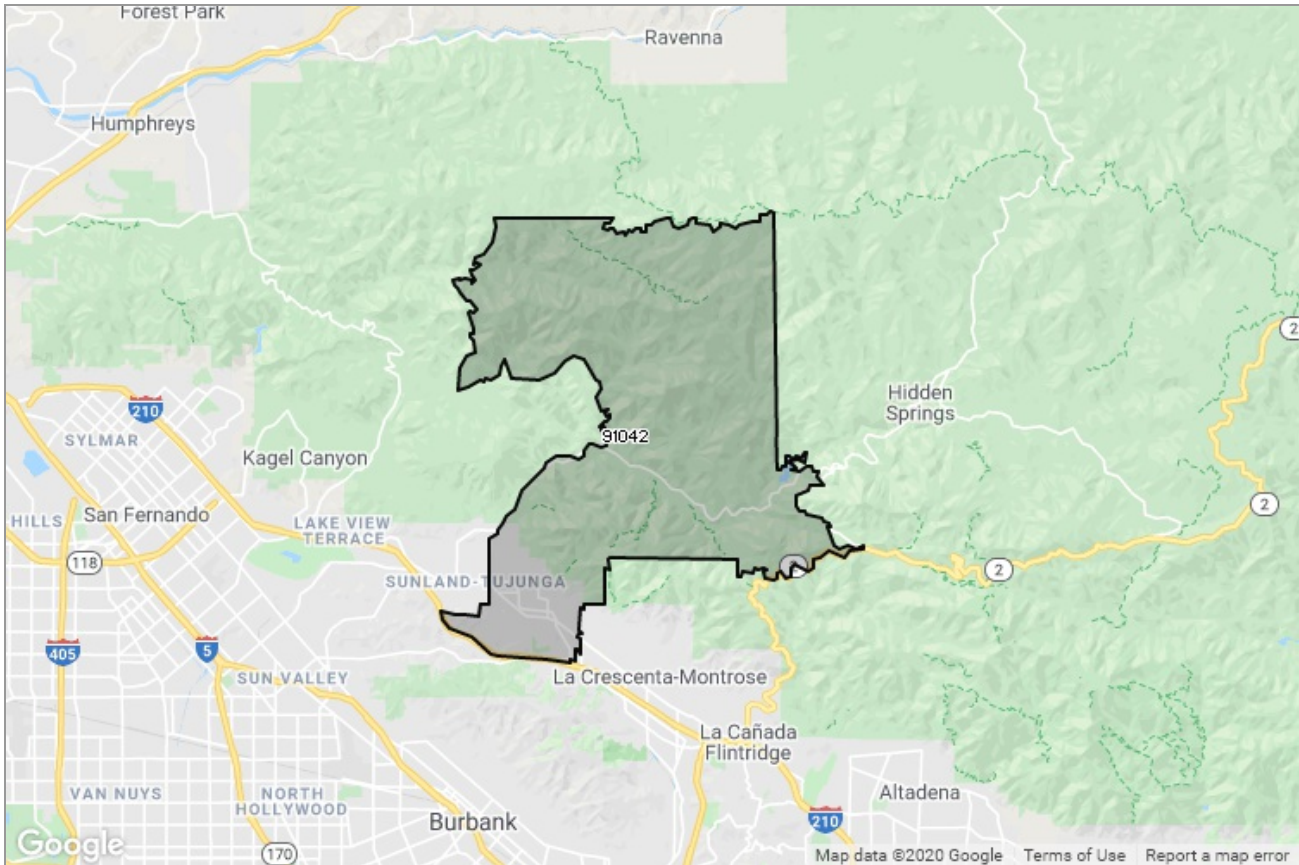




PASADENA-FOOTHILLS
ASSOCIATION OF REALTORS®

MARKET DATA REPORT

Tujunga



Report Characteristics

Report Name:
Tujunga

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	25	19	+31.6%	277	290	-4.5%
New Listing Volume	\$24,062,298	\$11,775,431	+104.3%	\$213,930,929	\$200,037,226	+6.9%
Active Listing Count	43	48	-10.4%	N/A	N/A	
Active Listing Volume	\$38,948,943	\$37,460,331	+4%	N/A	N/A	
Average Listing Price	\$905,789	\$780,424	+16.1%	\$845,248	\$791,616	+6.8%
Median Listing Price	\$799,000	\$639,500	+24.9%	\$727,584	\$693,424	+4.9%
Months of Inventory	1.6	2.8	-43.6%	2.2	2.4	-8.5%
Absorption Rate	62.79%	35.42%	+27.4%	44.87%	41.04%	+3.8%
Sales Activity Charts Metrics						
Pending Sales Count	47	22	+113.6%	N/A	N/A	
Pending Sales Volume	\$37,627,145	\$15,818,598	+137.9%	N/A	N/A	
Closed Sales Count	19	21	-9.5%	201	210	-4.3%
Closed Sales Volume	\$14,182,400	\$12,842,500	+10.4%	\$143,640,818	\$134,516,095	+6.8%
Average Sales Price	\$746,442	\$611,548	+22.1%	\$714,631	\$640,553	+11.6%
Median Sales Price	\$795,000	\$599,000	+32.7%	\$702,791	\$627,993	+11.9%
Distressed Charts Metrics						
Distressed Listing Count	1	1	+/-	N/A	N/A	

