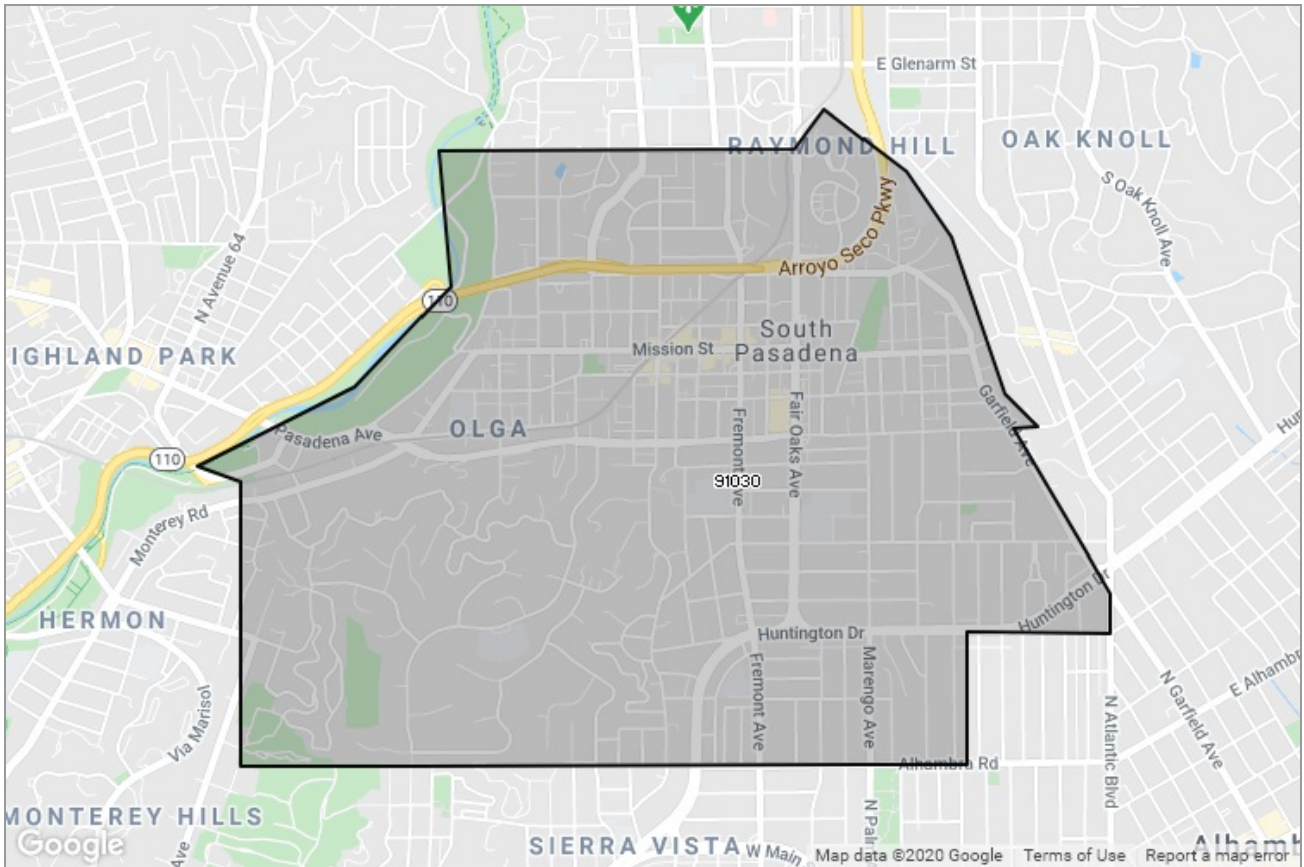




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

South Pasadena



Report Characteristics

Report Name:
South Pasadena

Report Date Range:
11/2019 – 11/2020

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Run Date: 12/28/2020

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	19	10	+90%	180	180	+/-
New Listing Volume	\$28,961,000	\$12,966,000	+123.4%	\$270,565,208	\$242,774,225	+11.4%
Active Listing Count	40	28	+42.9%	N/A	N/A	
Active Listing Volume	\$64,247,999	\$40,094,288	+60.2%	N/A	N/A	
Average Listing Price	\$1,606,200	\$1,431,939	+12.2%	\$1,506,894	\$1,448,635	+4%
Median Listing Price	\$1,098,500	\$1,282,000	-14.3%	\$1,210,676	\$1,299,961	-6.9%
Months of Inventory	4	1.9	+114.3%	2.6	2.5	+4%
Absorption Rate	25%	53.57%	-28.6%	38.15%	39.68%	-1.5%
Sales Activity Charts Metrics						
Pending Sales Count	31	14	+121.4%	N/A	N/A	
Pending Sales Volume	\$40,764,799	\$17,240,500	+136.4%	N/A	N/A	
Closed Sales Count	15	10	+50%	123	132	-6.8%
Closed Sales Volume	\$23,010,900	\$11,772,787	+95.5%	\$174,100,662	\$172,574,464	+0.9%
Average Sales Price	\$1,534,060	\$1,177,279	+30.3%	\$1,415,453	\$1,307,382	+8.3%
Median Sales Price	\$1,310,000	\$1,014,000	+29.2%	\$1,359,533	\$1,220,415	+11.4%
Distressed Charts Metrics						
Distressed Listing Count	1	1	+/-	N/A	N/A	

