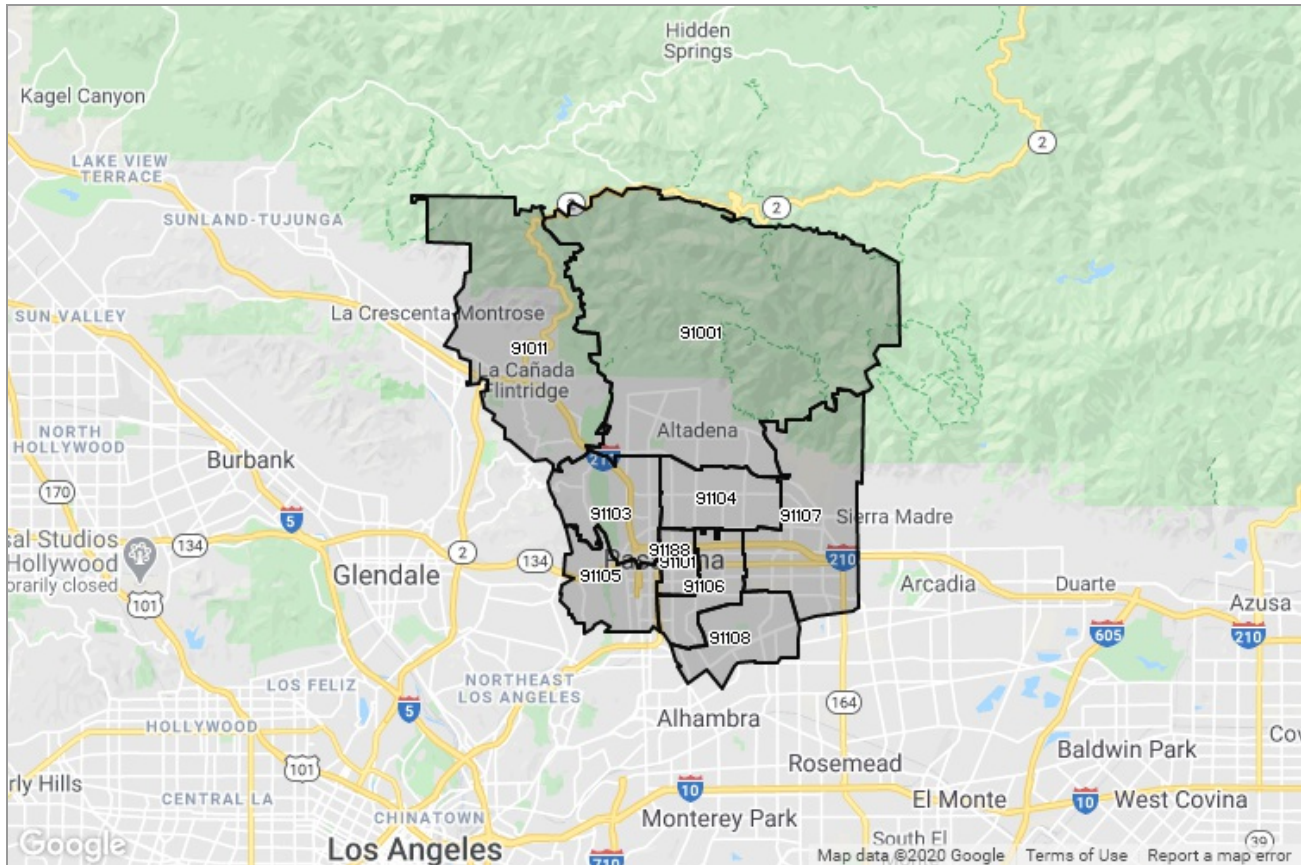




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Pasadena



Report Characteristics

Report Name:
Pasadena

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	202	173	+16.8%	2,617	2,681	-2.4%
New Listing Volume	\$295,390,698	\$255,097,422	+15.8%	\$4,062,425,319	\$3,922,733,808	+3.6%
Active Listing Count	609	468	+30.1%	N/A	N/A	
Active Listing Volume	\$1,302,872,684	\$887,918,780	+46.7%	N/A	N/A	
Average Listing Price	\$2,139,364	\$1,897,262	+12.8%	\$2,059,451	\$1,758,198	+17.1%
Median Listing Price	\$1,449,800	\$1,281,500	+13.1%	\$1,461,633	\$1,189,195	+22.9%
Months of Inventory	2.8	2.4	+16.8%	3	3.1	-5.2%
Absorption Rate	35.14%	41.03%	-5.9%	33.85%	32.08%	+1.8%
Sales Activity Charts Metrics						
Pending Sales Count	311	156	+99.4%	N/A	N/A	
Pending Sales Volume	\$450,918,290	\$192,731,333	+134%	N/A	N/A	
Closed Sales Count	202	180	+12.2%	1,739	1,871	-7.1%
Closed Sales Volume	\$302,336,495	\$210,105,567	+43.9%	\$2,334,976,661	\$2,341,011,573	-0.3%
Average Sales Price	\$1,496,715	\$1,167,253	+28.2%	\$1,342,712	\$1,251,209	+7.3%
Median Sales Price	\$1,036,500	\$907,875	+14.2%	\$1,042,658	\$947,622	+10%
Distressed Charts Metrics						
Distressed Listing Count	11	6	+83.3%	N/A	N/A	