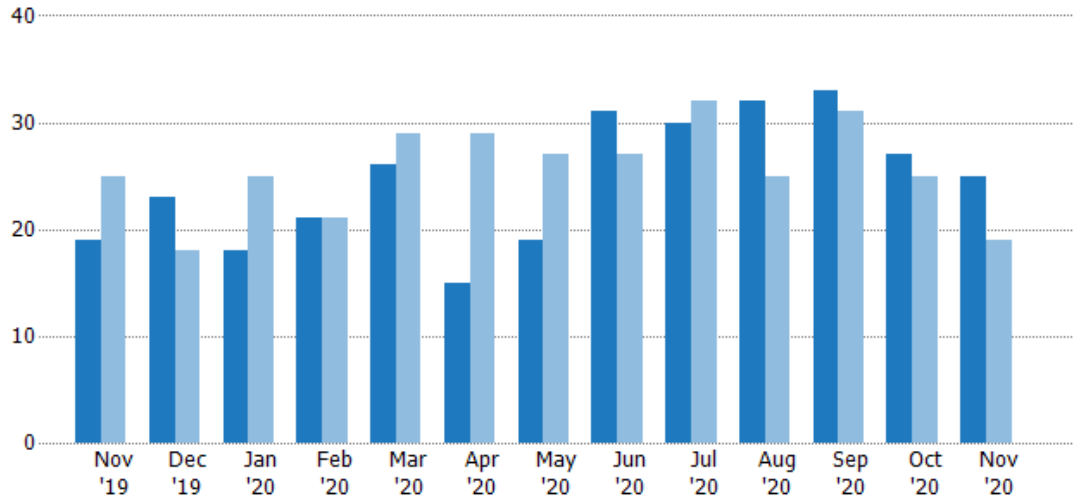
New Listings

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Nov '20	25	31.6%
Nov '19	19	-24%
Nov '18	25	4%



Current Year	19	23	18	21	26	15	19	31	30	32	33	27	25
Prior Year	25	18	25	21	29	29	27	27	32	25	31	25	19
Percent Change from Prior Year	-24%	28%	-28%	0%	-10%	-48%	-30%	15%	-6%	28%	6%	8%	32%

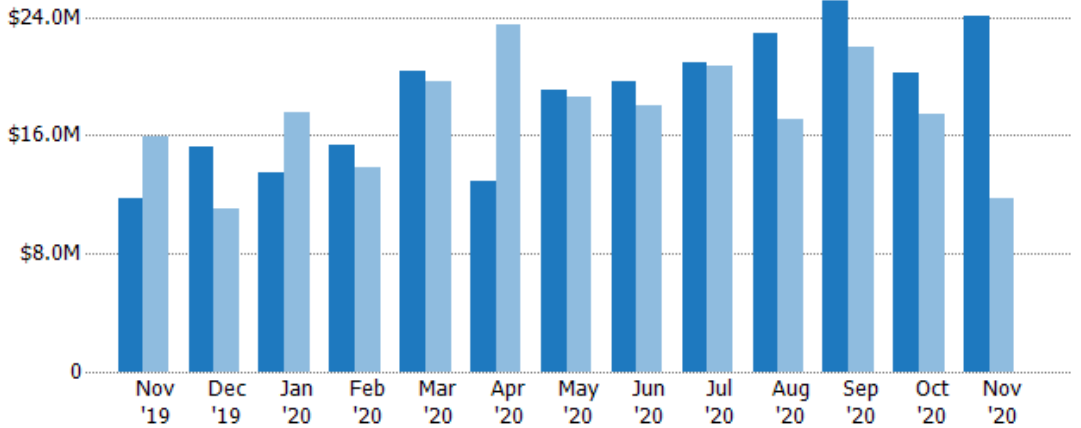
New Listing Volume

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Nov '20	\$24.1M	104.3%
Nov '19	\$11.8M	-26.1%
Nov '18	\$15.9M	-3.9%



Current Year	\$11.8M	\$15.2M	\$13.5M	\$15.3M	\$20.4M	\$12.9M	\$19.1M	\$19.6M	\$20.9M	\$22.9M	\$25.1M	\$20.3M	\$24.1M
Prior Year	\$15.9M	\$11M	\$17.6M	\$13.9M	\$19.6M	\$23.4M	\$18.6M	\$18M	\$20.7M	\$17.1M	\$22M	\$17.4M	\$11.8M
Percent Change from Prior Year	-26%	38%	-24%	10%	4%	-45%	3%	9%	1%	34%	14%	17%	104%