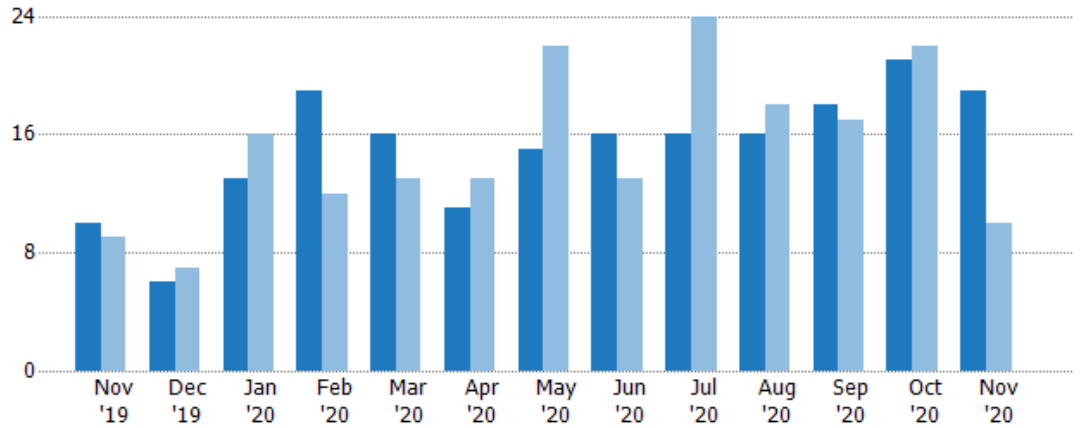
New Listings

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Nov '20	19	90%
Nov '19	10	11.1%
Nov '18	9	66.7%



Current Year	10	6	13	19	16	11	15	16	16	16	18	21	19
Prior Year	9	7	16	12	13	13	22	13	24	18	17	22	10
Percent Change from Prior Year	11%	-14%	-19%	58%	23%	-15%	-32%	23%	-33%	-11%	6%	-5%	90%

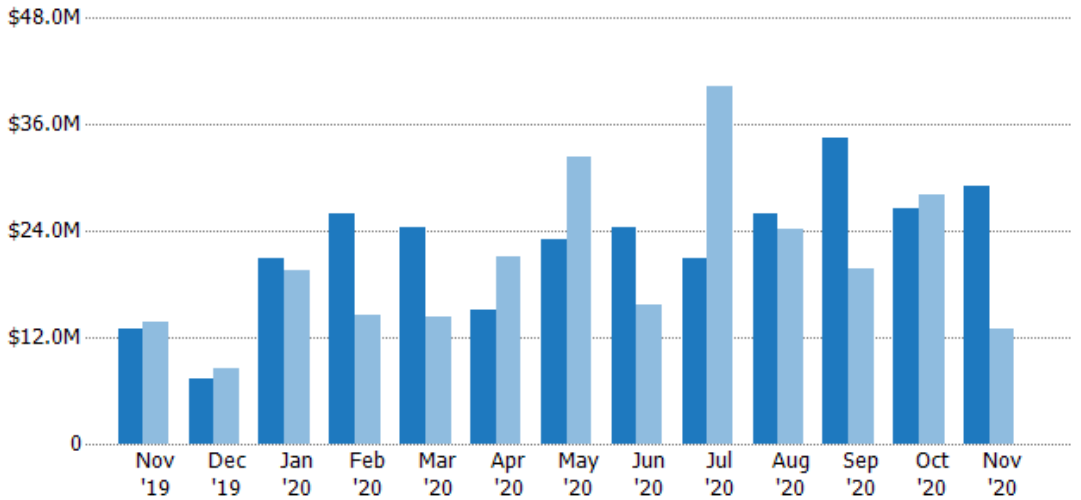
New Listing Volume

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Nov '20	\$29M	123.4%
Nov '19	\$13M	-5%
Nov '18	\$13.7M	29.4%



Current Year	\$13M	\$7.28M	\$21M	\$25.9M	\$24.4M	\$15.1M	\$23M	\$24.4M	\$20.8M	\$26M	\$34.5M	\$26.5M	\$29M
Prior Year	\$13.7M	\$8.45M	\$19.5M	\$14.5M	\$14.4M	\$21.1M	\$32.4M	\$15.7M	\$40.2M	\$24.2M	\$19.8M	\$28.1M	\$13M
Percent Change from Prior Year	-5%	-14%	8%	79%	70%	-29%	-29%	56%	-48%	8%	74%	-6%	123%

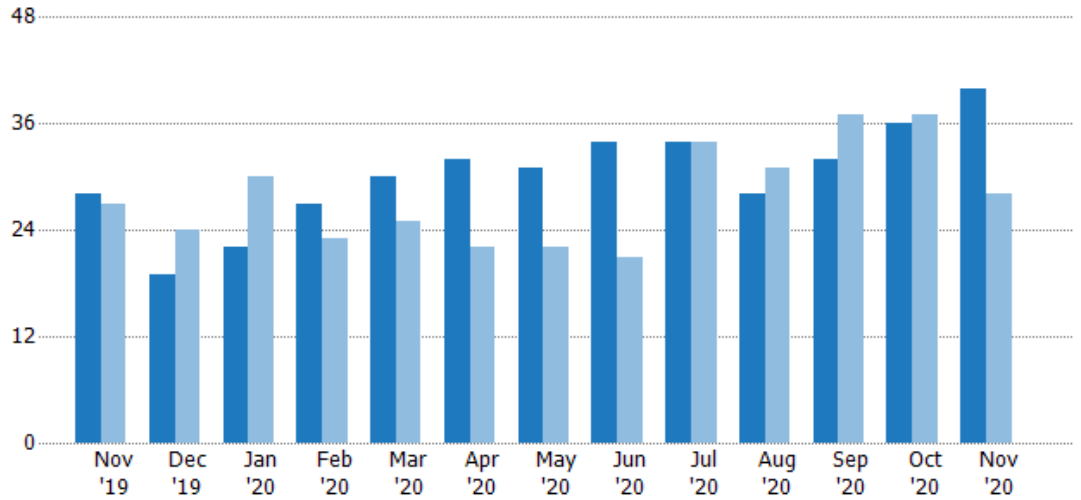
Active Listings

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Nov '20	40	42.9%
Nov '19	28	3.7%
Nov '18	27	-29.6%