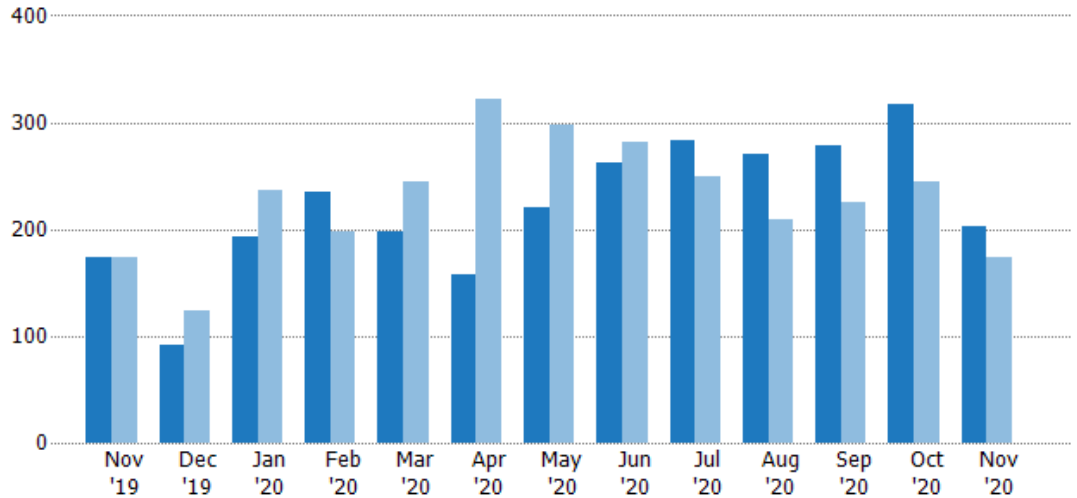
New Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Nov '20	202	16.8%
Nov '19	173	0%
Nov '18	173	-14.5%



Current Year	173	91	193	235	197	158	220	262	283	271	279	317	202
Prior Year	173	123	237	198	244	322	298	281	249	209	225	245	173
Percent Change from Prior Year	0%	-26%	-19%	19%	-19%	-51%	-26%	-7%	14%	30%	24%	29%	17%

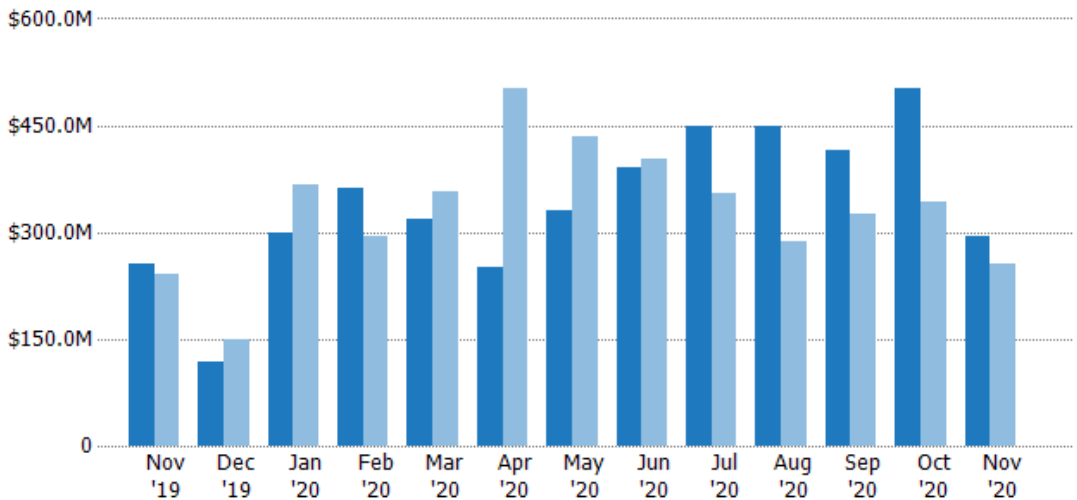
New Listing Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Nov '20	\$295M	15.8%
Nov '19	\$255M	5.5%
Nov '18	\$242M	-23.7%



Current Year	\$255M	\$118M	\$298M	\$362M	\$318M	\$251M	\$330M	\$392M	\$448M	\$450M	\$415M	\$502M	\$295M
Prior Year	\$242M	\$150M	\$368M	\$294M	\$358M	\$501M	\$434M	\$403M	\$356M	\$288M	\$325M	\$342M	\$255M
Percent Change from Prior Year	6%	-21%	-19%	23%	-11%	-50%	-24%	-3%	26%	56%	28%	47%	16%

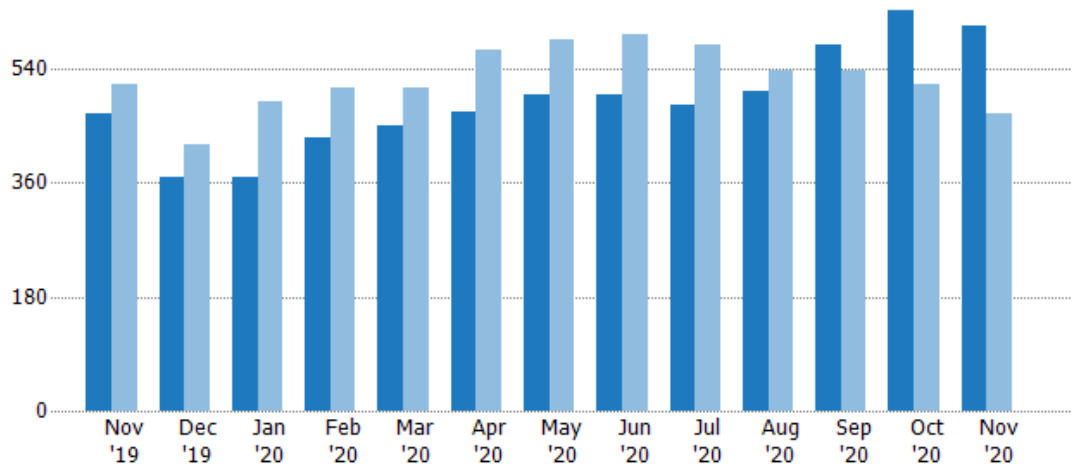
Active Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Nov '20	609	30.1%
Nov '19	468	-9.1%
Nov '18	515	-30.5%



	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	468	369	370	431	450	471	500	499	484	504	577	632	609
Prior Year	515	420	489	509	510	569	586	593	578	537	537	516	468
Percent Change from Prior Year	-9%	-12%	-24%	-15%	-12%	-17%	-15%	-16%	-16%	-6%	7%	22%	30%