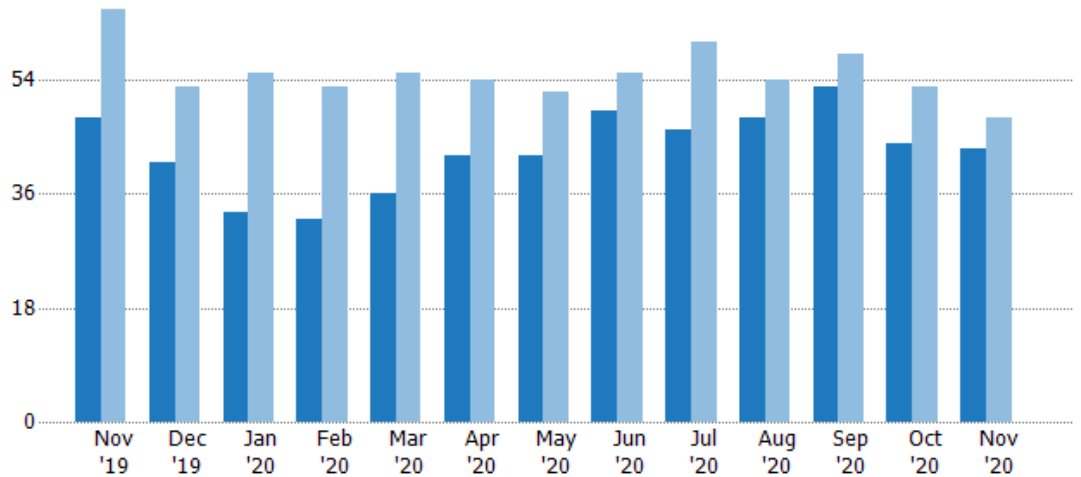
Active Listings

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Nov '20	43	-10.4%
Nov '19	48	-26.2%
Nov '18	65	-29.2%



	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	48	41	33	32	36	42	42	49	46	48	53	44	43
Prior Year	65	53	55	53	55	54	52	55	60	54	58	53	48
Percent Change from Prior Year	-26%	-23%	-40%	-40%	-35%	-22%	-19%	-11%	-23%	-11%	-9%	-17%	-10%

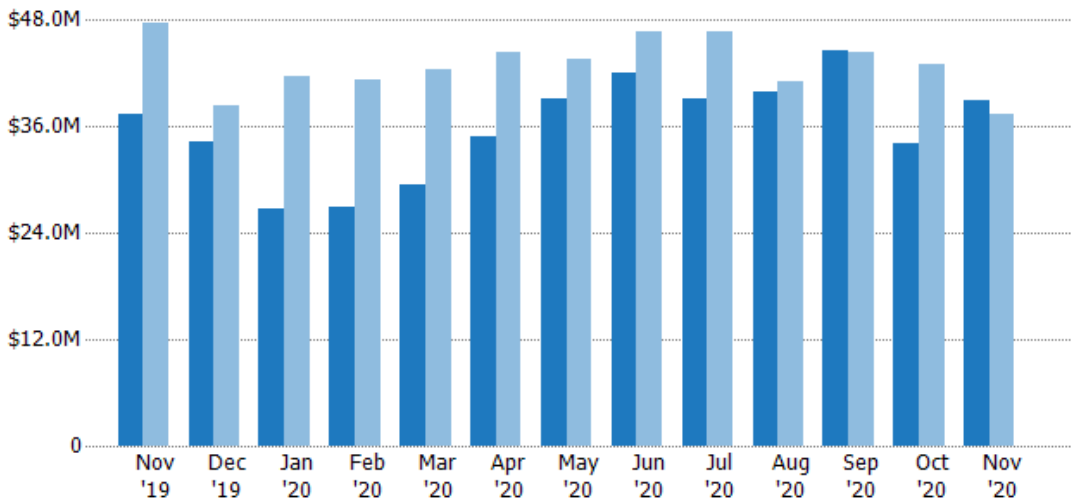
Active Listing Volume

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Nov '20	\$38.9M	4%
Nov '19	\$37.5M	-21.3%
Nov '18	\$47.6M	-38.5%



	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	\$37.5M	\$34.2M	\$26.7M	\$26.8M	\$29.4M	\$34.9M	\$39.1M	\$42M	\$39.2M	\$39.9M	\$44.5M	\$34.1M	\$38.9M
Prior Year	\$47.6M	\$38.3M	\$41.7M	\$41.2M	\$42.5M	\$44.3M	\$43.6M	\$46.6M	\$46.8M	\$41.1M	\$44.4M	\$42.9M	\$37.5M
Percent Change from Prior Year	-21%	-11%	-36%	-35%	-31%	-21%	-10%	-10%	-16%	-3%	0%	-21%	4%