Current Year	28	19	22	27	30	32	31	34	34	28	32	36	40
Prior Year	27	24	30	23	25	22	22	21	34	31	37	37	28
Percent Change from Prior Year	4%	-21%	-27%	17%	20%	45%	41%	62%	0%	-10%	-14%	-3%	43%

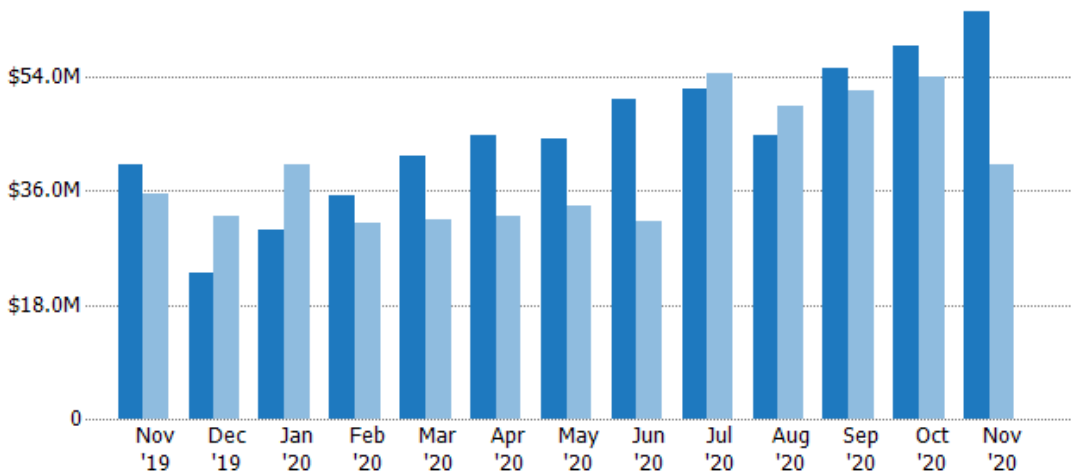
Active Listing Volume

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Nov '20	\$64.2M	60.2%
Nov '19	\$40.1M	12.6%
Nov '18	\$35.6M	-29%



Current Year	\$40.1M	\$22.9M	\$29.9M	\$35.3M	\$41.4M	\$44.6M	\$44.3M	\$50.6M	\$52.1M	\$44.7M	\$55.3M	\$58.8M	\$64.2M
Prior Year	\$35.6M	\$32.1M	\$40.2M	\$30.9M	\$31.5M	\$32M	\$33.7M	\$31.1M	\$54.4M	\$49.3M	\$51.9M	\$54M	\$40.1M
Percent Change from Prior Year	13%	-29%	-25%	14%	32%	39%	32%	63%	-4%	-9%	6%	9%	60%

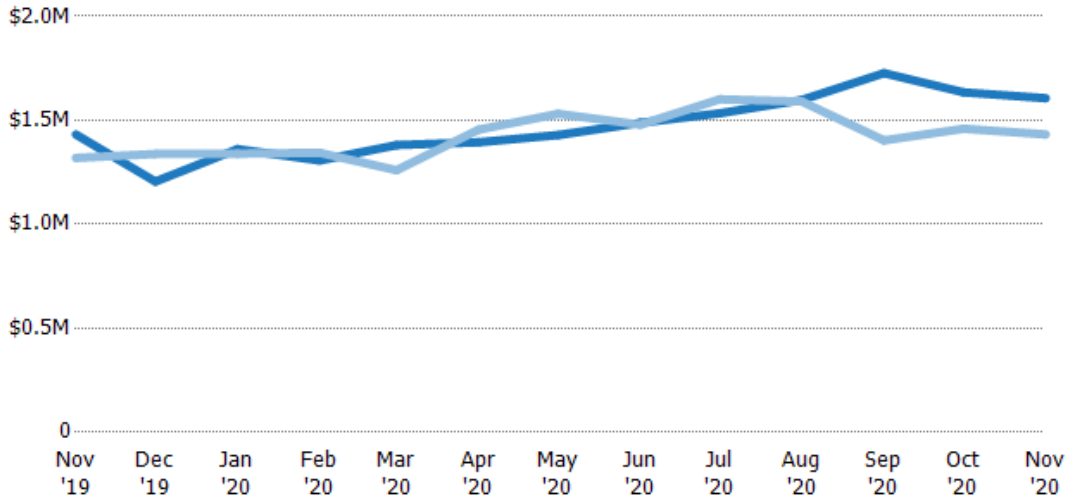
Average Listing Price

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Nov '20	\$1.61M	12.2%
Nov '19	\$1.43M	8.6%
Nov '18	\$1.32M	0.9%



Current Year	\$1.43M	\$1.21M	\$1.36M	\$1.31M	\$1.38M	\$1.39M	\$1.43M	\$1.49M	\$1.53M	\$1.6M	\$1.73M	\$1.63M	\$1.61M
Prior Year	\$1.32M	\$1.34M	\$1.34M	\$1.34M	\$1.26M	\$1.45M	\$1.53M	\$1.48M	\$1.6M	\$1.59M	\$1.4M	\$1.46M	\$1.43M
Percent Change from Prior Year	9%	-10%	2%	-3%	10%	-4%	-7%	1%	-4%	0%	23%	12%	12%