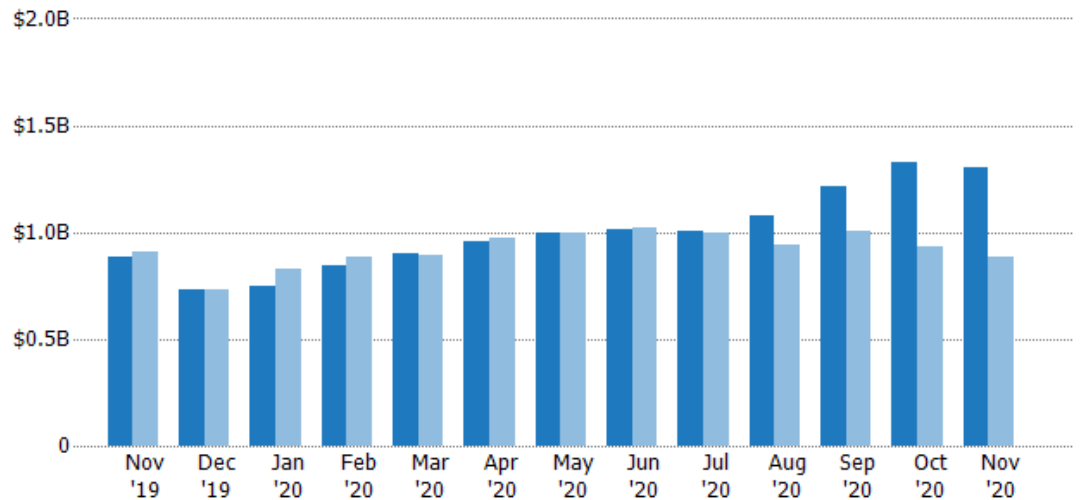
Active Listing Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Nov '20	\$1.3B	46.7%
Nov '19	\$888M	-2.2%
Nov '18	\$908M	-26.4%



	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	\$888M	\$731M	\$747M	\$840M	\$904M	\$956M	\$996M	\$1.01B	\$1B	\$1.08B	\$1.22B	\$1.33B	\$1.3B
Prior Year	\$908M	\$729M	\$826M	\$885M	\$896M	\$973M	\$997M	\$1.02B	\$998M	\$941M	\$1B	\$935M	\$888M
Percent Change from Prior Year	-2%	0%	-10%	-5%	1%	-2%	0%	0%	0%	15%	21%	42%	47%

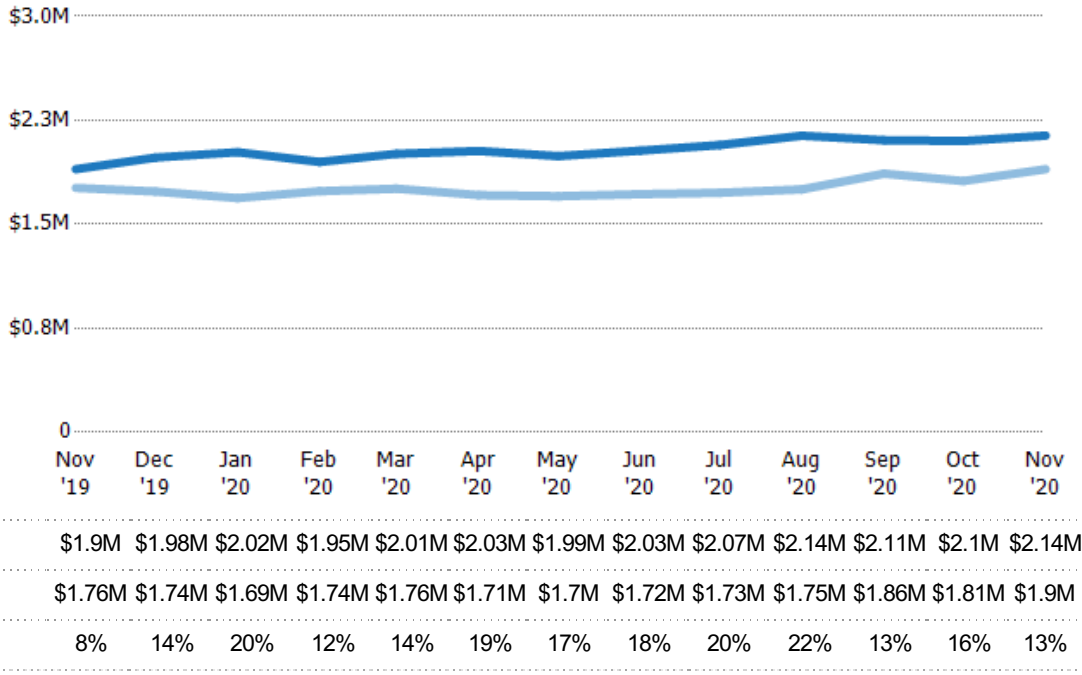
Average Listing Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Nov '20	\$2.14M	12.8%
Nov '19	\$1.9M	7.7%
Nov '18	\$1.76M	5.9%