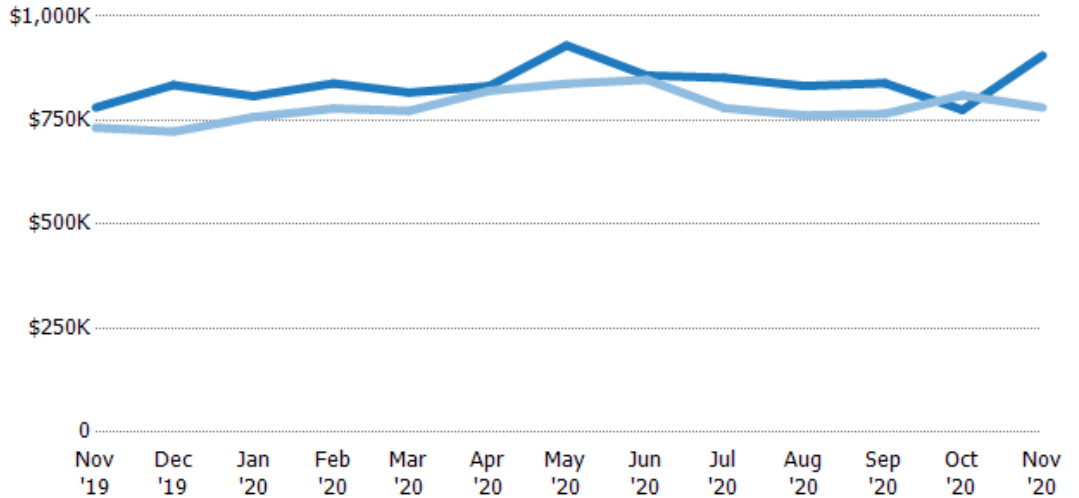
Average Listing Price

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Nov '20	\$906K	16.1%
Nov '19	\$780K	6.6%
Nov '18	\$732K	-13.1%



Current Year	\$780K	\$835K	\$808K	\$839K	\$817K	\$832K	\$930K	\$858K	\$852K	\$832K	\$839K	\$775K	\$906K
Prior Year	\$732K	\$723K	\$758K	\$778K	\$772K	\$821K	\$838K	\$847K	\$779K	\$762K	\$765K	\$810K	\$780K
Percent Change from Prior Year	7%	15%	7%	8%	6%	1%	11%	1%	9%	9%	10%	-4%	16%

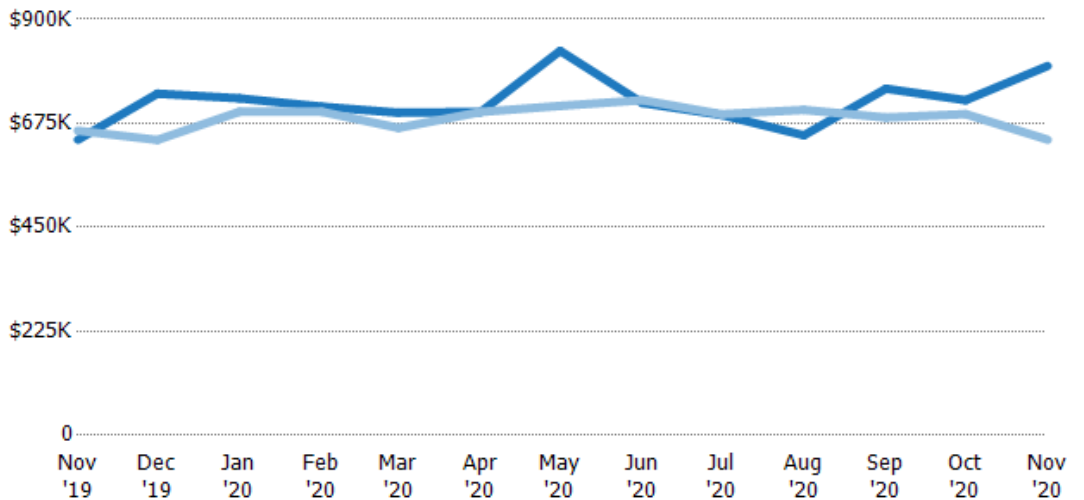
Median Listing Price

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Nov '20	\$799K	24.9%
Nov '19	\$640K	-3%
Nov '18	\$659K	-8.7%



Current Year	\$640K	\$739K	\$729K	\$711K	\$698K	\$700K	\$832K	\$719K	\$693K	\$649K	\$750K	\$725K	\$799K
Prior Year	\$659K	\$639K	\$700K	\$700K	\$665K	\$700K	\$713K	\$725K	\$695K	\$704K	\$687K	\$695K	\$640K
Percent Change from Prior Year	-3%	16%	4%	2%	5%	0%	17%	-1%	0%	-8%	9%	4%	25%