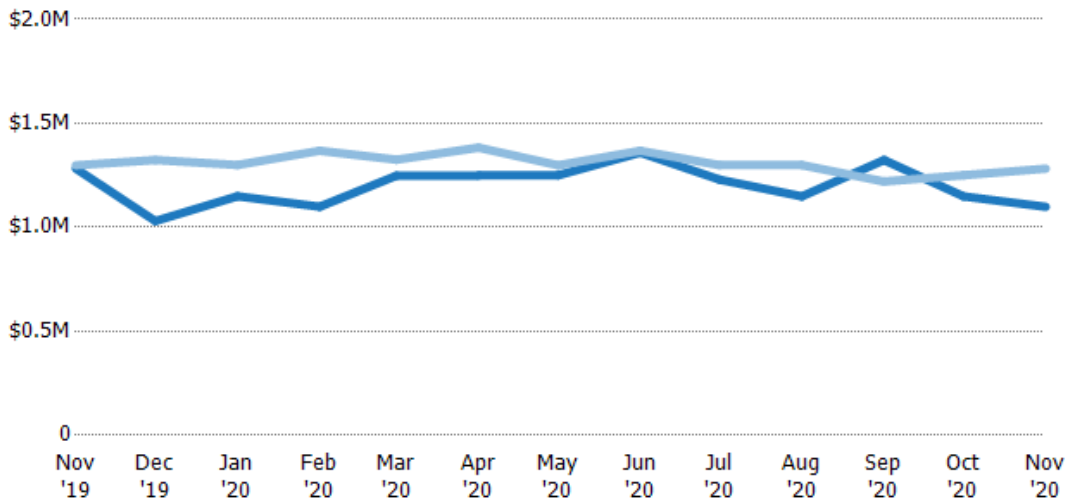
Median Listing Price

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Nov '20	\$1.1M	-14.3%
Nov '19	\$1.28M	-1.2%
Nov '18	\$1.3M	4%



Current Year	\$1.28M	\$1.03M	\$1.15M	\$1.1M	\$1.25M	\$1.25M	\$1.25M	\$1.36M	\$1.23M	\$1.15M	\$1.32M	\$1.15M	\$1.1M
Prior Year	\$1.3M	\$1.32M	\$1.3M	\$1.37M	\$1.33M	\$1.38M	\$1.3M	\$1.37M	\$1.3M	\$1.3M	\$1.22M	\$1.25M	\$1.28M
Percent Change from Prior Year	-1%	-22%	-12%	-20%	-6%	-10%	-4%	-1%	-5%	-12%	8%	-8%	-14%

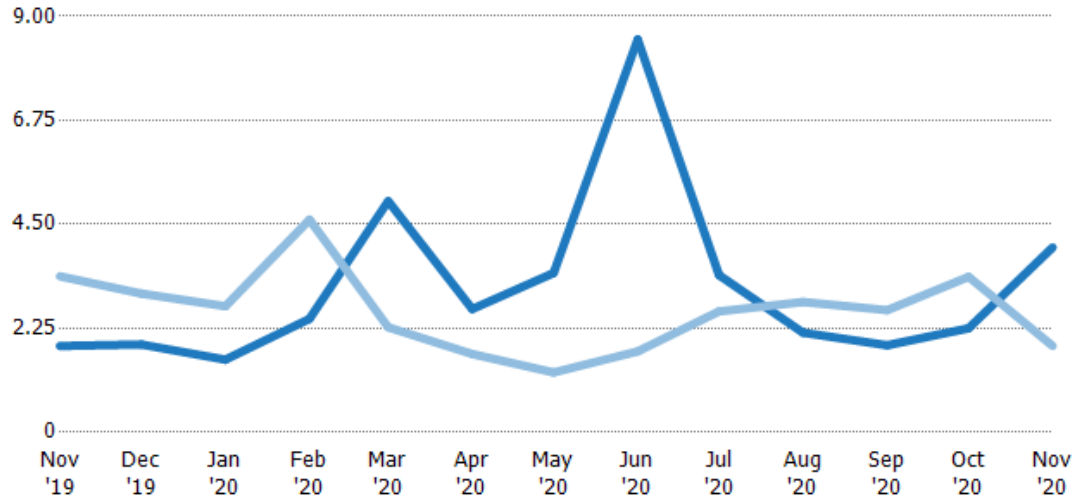
Months of Inventory

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
Nov '20	4	114.3%
Nov '19	1.87	-44.7%
Nov '18	3.38	-19.6%



	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	1.87	1.9	1.57	2.45	5	2.67	3.44	8.5	3.4	2.15	1.88	2.25	4
Prior Year	3.38	3	2.73	4.6	2.27	1.69	1.29	1.75	2.62	2.82	2.64	3.36	1.87
Percent Change from Prior Year	-45%	-37%	-42%	-47%	120%	58%	166%	386%	30%	-24%	-29%	-33%	114%

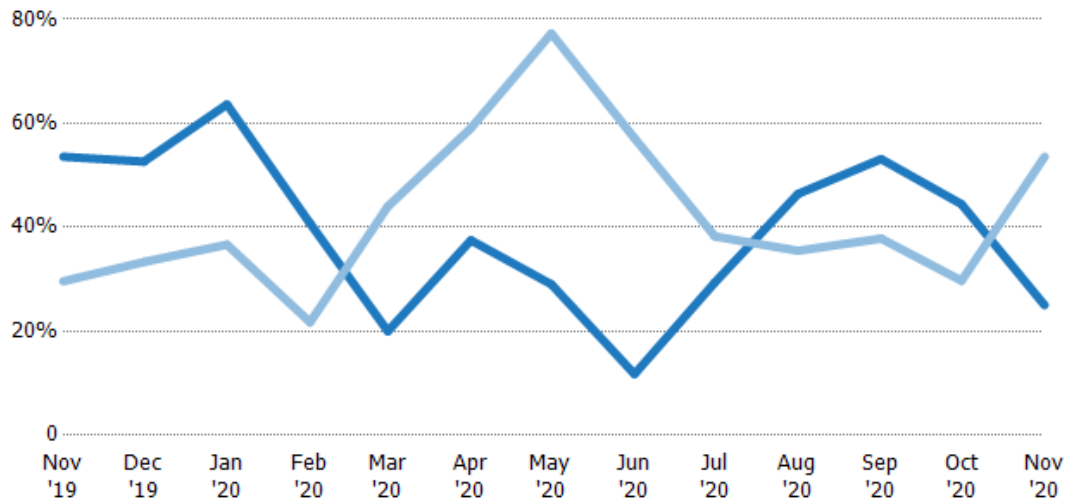
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
Nov '20	25%	28.6%
Nov '19	54%	-24%
Nov '18	30%	24.4%



