$812,760	\$834,688	-2.6%
Median Listing Price	\$749,000	\$774,500	-3.3%	\$756,567	\$782,578	-3.3%
Months of Inventory	4.3	2.9	+51.7%	2.1	3.2	-32.4%
Absorption Rate	23.08%	35%	-11.9%	46.85%	31.69%	+15.2%
Sales Activity Charts Metrics						
Pending Sales Count	4	2	+100%	N/A	N/A	
Pending Sales Volume	\$3,896,000	\$1,728,000	+125.5%	N/A	N/A	
Closed Sales Count	5	3	+66.7%	47	52	-9.6%
Closed Sales Volume	\$3,682,000	\$2,785,000	+32.2%	\$36,656,950	\$41,402,900	-11.5%
Average Sales Price	\$736,400	\$928,333	-20.7%	\$779,935	\$796,210	-2%
Median Sales Price	\$680,000	\$815,000	-16.6%	\$754,043	\$764,821	-1.4%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

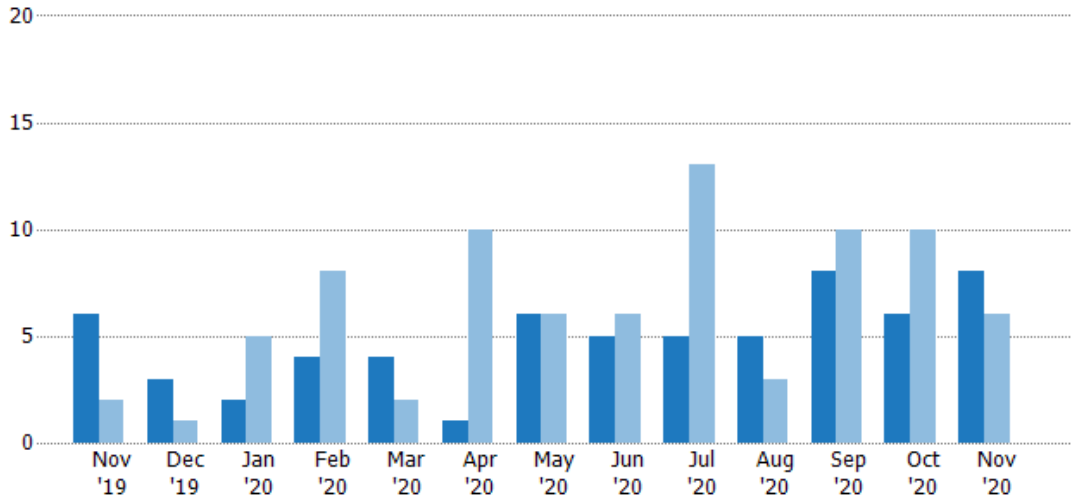
New Listings

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Nov '20	8	6	33.3%
Nov '19	6	6	200%
Nov '18	2	2	50%

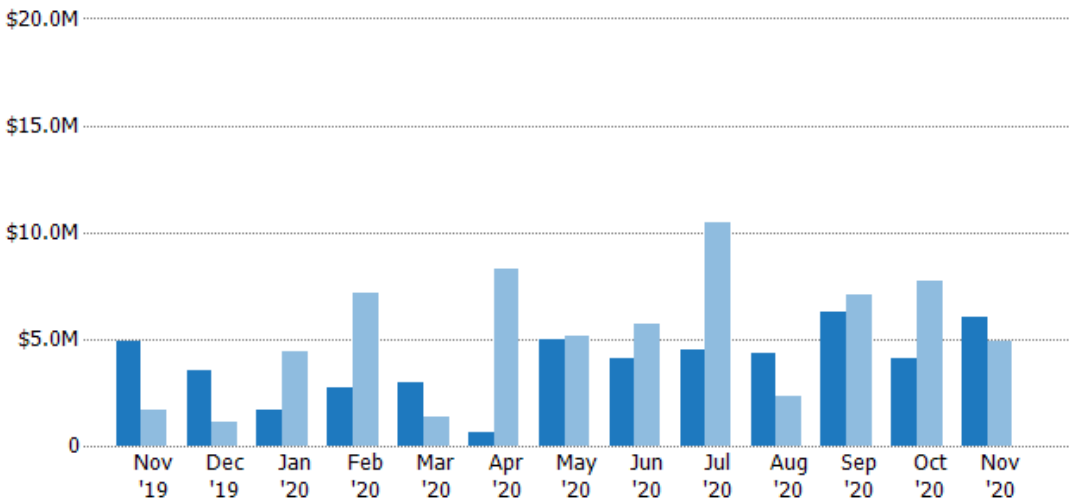
New Listing Volume

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Nov '20	\$6M	\$4.94M	21.5%
Nov '19	\$4.94M	\$4.94M	201.5%
Nov '18	\$1.64M	\$1.64M	15.9%