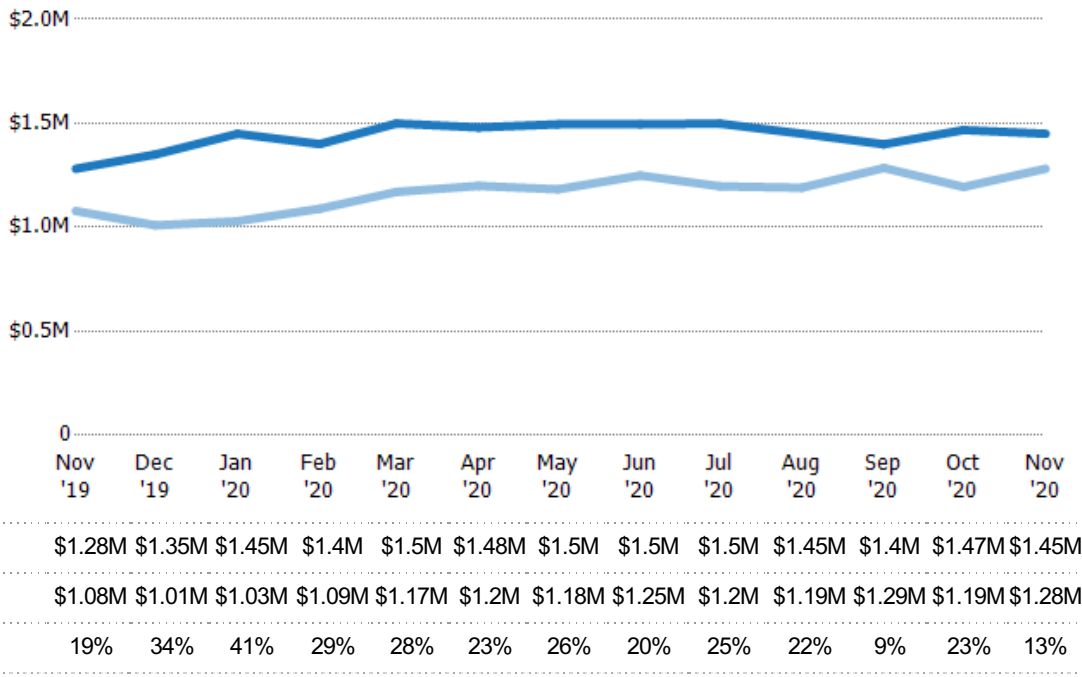
Median Listing Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Nov '20	\$1.45M	13.1%
Nov '19	\$1.28M	18.9%
Nov '18	\$1.08M	11.2%



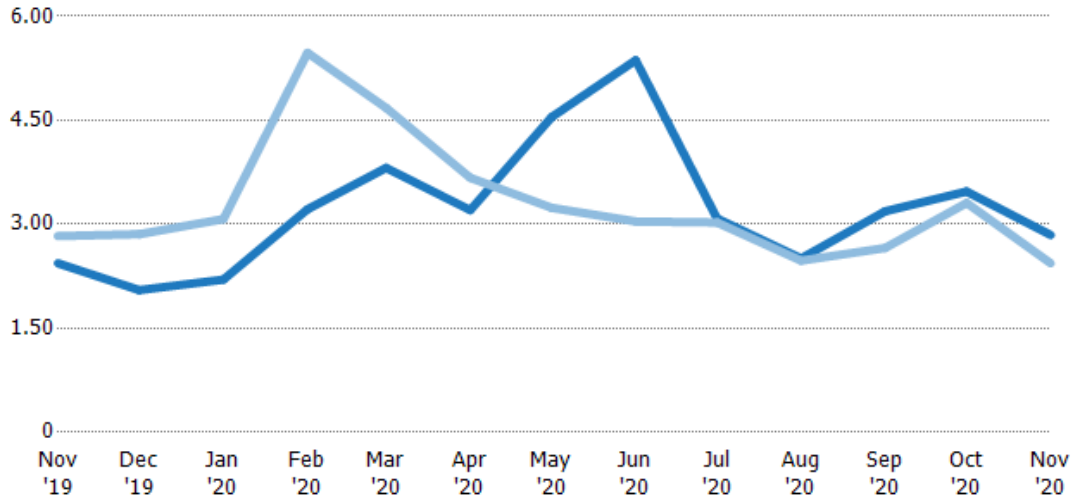
Months of Inventory

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
Nov '20	2.85	16.7%
Nov '19	2.44	-13.9%
Nov '18	2.83	-22.9%



	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	2.44	2.05	2.2	3.22	3.81	3.2	4.55	5.37	3.08	2.51	3.19	3.47	2.85
Prior Year	2.83	2.86	3.08	5.47	4.68	3.67	3.24	3.04	3.03	2.47	2.66	3.31	2.44
Percent Change from Prior Year	-14%	-28%	-28%	-41%	-18%	-13%	40%	76%	2%	1%	20%	5%	17%

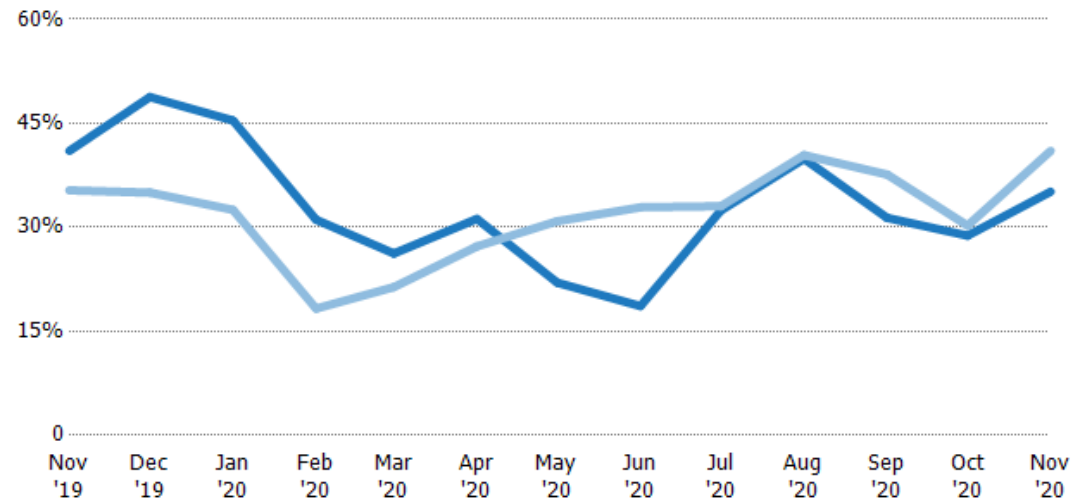
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
Nov '20	35%	5.9%
Nov '19	41%	-5.7%
Nov '18	35%	29.7%