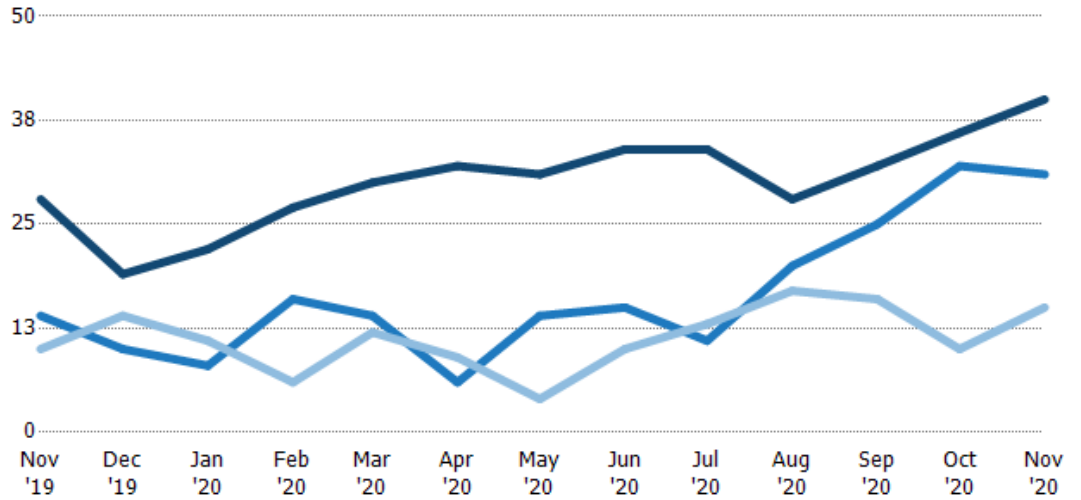
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	54%	53%	64%	41%	20%	38%	29%	12%	29%	46%	53%	44%	25%
Prior Year	30%	33%	37%	22%	44%	59%	77%	57%	38%	35%	38%	30%	54%
Change from Prior Year	-24%	-19%	-27%	-19%	24%	22%	48%	45%	9%	-11%	-15%	-15%	29%

Active/Pending/Sold Units

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



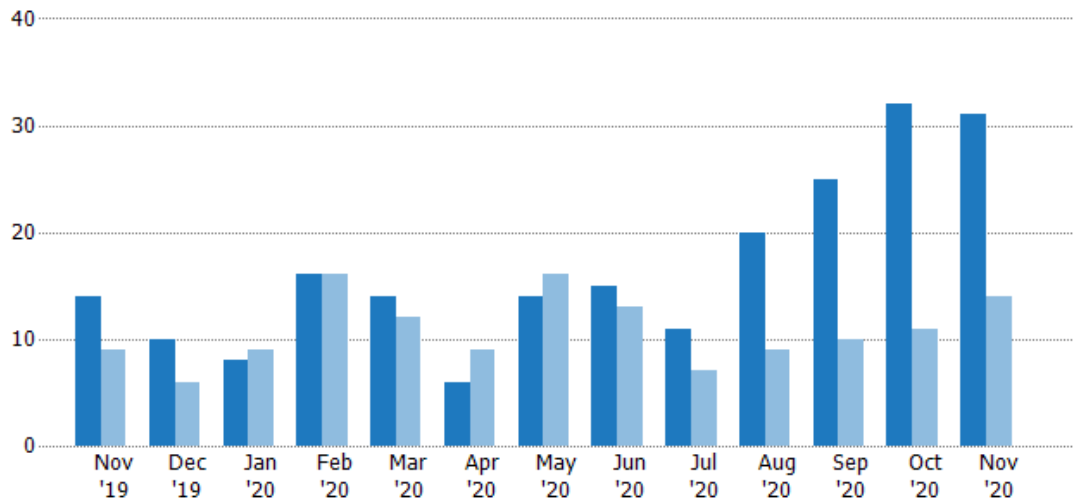
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Active	28	19	22	27	30	32	31	34	34	28	32	36	40
Pending	14	10	8	16	14	6	14	15	11	20	25	32	31
Sold	10	14	11	6	12	9	4	10	13	17	16	10	15

Pending Sales

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Month/Year	Count	% Chg.
Nov '20	31	121.4%
Nov '19	14	55.6%
Nov '18	9	33.3%

	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	14	10	8	16	14	6	14	15	11	20	25	32	31
Prior Year	9	6	9	16	12	9	16	13	7	9	10	11	14
Percent Change from Prior Year	56%	67%	-11%	0%	17%	-33%	-13%	15%	57%	122%	150%	191%	121%