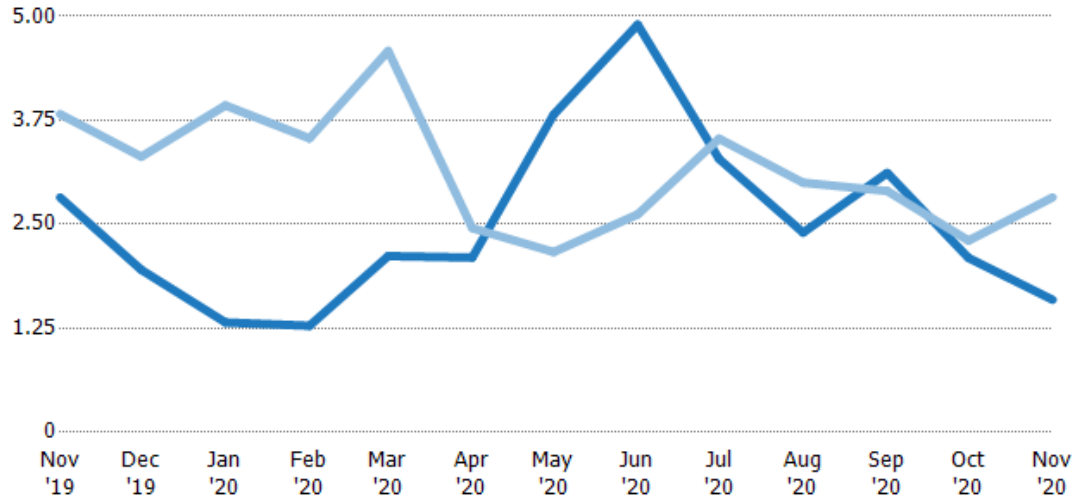
Months of Inventory

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
Nov '20	1.59	-43.6%
Nov '19	2.82	-26.2%
Nov '18	3.82	-42.7%



	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	2.82	1.95	1.32	1.28	2.12	2.1	3.82	4.9	3.29	2.4	3.12	2.1	1.59
Prior Year	3.82	3.31	3.93	3.53	4.58	2.45	2.17	2.62	3.53	3	2.9	2.3	2.82
Percent Change from Prior Year	-26%	-41%	-66%	-64%	-54%	-14%	76%	87%	-7%	-20%	8%	-9%	-44%

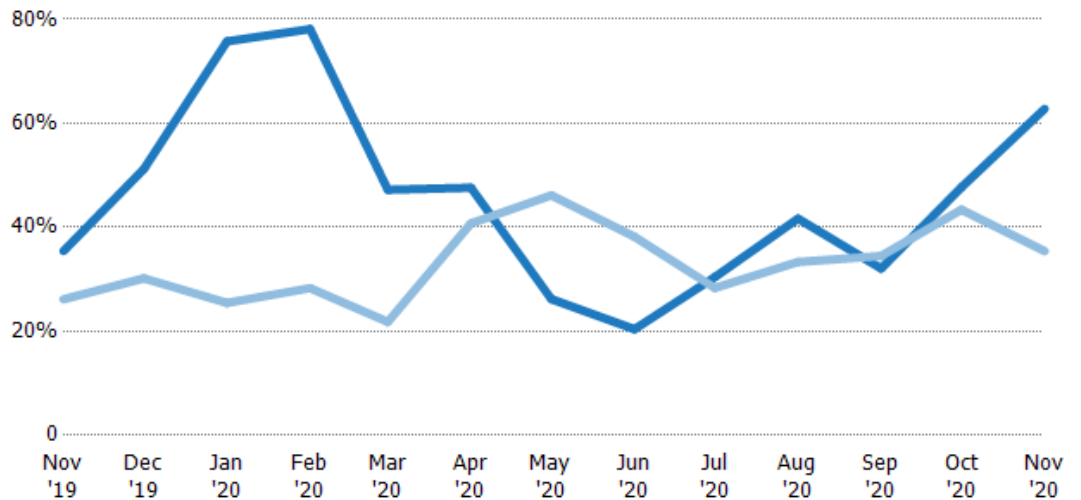
Absorption Rate

The percentage of inventory sold per month.

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Rate	Chg.
Nov '20	63%	-27.4%
Nov '19	35%	-9.3%
Nov '18	26%	74.6%



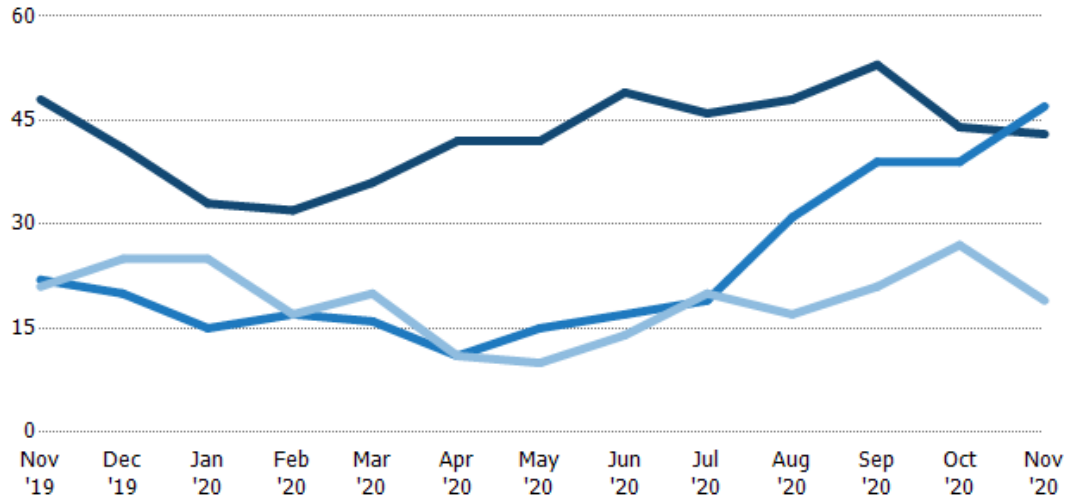
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	35%	51%	76%	78%	47%	48%	26%	20%	30%	42%	32%	48%	63%
Prior Year	26%	30%	25%	28%	22%	41%	46%	38%	28%	33%	34%	43%	35%
Change from Prior Year	-9%	-21%	-50%	-50%	-25%	-7%	20%	18%	-2%	-8%	2%	-4%	-27%