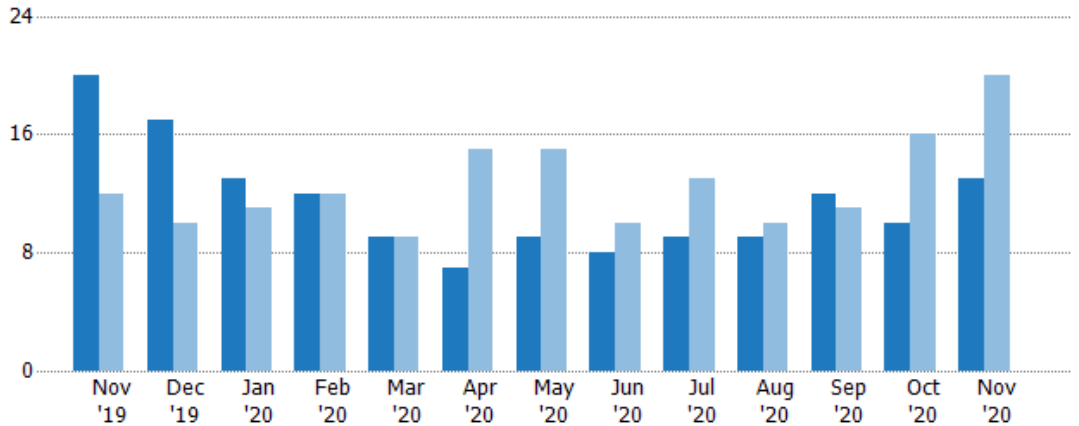
Active Listings

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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	20	17	13	12	9	7	9	8	9	9	12	10	13
Prior Year	12	10	11	12	9	15	15	10	13	10	11	16	20
Percent Change from Prior Year	67%	70%	18%	0%	0%	-53%	-40%	-20%	-31%	-10%	9%	-38%	-35%

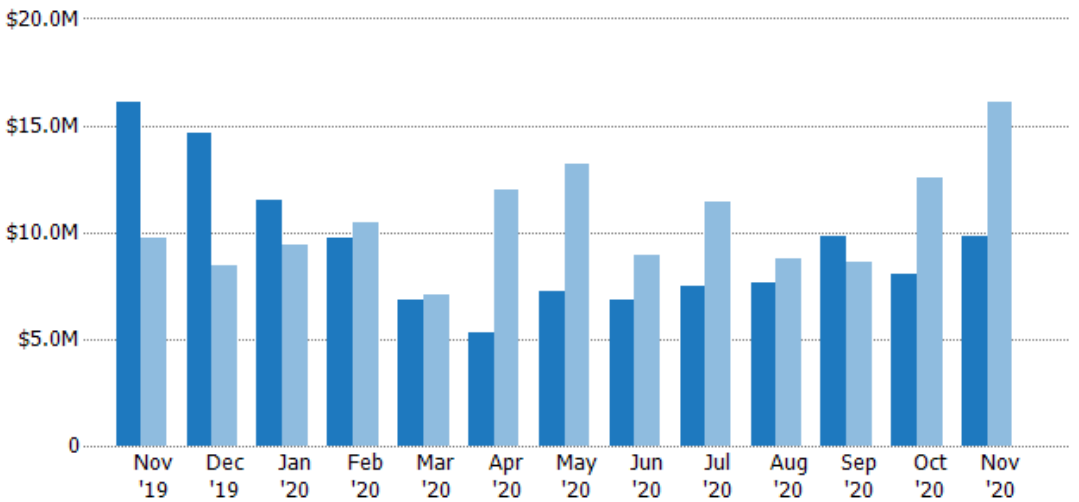
Active Listing Volume

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



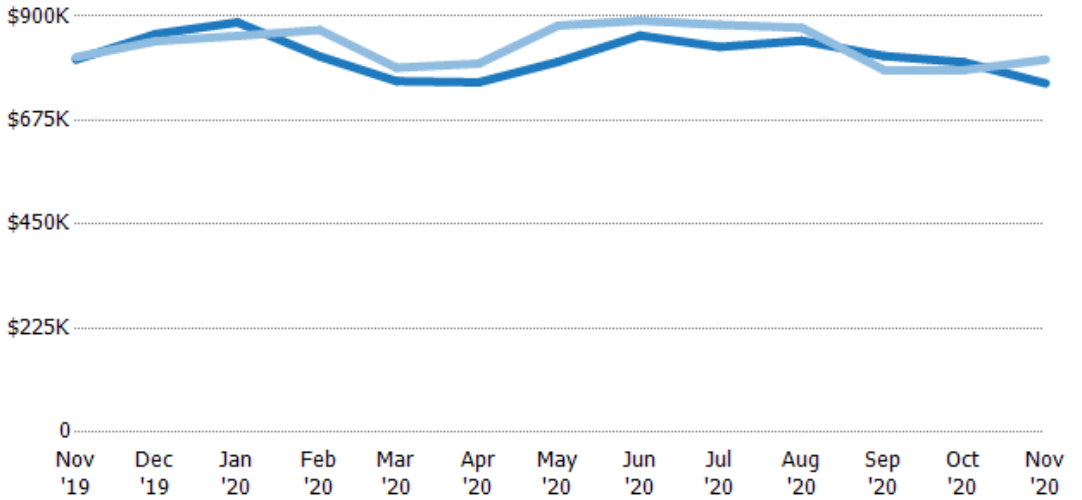
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	\$16.1M	\$14.6M	\$11.5M	\$9.76M	\$6.84M	\$5.3M	\$7.21M	\$6.87M	\$7.5M	\$7.62M	\$9.77M	\$8.01M	\$9.81M
Prior Year	\$9.74M	\$8.46M	\$9.43M	\$10.4M	\$7.1M	\$12M	\$13.2M	\$8.91M	\$11.5M	\$8.75M	\$8.62M	\$12.5M	\$16.1M
Percent Change from Prior Year	66%	73%	22%	-7%	-4%	-56%	-45%	-23%	-35%	-13%	13%	-36%	-39%