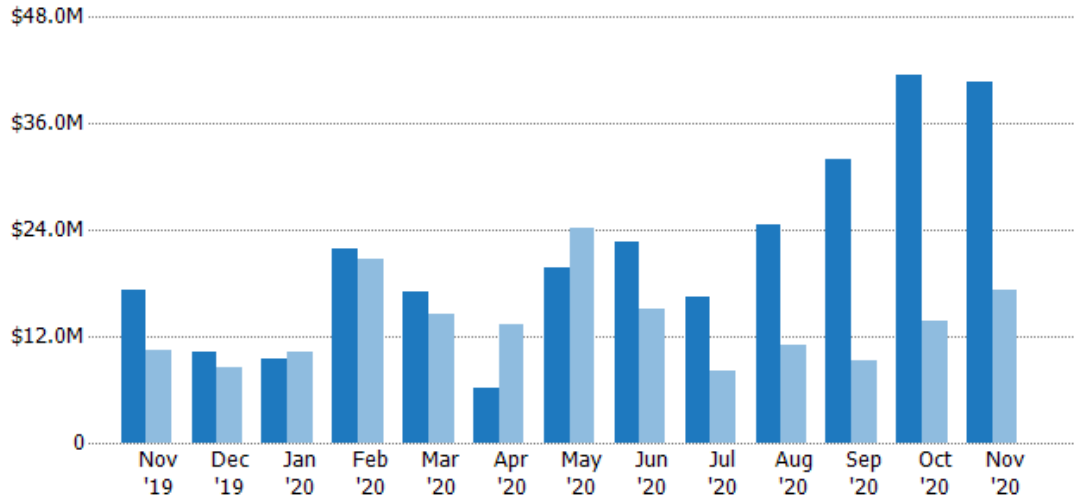
Pending Sales Volume

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Nov '20	\$40.8M	136.4%
Nov '19	\$17.2M	64.2%
Nov '18	\$10.5M	28.8%



Current Year	\$17.2M	\$10.3M	\$9.39M	\$21.9M	\$17M	\$6.12M	\$19.7M	\$22.6M	\$16.5M	\$24.5M	\$32M	\$41.4M	\$40.8M
Prior Year	\$10.5M	\$8.47M	\$10.2M	\$20.7M	\$14.5M	\$13.3M	\$24.2M	\$15.1M	\$8.15M	\$11M	\$9.31M	\$13.7M	\$17.2M
Percent Change from Prior Year	64%	21%	-8%	6%	17%	-54%	-19%	49%	103%	123%	244%	203%	136%

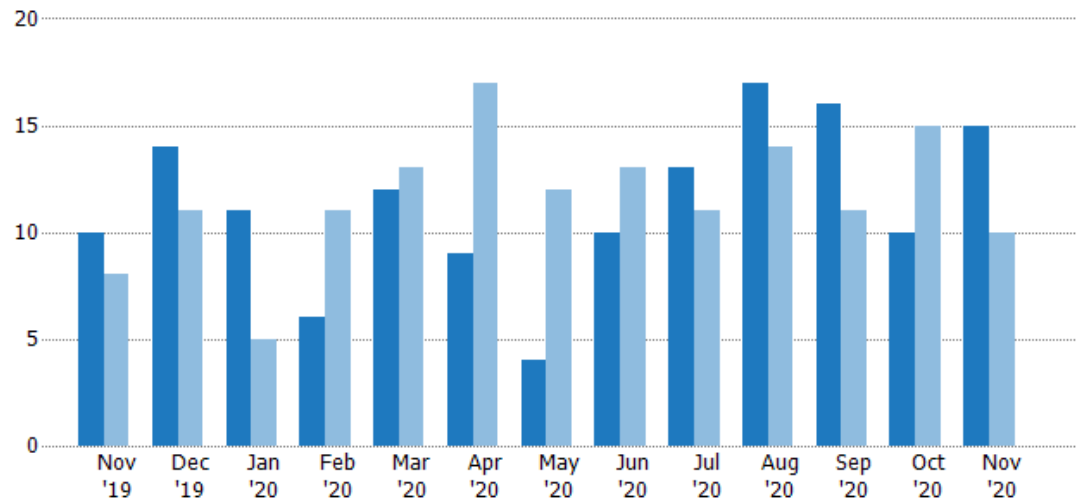
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Nov '20	15	50%
Nov '19	10	25%
Nov '18	8	-37.5%



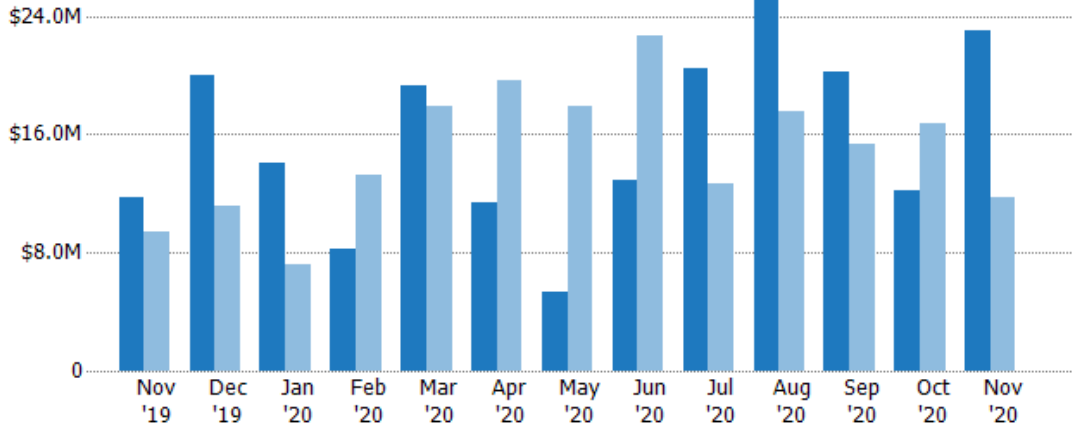
Current Year	10	14	11	6	12	9	4	10	13	17	16	10	15
Prior Year	8	11	5	11	13	17	12	13	11	14	11	15	10
Percent Change from Prior Year	25%	27%	120%	-45%	-8%	-47%	-67%	-23%	18%	21%	45%	-33%	50%