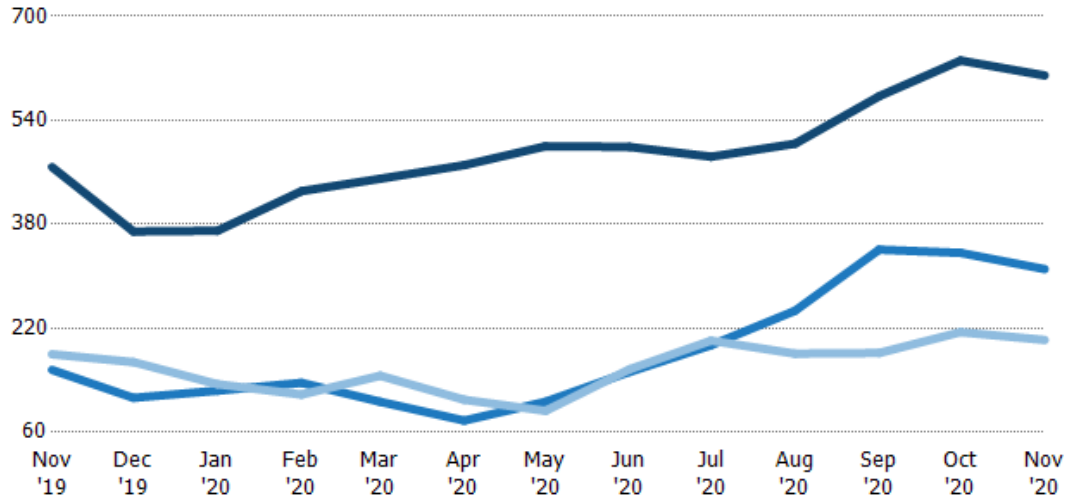
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	41%	49%	45%	31%	26%	31%	22%	19%	32%	40%	31%	29%	35%
Prior Year	35%	35%	33%	18%	21%	27%	31%	33%	33%	40%	38%	30%	41%
Change from Prior Year	-6%	-14%	-13%	-13%	-5%	-4%	9%	14%	1%	1%	6%	1%	6%

Active/Pending/Sold Units

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



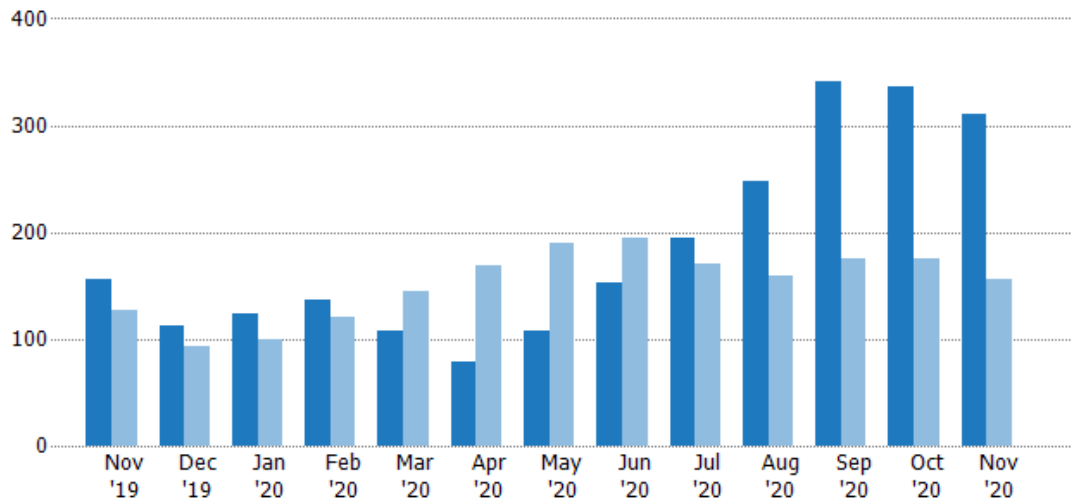
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Active	468	369	370	431	450	471	500	499	484	504	577	632	609
Pending	156	113	124	136	107	78	107	153	194	247	341	336	311
Sold	180	168	134	118	147	110	93	157	201	181	182	214	202

Pending Sales

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
Nov '20	311	99.4%
Nov '19	156	22.8%
Nov '18	127	15%

	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	156	113	124	136	107	78	107	153	194	247	341	336	311
Prior Year	127	93	99	121	145	169	190	195	170	159	175	175	156
Percent Change from Prior Year	23%	22%	25%	12%	-26%	-54%	-44%	-22%	14%	55%	95%	92%	99%

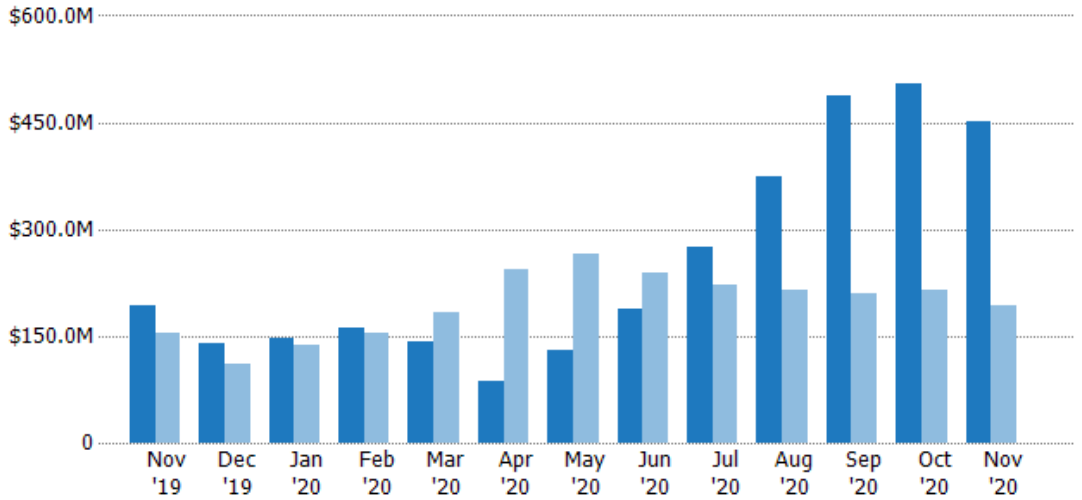
Pending Sales Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Nov '20	\$451M	134%
Nov '19	\$193M	25.6%
Nov '18	\$154M	16%