Active/Pending/Sold Units

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



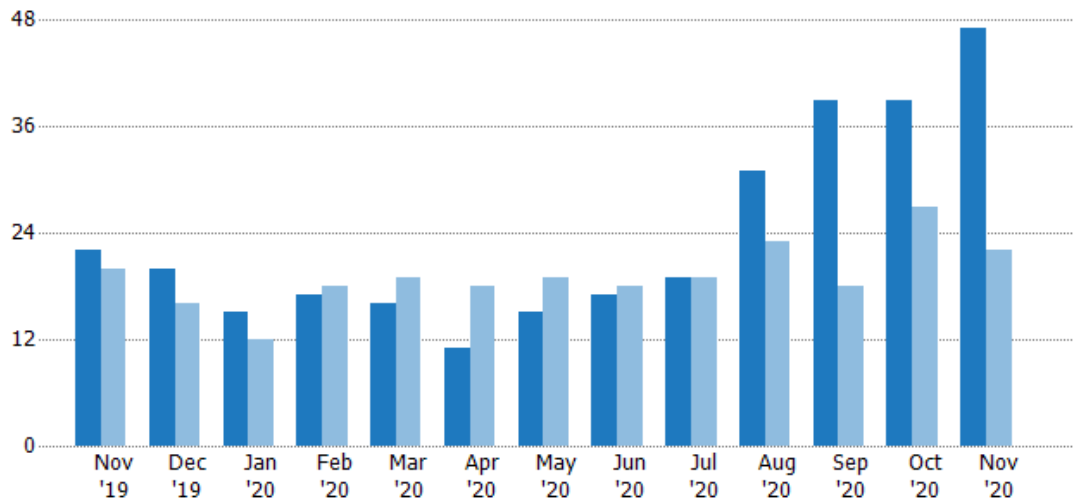
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Active	48	41	33	32	36	42	42	49	46	48	53	44	43
Pending	22	20	15	17	16	11	15	17	19	31	39	39	47
Sold	21	25	25	17	20	11	10	14	20	17	21	27	19

Pending Sales

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

Filters Used

ZIP: Tujunga, CA 91042
 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	22	20	15	17	16	11	15	17	19	31	39	39	47
Prior Year	20	16	12	18	19	18	19	18	19	23	18	27	22
Percent Change from Prior Year	10%	25%	25%	-6%	-16%	-39%	-21%	-6%	0%	35%	117%	44%	114%

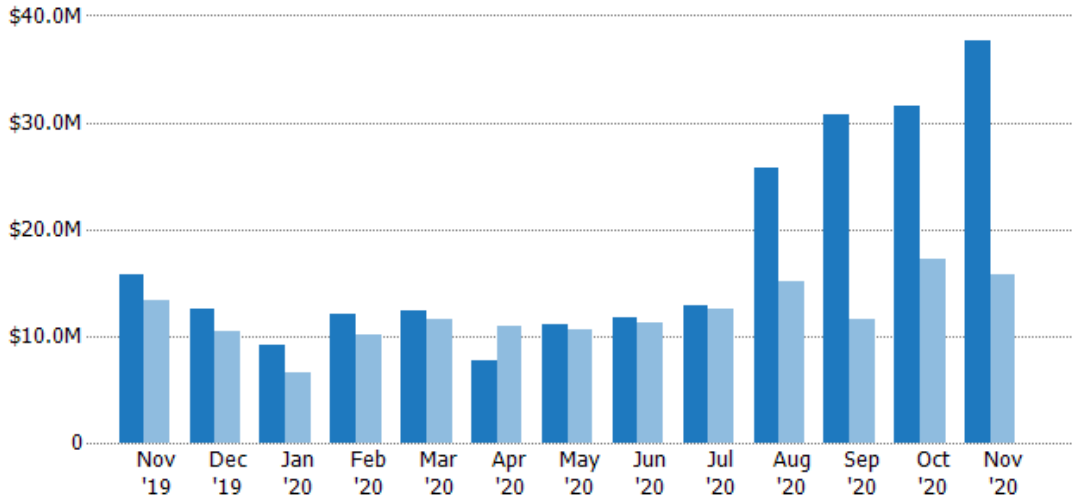
Pending Sales Volume

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

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Nov '20	\$37.6M	137.9%
Nov '19	\$15.8M	18%
Nov '18	\$13.4M	16.2%