Closed Sales Volume

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



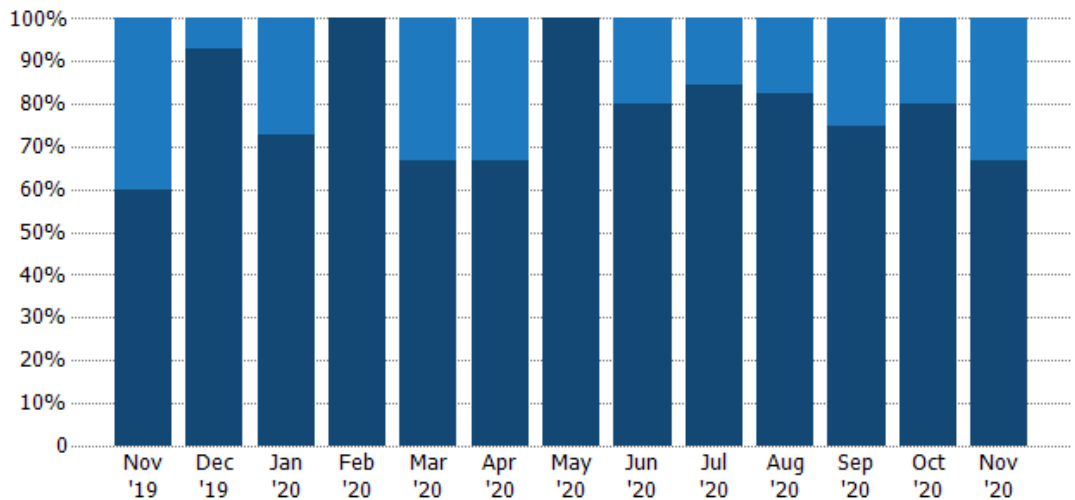
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Nov '20	\$23M	\$11.8M	95.5%
Nov '19	\$11.8M	\$9.43M	24.9%
Nov '18	\$9.43M	\$11.8M	-16.9%

Closed Sales by Property Type

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



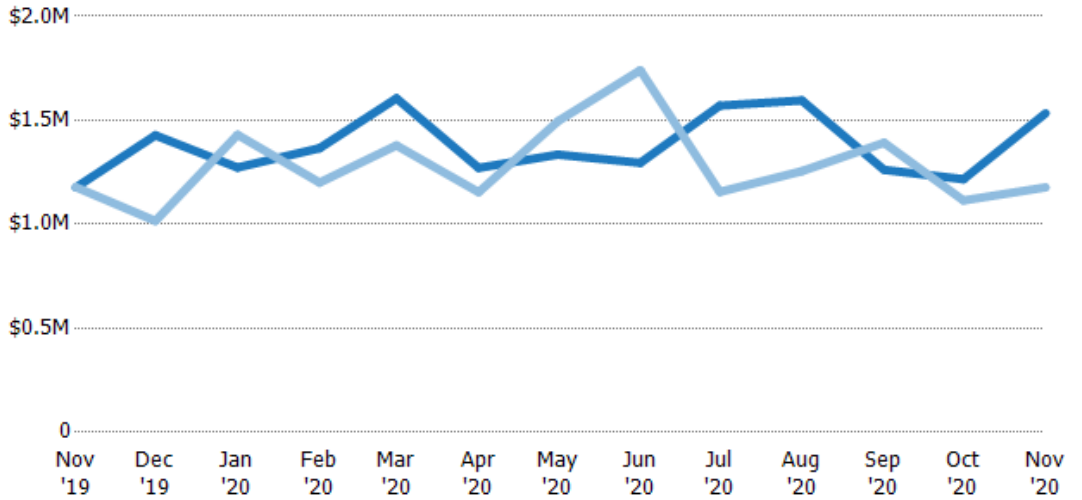
Month/Year	Single Family Residence	Condo/Townhouse
Nov '20	67%	33%
Nov '19	60%	40%
Nov '18	60%	40%

Average Sales Price

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



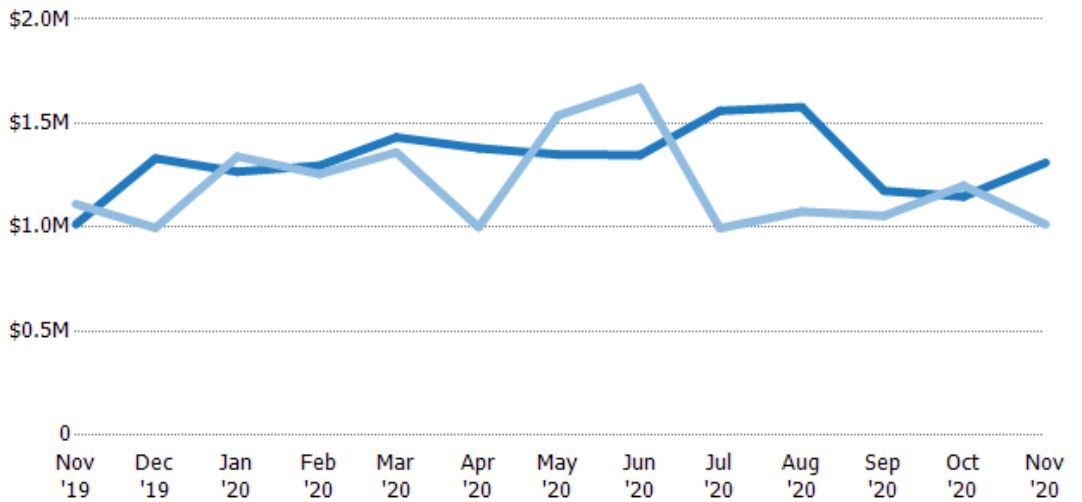
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Nov '19	\$1.18M	\$1.18M	0%
Dec '19	\$1.43M	\$1.02M	41%
Jan '20	\$1.27M	\$1.43M	-11%
Feb '20	\$1.37M	\$1.2M	14%
Mar '20	\$1.61M	\$1.38M	16%
Apr '20	\$1.27M	\$1.15M	10%
May '20	\$1.34M	\$1.5M	-11%
Jun '20	\$1.3M	\$1.74M	-26%
Jul '20	\$1.57M	\$1.16M	36%
Aug '20	\$1.6M	\$1.26M	27%
Sep '20	\$1.26M	\$1.39M	-9%
Oct '20	\$1.22M	\$1.11M	9%
Nov '20	\$1.53M	\$1.18M	30%