Current Year	\$193M	\$140M	\$146M	\$162M	\$143M	\$86.4M	\$129M	\$187M	\$276M	\$374M	\$488M	\$504M	\$451M
Prior Year	\$154M	\$110M	\$138M	\$154M	\$183M	\$245M	\$266M	\$240M	\$221M	\$214M	\$210M	\$216M	\$193M
Percent Change from Prior Year	26%	27%	6%	5%	-22%	-65%	-51%	-22%	25%	75%	132%	134%	134%

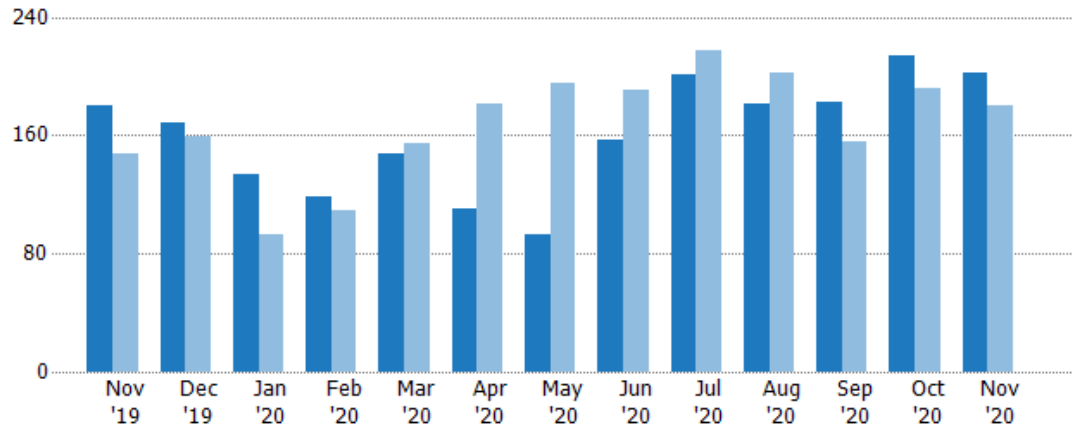
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Nov '20	202	12.2%
Nov '19	180	22.4%
Nov '18	147	2%



Current Year	180	168	134	118	147	110	93	157	201	181	182	214	202
Prior Year	147	159	93	109	155	181	195	191	217	202	156	192	180
Percent Change from Prior Year	22%	6%	44%	8%	-5%	-39%	-52%	-18%	-7%	-10%	17%	11%	12%

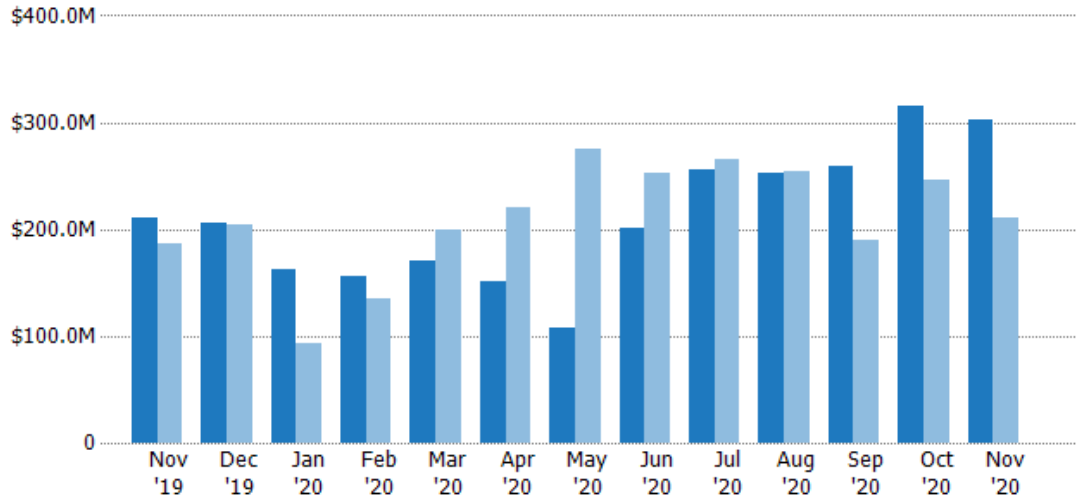
Closed Sales Volume

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Nov '20	\$302M	43.9%
Nov '19	\$210M	12.4%
Nov '18	\$187M	-10.6%