Average Listing Price

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



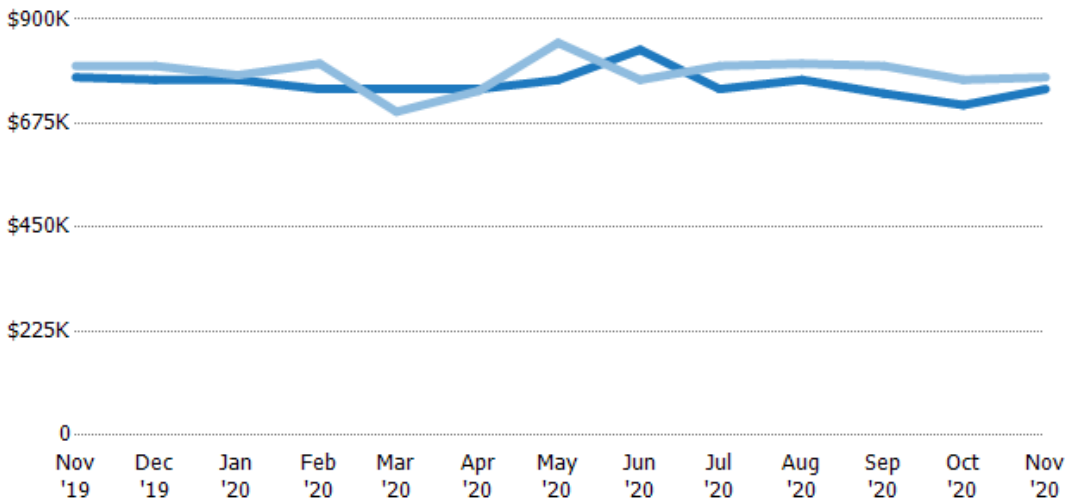
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	\$806K	\$862K	\$887K	\$813K	\$760K	\$757K	\$801K	\$858K	\$834K	\$847K	\$814K	\$801K	\$755K
Prior Year	\$812K	\$846K	\$857K	\$870K	\$789K	\$798K	\$880K	\$891K	\$881K	\$875K	\$784K	\$783K	\$806K
Percent Change from Prior Year	-1%	2%	3%	-7%	-4%	-5%	-9%	-4%	-5%	-3%	4%	2%	-6%

Median Listing Price

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021
 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	\$775K	\$769K	\$769K	\$749K	\$749K	\$749K	\$769K	\$834K	\$749K	\$769K	\$739K	\$714K	\$749K
Prior Year	\$799K	\$799K	\$779K	\$804K	\$700K	\$745K	\$849K	\$769K	\$799K	\$804K	\$799K	\$769K	\$775K
Percent Change from Prior Year	-3%	-4%	-1%	-7%	7%	1%	-9%	8%	-6%	-4%	-7%	-7%	-3%

Months of Inventory

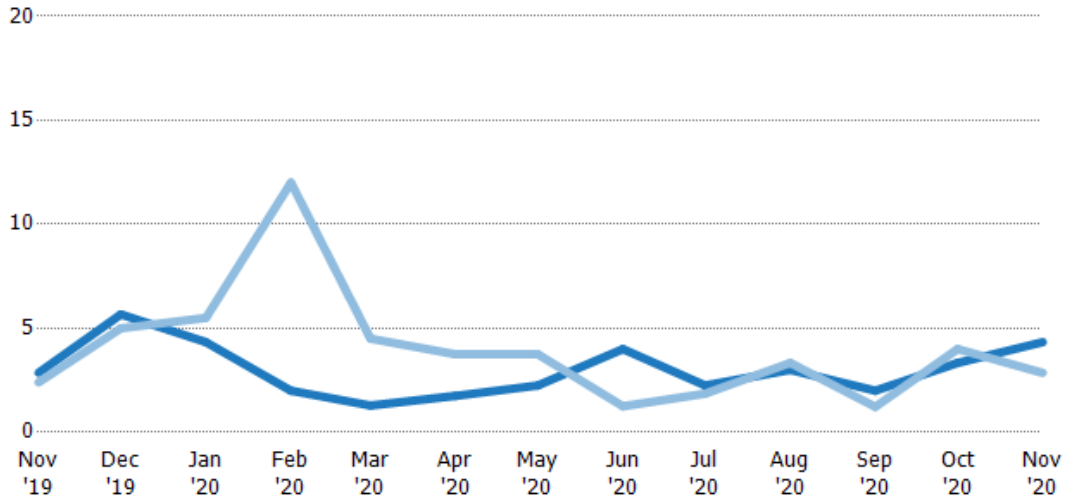
The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Months	% Chg.
Nov '20	4.33	51.7%
Nov '19	2.86	19%
Nov '18	2.4	-44.4%