Median Sales Price

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



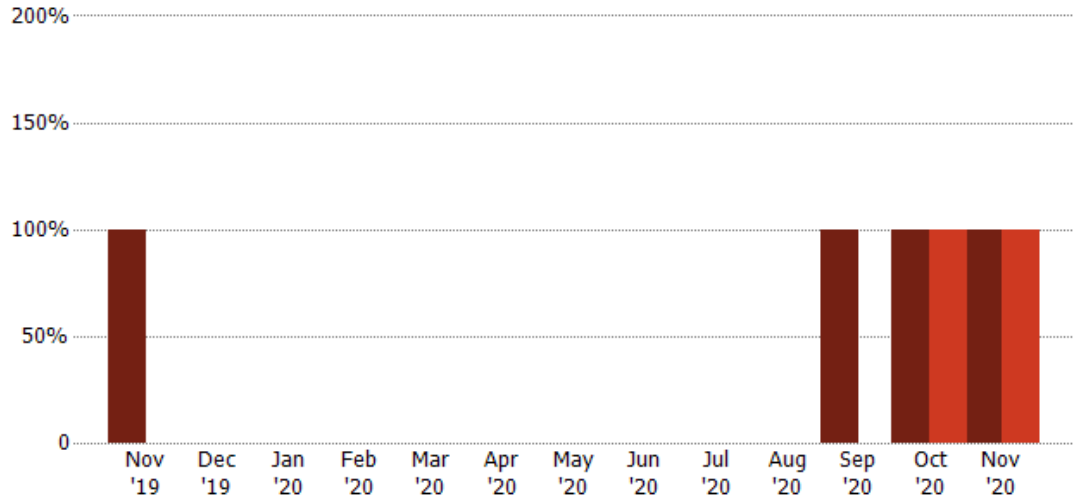
Month/Year	Current Year Price	Prior Year Price	Percent Change from Prior Year
Nov '19	\$1.01M	\$1.11M	-9%
Dec '19	\$1.33M	\$997K	33%
Jan '20	\$1.27M	\$1.34M	-5%
Feb '20	\$1.3M	\$1.26M	3%
Mar '20	\$1.43M	\$1.36M	5%
Apr '20	\$1.38M	\$1M	38%
May '20	\$1.35M	\$1.54M	-12%
Jun '20	\$1.35M	\$1.67M	-19%
Jul '20	\$1.56M	\$995K	57%
Aug '20	\$1.58M	\$1.07M	47%
Sep '20	\$1.18M	\$1.06M	11%
Oct '20	\$1.15M	\$1.2M	-4%
Nov '20	\$1.31M	\$1.01M	29%

Distressed Listings

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

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



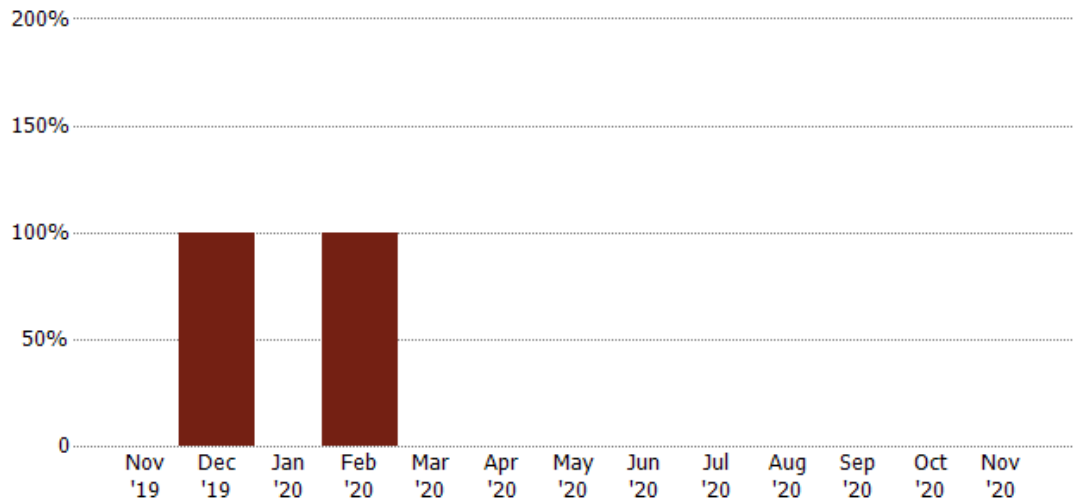
Current Year	1	-	-	-	-	-	-	-	-	-	1	1	1
Prior Year	-	-	-	-	-	-	-	-	-	-	-	1	1
Percent Change from Prior Year	100%	-	-	-	-	-	-	-	-	-	100%	0%	0%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: South Pasadena, CA 91030,
South Pasadena, CA 91031
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Current Year	-	1	-	1	-	-	-	-	-	-	-	-	-
--------------	---	---	---	---	---	---	---	---	---	---	---	---	---

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: South Pasadena

Run Date: 12/28/2020

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: South Pasadena, CA 91030 South Pasadena, CA 91031

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