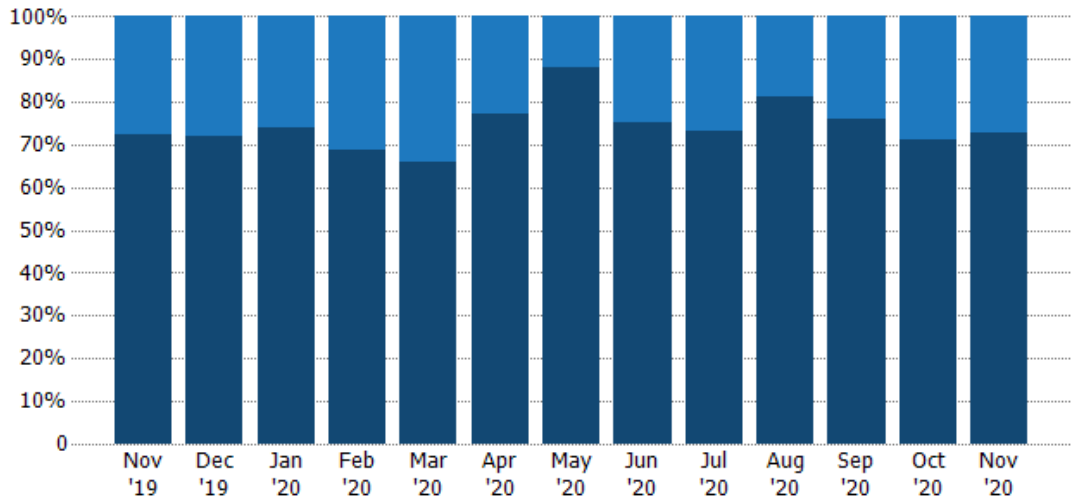
Current Year	\$210M	\$207M	\$163M	\$157M	\$171M	\$151M	\$108M	\$201M	\$256M	\$253M	\$258M	\$315M	\$302M
Prior Year	\$187M	\$204M	\$93.6M	\$135M	\$200M	\$220M	\$275M	\$252M	\$265M	\$254M	\$190M	\$246M	\$210M
Percent Change from Prior Year	12%	1%	74%	16%	-15%	-31%	-61%	-20%	-3%	-1%	36%	28%	44%

Closed Sales by Property Type

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	28%	28%	26%	31%	34%	23%	12%	25%	27%	19%	24%	29%	27%
Single Family Residence	72%	72%	74%	69%	66%	77%	88%	75%	73%	81%	76%	71%	73%

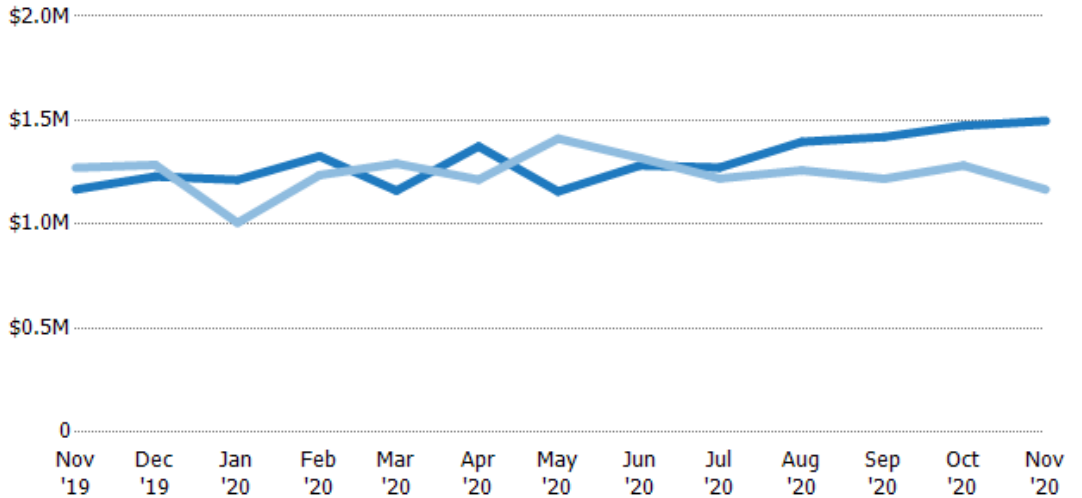
Average Sales Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Nov '20	\$1.5M	28.2%
Nov '19	\$1.17M	-8.2%
Nov '18	\$1.27M	-12.4%



Current Year	\$1.17M	\$1.23M	\$1.21M	\$1.33M	\$1.16M	\$1.37M	\$1.16M	\$1.28M	\$1.27M	\$1.4M	\$1.42M	\$1.47M	\$1.5M
Prior Year	\$1.27M	\$1.29M	\$1.01M	\$1.24M	\$1.29M	\$1.21M	\$1.41M	\$1.32M	\$1.22M	\$1.26M	\$1.22M	\$1.28M	\$1.17M
Percent Change from Prior Year	-8%	-4%	21%	7%	-10%	13%	-18%	-3%	4%	11%	16%	15%	28%

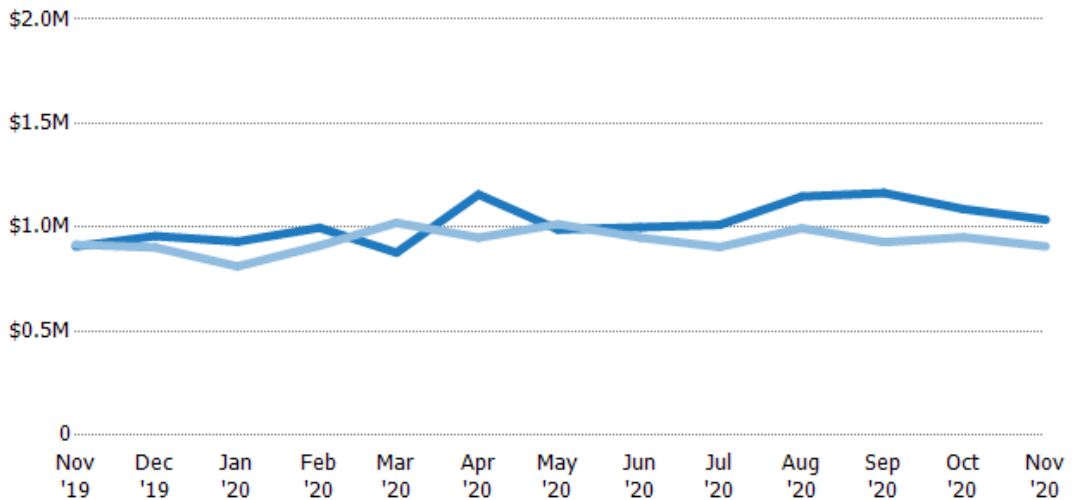
Median Sales Price

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Nov '20	\$1.04M	14.2%
Nov '19	\$908K	-1%
Nov '18	\$917K	-2.9%