Current Year	\$15.8M	\$12.5M	\$9.23M	\$12.1M	\$12.4M	\$7.66M	\$11.1M	\$11.8M	\$12.9M	\$25.7M	\$30.8M	\$31.5M	\$37.6M
Prior Year	\$13.4M	\$10.4M	\$6.65M	\$10.1M	\$11.5M	\$11M	\$10.7M	\$11.2M	\$12.6M	\$15.2M	\$11.5M	\$17.3M	\$15.8M
Percent Change from Prior Year	18%	20%	39%	20%	7%	-30%	4%	5%	2%	70%	167%	82%	138%

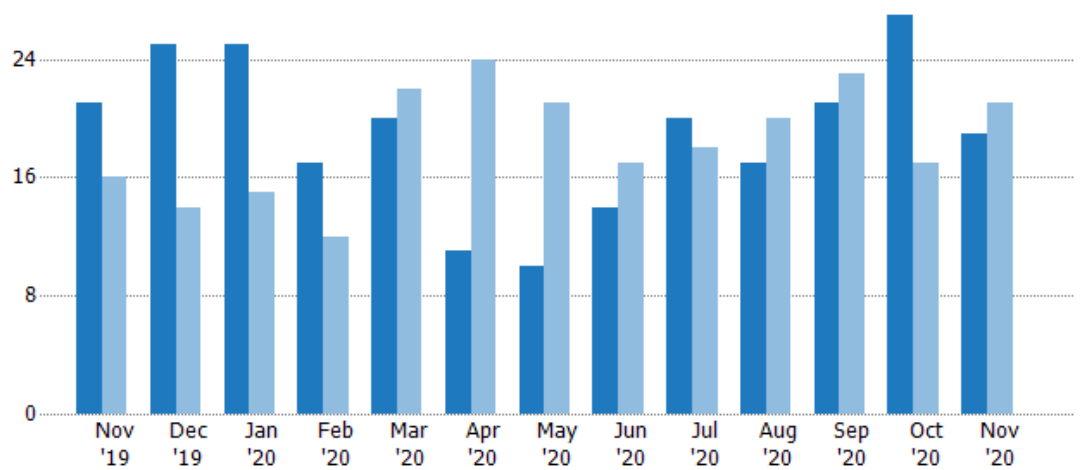
Closed Sales

The total number of residential properties sold each month.

Filters Used

ZIP: Tujunga, CA 91042
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Nov '20	19	-9.5%
Nov '19	21	31.3%
Nov '18	16	37.5%



Current Year	21	25	25	17	20	11	10	14	20	17	21	27	19
Prior Year	16	14	15	12	22	24	21	17	18	20	23	17	21
Percent Change from Prior Year	31%	79%	67%	42%	-9%	-54%	-52%	-18%	11%	-15%	-9%	59%	-10%

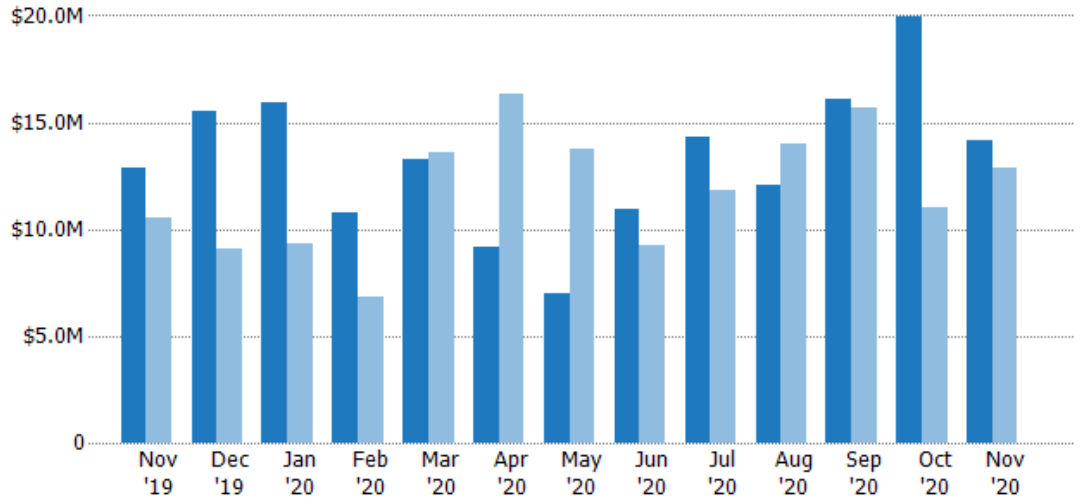
Closed Sales Volume

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Volume	% Chg.
Nov '20	\$14.2M	10.4%
Nov '19	\$12.8M	22.4%
Nov '18	\$10.5M	20.7%