Current Year	2.86	5.67	4.33	2	1.29	1.75	2.25	4	2.25	3	2	3.33	4.33
Prior Year	2.4	5	5.5	12	4.5	3.75	3.75	1.25	1.86	3.33	1.22	4	2.86
Percent Change from Prior Year	19%	13%	-21%	-83%	-71%	-53%	-40%	220%	21%	-10%	64%	-17%	52%

Absorption Rate

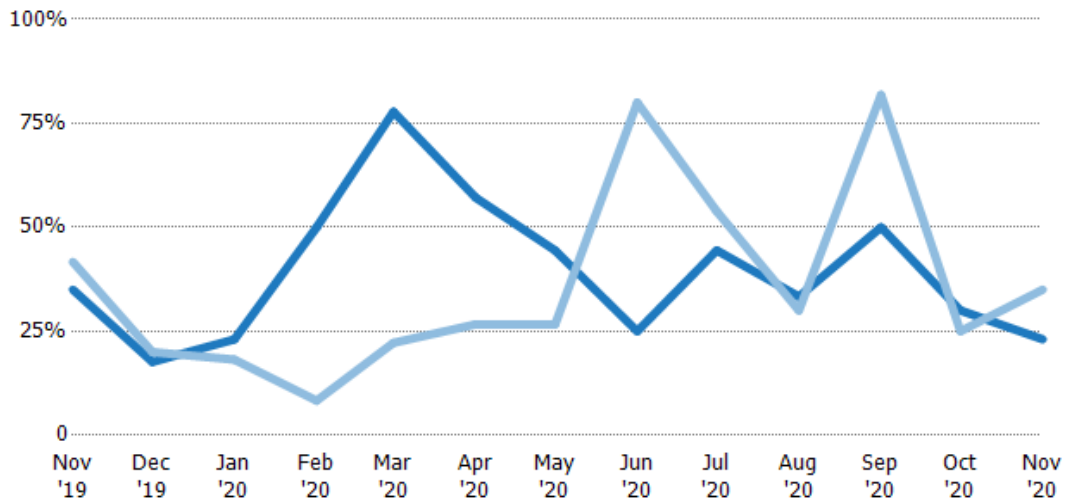
The percentage of inventory sold per month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Rate	Chg.
Nov '20	23%	11.9%
Nov '19	35%	6.7%
Nov '18	42%	80%



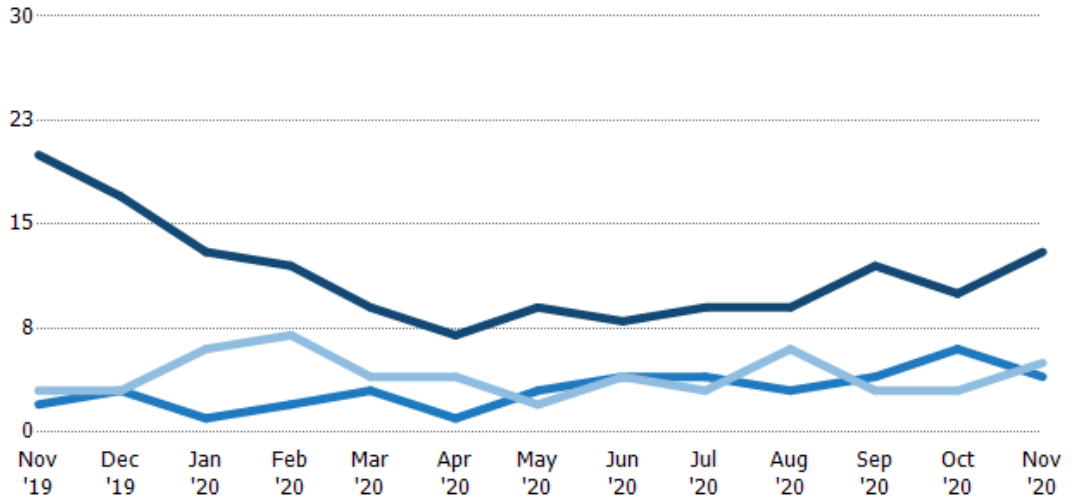
Current Year	35%	18%	23%	50%	78%	57%	44%	25%	44%	33%	50%	30%	23%
Prior Year	42%	20%	18%	8%	22%	27%	27%	80%	54%	30%	82%	25%	35%
Change from Prior Year	7%	2%	-5%	-42%	-56%	-30%	-18%	55%	9%	-3%	32%	-5%	12%