Current Year	\$908K	\$958K	\$931K	\$998K	\$878K	\$1.16M	\$989K	\$1M	\$1.01M	\$1.15M	\$1.17M	\$1.09M	\$1.04M
Prior Year	\$917K	\$903K	\$812K	\$912K	\$1.02M	\$950K	\$1.02M	\$950K	\$905K	\$995K	\$929K	\$952K	\$908K
Percent Change from Prior Year	-1%	6%	15%	9%	-14%	22%	-3%	5%	12%	15%	25%	14%	14%

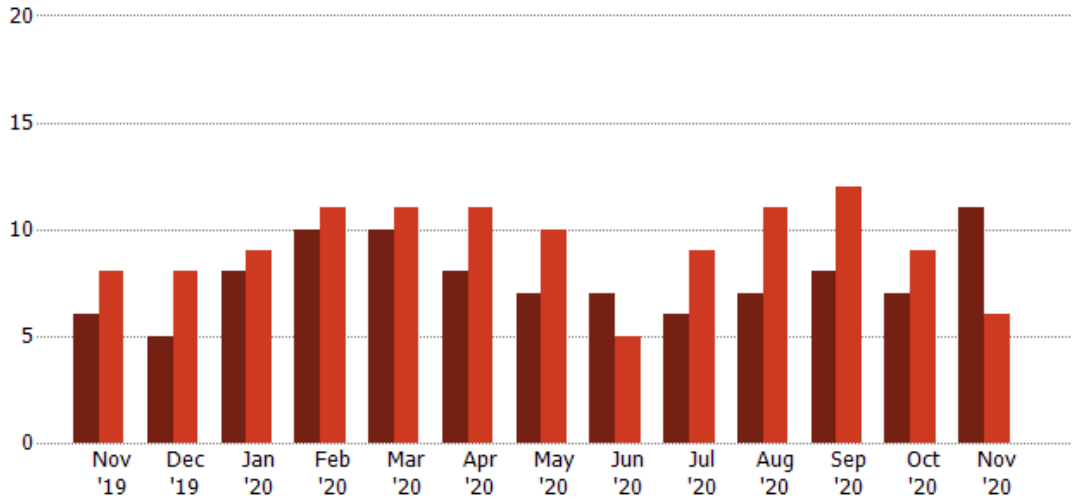
Distressed Listings

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

Filters Used

ZIP: 28 Selected
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Nov '20	11	83.3%
Nov '19	6	-25%
Nov '18	8	37.5%



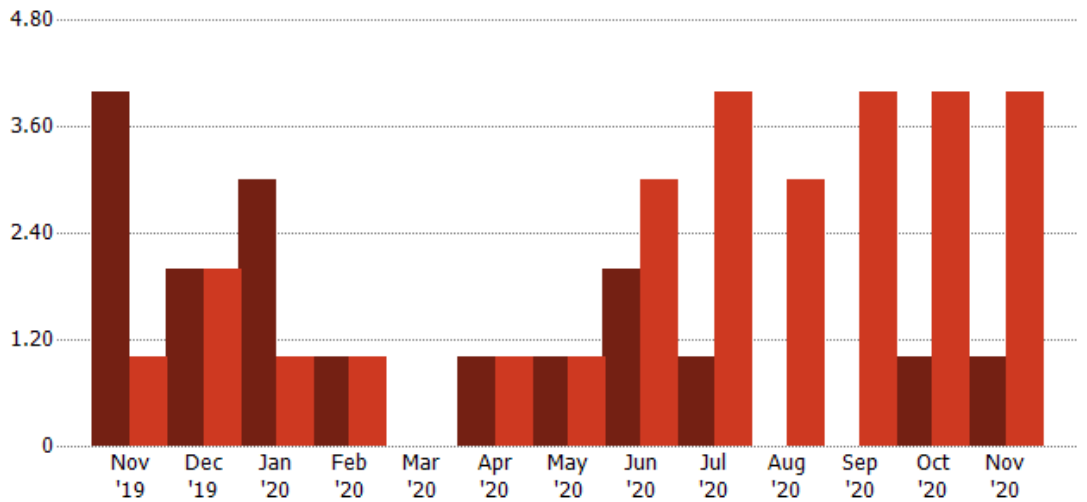
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	6	5	8	10	10	8	7	7	6	7	8	7	11
Prior Year	8	8	9	11	11	11	10	5	9	11	12	9	6
Percent Change from Prior Year	-25%	-38%	-11%	-9%	-9%	-27%	-30%	40%	-33%	-36%	-33%	-22%	83%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: 28 Selected
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	4	2	3	1	-	1	1	2	1	-	-	1	1
Prior Year	1	2	1	1	-	1	1	3	4	3	4	4	4
Percent Change from Prior Year	300%	0%	200%	0%	-	0%	0%	-33%	-75%	-100%	-100%	-75%	-75%

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: Pasadena

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	La Canada Flintridge, CA 91011	Pasadena, CA 91101
	Pasadena, CA 91102	Pasadena, CA 91103	Pasadena, CA 91104
	Pasadena, CA 91105	Pasadena, CA 91106	Pasadena, CA 91107
	San Marino, CA 91108	Pasadena, CA 91109	Pasadena, CA 91110
	Pasadena, CA 91114	Pasadena, CA 91115	Pasadena, CA 91116
	Pasadena, CA 91117	Pasadena, CA 91121	Pasadena, CA 91123
	Pasadena, CA 91124	Pasadena, CA 91125	Pasadena, CA 91126
	Pasadena, CA 91129	Pasadena, CA 91182	Pasadena, CA 91184
	Pasadena, CA 91185	Pasadena, CA 91188	Pasadena, CA 91189
	Pasadena, CA 91199		

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