Active/Pending/Sold Units

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



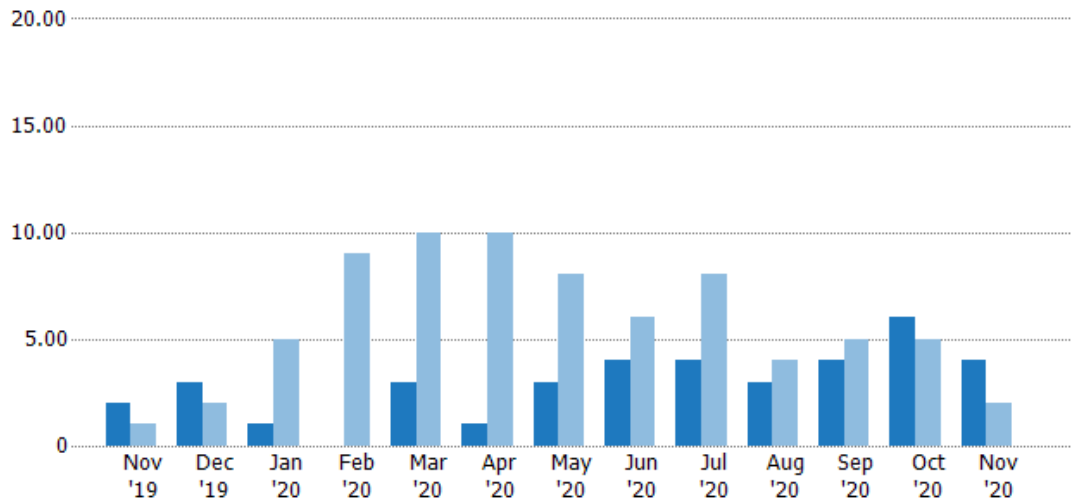
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Active	20	17	13	12	9	7	9	8	9	9	12	10	13
Pending	2	3	1	2	3	1	3	4	4	3	4	6	4
Sold	3	3	6	7	4	4	2	4	3	6	3	3	5

Pending Sales

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021
 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	2	3	1	-	3	1	3	4	4	3	4	6	4
Prior Year	1	2	5	9	10	10	8	6	8	4	5	5	2
Percent Change from Prior Year	100%	50%	-80%	-100%	-70%	-90%	-63%	-33%	-50%	-25%	-20%	20%	100%

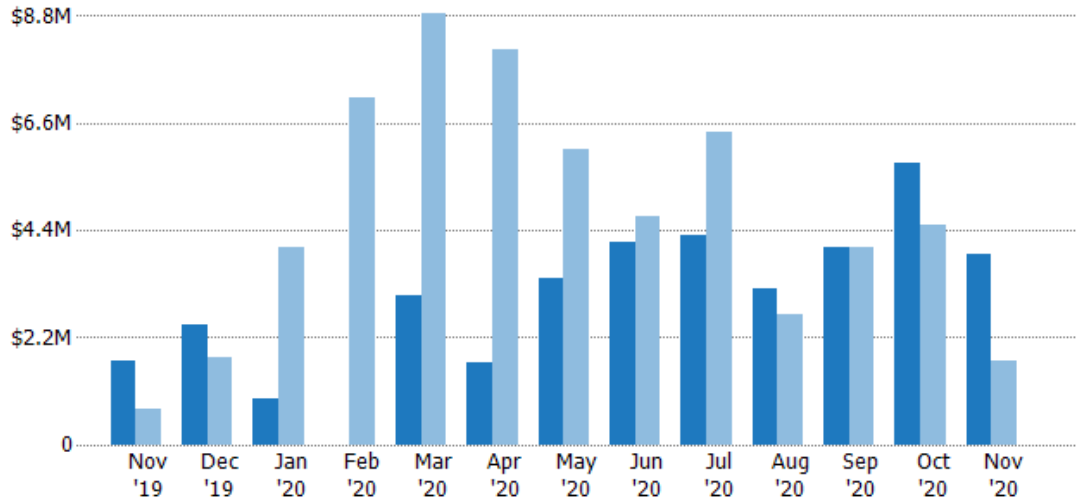
Pending Sales Volume

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Current Year	\$1.73M	\$2.45M	\$950K	-	\$3.08M	\$1.7M	\$3.43M	\$4.15M	\$4.32M	\$3.22M	\$4.06M	\$5.78M	\$3.9M
Prior Year	\$734K	\$1.78M	\$4.06M	\$7.12M	\$8.86M	\$8.1M	\$6.05M	\$4.69M	\$6.4M	\$2.69M	\$4.07M	\$4.5M	\$1.73M
Percent Change from Prior Year	135%	38%	-77%	-100%	-65%	-79%	-43%	-12%	-33%	20%	0%	29%	125%

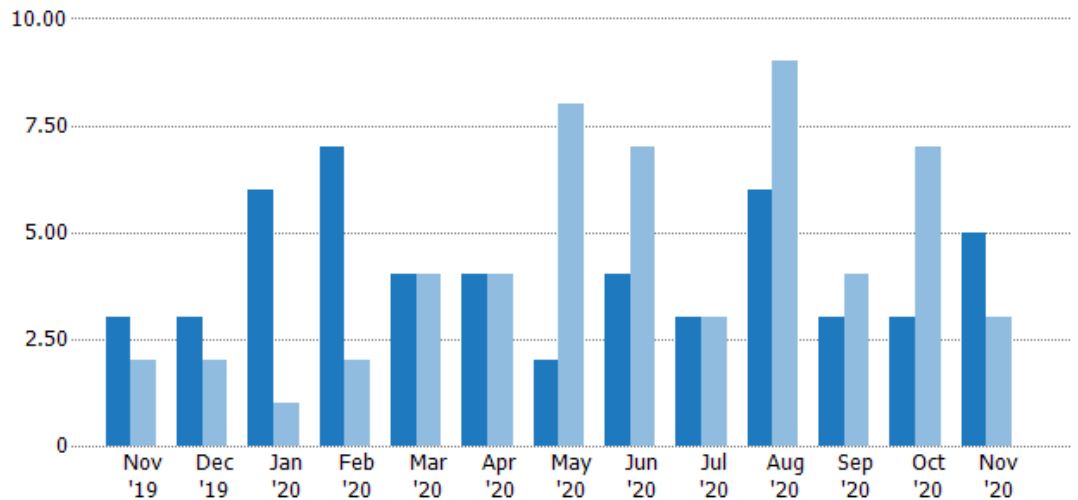
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Month/Year	Count	% Chg.
Nov '20	5	66.7%
Nov '19	3	50%
Nov '18	2	200%

Current Year	3	3	6	7	4	4	2	4	3	6	3	3	5
Prior Year	2	2	1	2	4	4	8	7	3	9	4	7	3
Percent Change from Prior Year	50%	50%	500%	250%	0%	0%	-75%	-43%	0%	-33%	-25%	-57%	67%

Closed Sales Volume

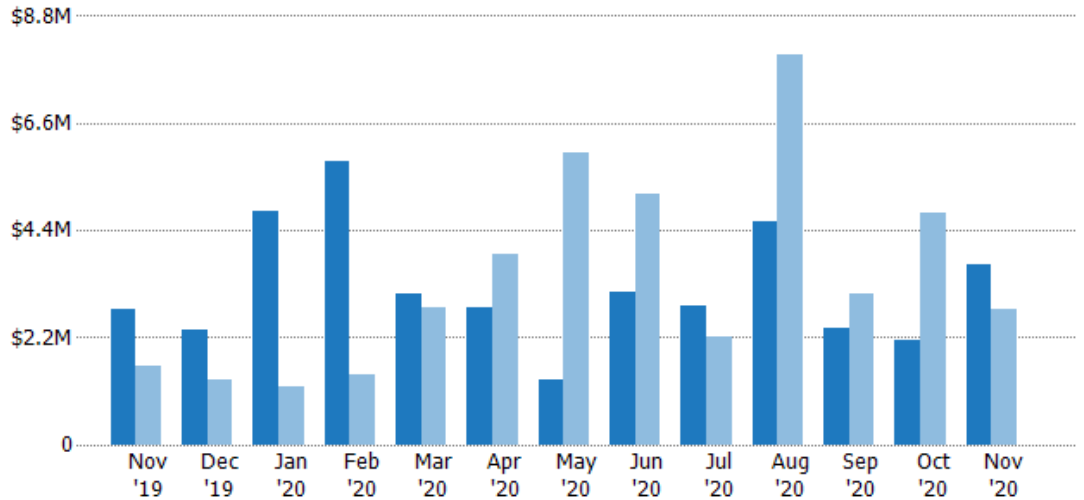
The sum of the sales price of residential properties sold each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Volume	% Chg.
Nov '20	\$3.68M	32.2%
Nov '19	\$2.79M	73.7%
Nov '18	\$1.6M	194.3%



Current Year	\$2.79M	\$2.36M	\$4.8M	\$5.82M	\$3.1M	\$2.82M	\$1.34M	\$3.13M	\$2.86M	\$4.59M	\$2.4M	\$2.14M	\$3.68M
Prior Year	\$1.6M	\$1.35M	\$1.2M	\$1.46M	\$2.8M	\$3.91M	\$6.01M	\$5.13M	\$2.23M	\$8.01M	\$3.11M	\$4.75M	\$2.79M
Percent Change from Prior Year	74%	75%	300%	299%	10%	-28%	-78%	-39%	28%	-43%	-23%	-55%	32%

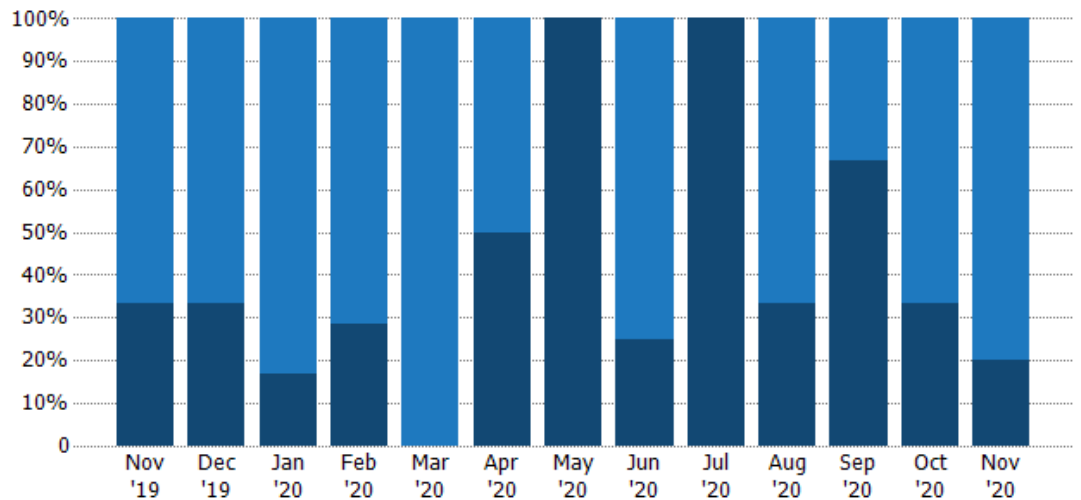
Closed Sales by Property Type

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



Condo/Townhouse	67%	67%	83%	71%	100%	50%	-	75%	-	67%	33%	67%	80%
Single Family Residence	33%	33%	17%	29%	-	50%	100%	25%	100%	33%	67%	33%	20%

Average Sales Price

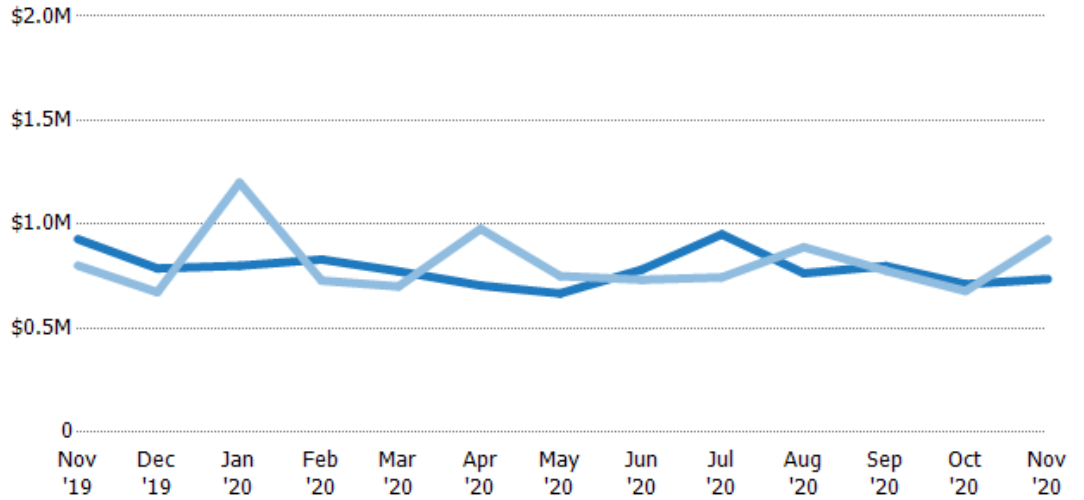
The average sales price of the residential properties sold each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Price	% Chg.
Nov '20	\$736K	-20.7%
Nov '19	\$928K	15.8%
Nov '18	\$802K	-1.9%



Current Year	\$928K	\$788K	\$801K	\$831K	\$774K	\$706K	\$668K	\$783K	\$952K	\$764K	\$799K	\$712K	\$736K
Prior Year	\$802K	\$674K	\$1.2M	\$729K	\$701K	\$978K	\$751K	\$733K	\$745K	\$890K	\$777K	\$679K	\$928K
Percent Change from Prior Year	16%	17%	-33%	14%	10%	-28%	-11%	7%	28%	-14%	3%	5%	-21%

Median Sales Price

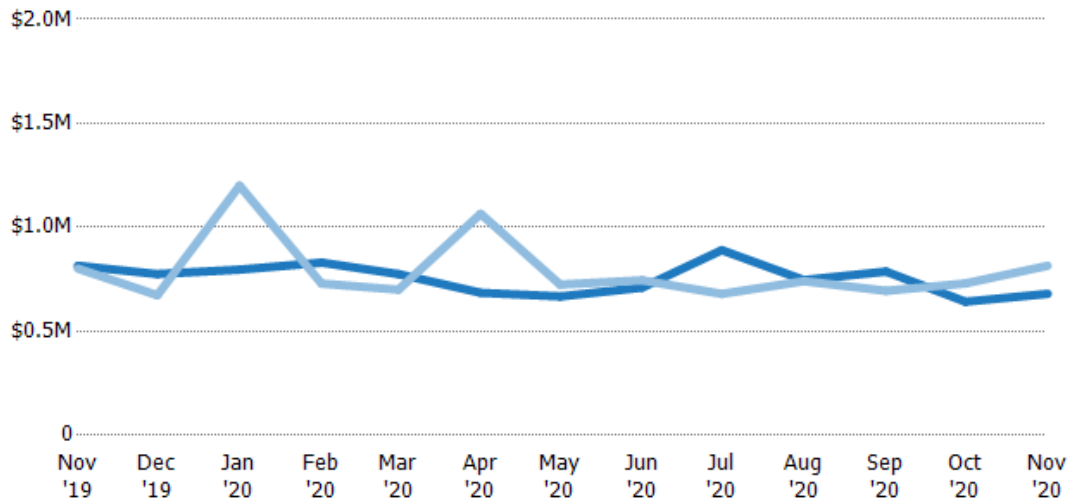
The median sales price of the residential properties sold each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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

Month/Year	Price	% Chg.
Nov '20	\$680K	-16.6%
Nov '19	\$815K	1.7%
Nov '18	\$802K	-8.5%



Current Year	\$815K	\$775K	\$797K	\$830K	\$775K	\$685K	\$668K	\$710K	\$890K	\$747K	\$787K	\$642K	\$680K
Prior Year	\$802K	\$674K	\$1.2M	\$729K	\$700K	\$1.07M	\$725K	\$745K	\$680K	\$741K	\$695K	\$730K	\$815K
Percent Change from Prior Year	2%	15%	-34%	14%	11%	-36%	-8%	-5%	31%	1%	13%	-12%	-17%

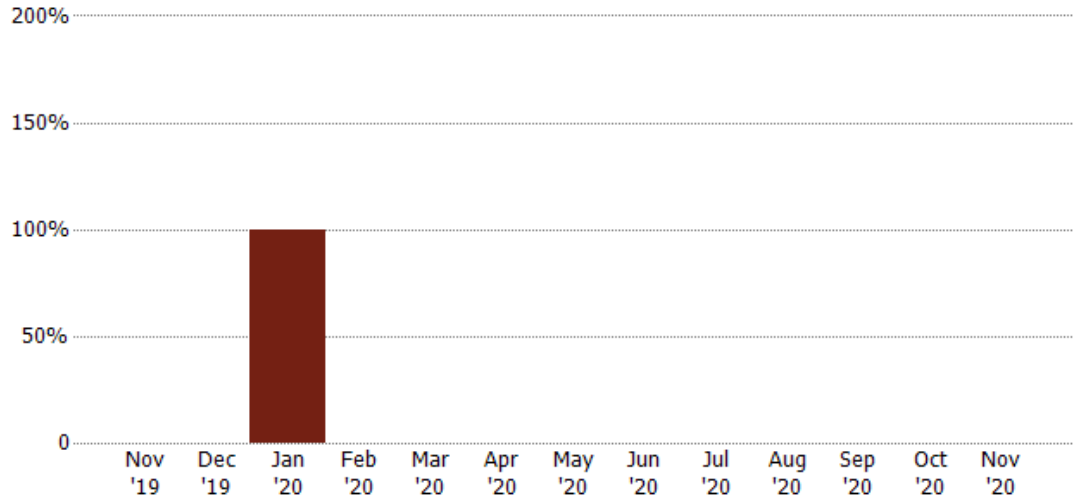
Distressed Listings

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

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



■ Current Year

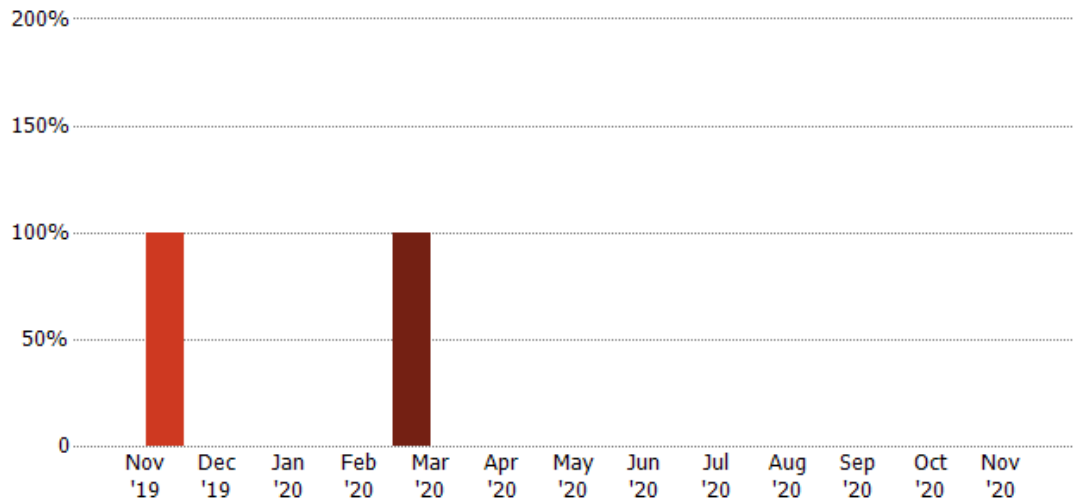
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Montrose, CA 91020, Montrose, CA 91021

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



■ Current Year

■ Prior Year

Percent Change from Prior Year

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
-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: Montrose

Run Date: 12/08/2020

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: Montrose, CA 91020 Montrose, CA 91021

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