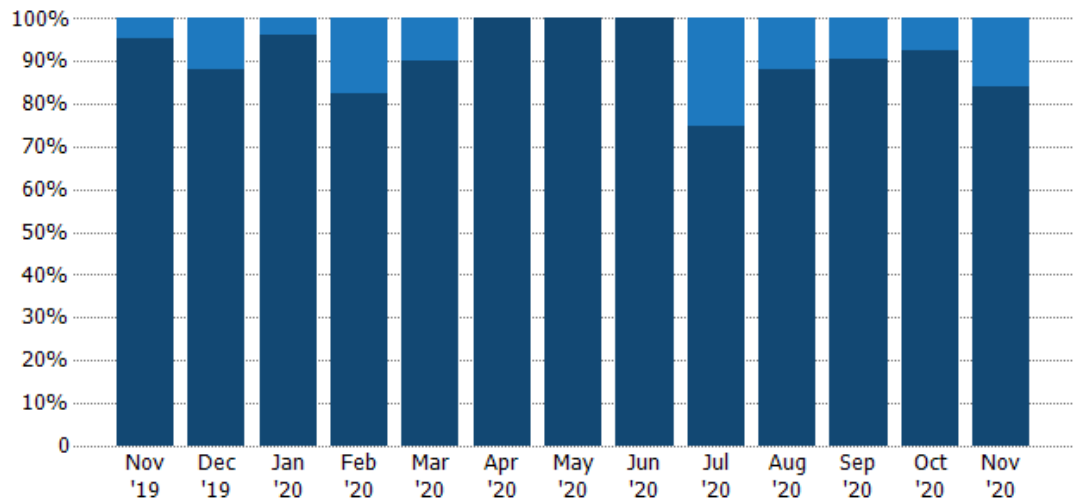
Current Year	\$12.8M	\$15.5M	\$15.9M	\$10.8M	\$13.3M	\$9.16M	\$6.98M	\$10.9M	\$14.3M	\$12.1M	\$16.1M	\$20M	\$14.2M
Prior Year	\$10.5M	\$9.12M	\$9.36M	\$6.81M	\$13.6M	\$16.3M	\$13.7M	\$9.27M	\$11.8M	\$14M	\$15.7M	\$11.1M	\$12.8M
Percent Change from Prior Year	22%	70%	70%	59%	-2%	-44%	-49%	18%	21%	-14%	2%	81%	10%

Closed Sales by Property Type

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Condo/Townhouse	5%	12%	4%	18%	10%	-	-	-	25%	12%	10%	7%	16%
Single Family Residence	95%	88%	96%	82%	90%	100%	100%	100%	75%	88%	90%	93%	84%

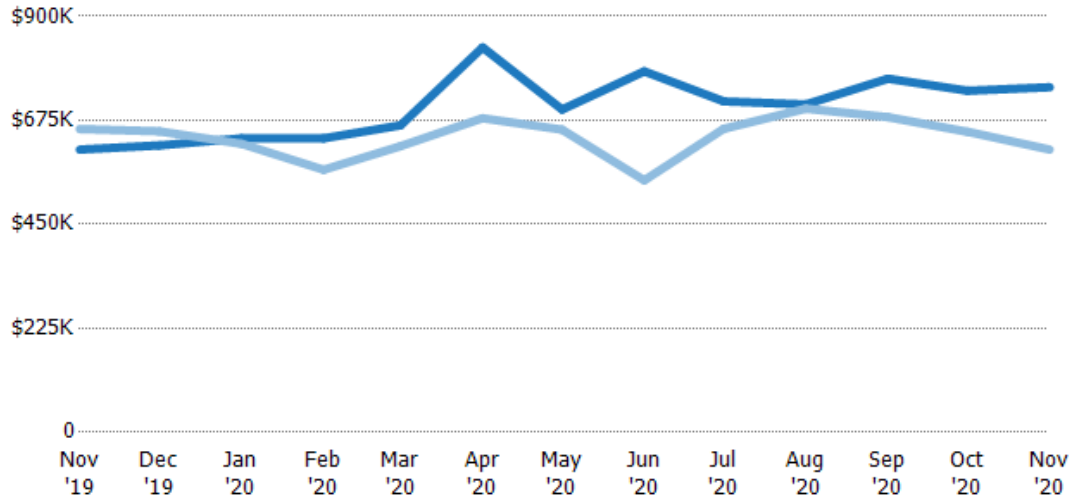
Average Sales Price

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Nov '20	\$746K	22.1%
Nov '19	\$612K	-6.8%
Nov '18	\$656K	-12.2%



Current Year	\$612K	\$621K	\$636K	\$636K	\$664K	\$833K	\$698K	\$781K	\$716K	\$709K	\$765K	\$739K	\$746K
Prior Year	\$656K	\$651K	\$624K	\$568K	\$619K	\$679K	\$655K	\$545K	\$657K	\$700K	\$682K	\$650K	\$612K
Percent Change from Prior Year	-7%	-5%	2%	12%	7%	23%	7%	43%	9%	1%	12%	14%	22%

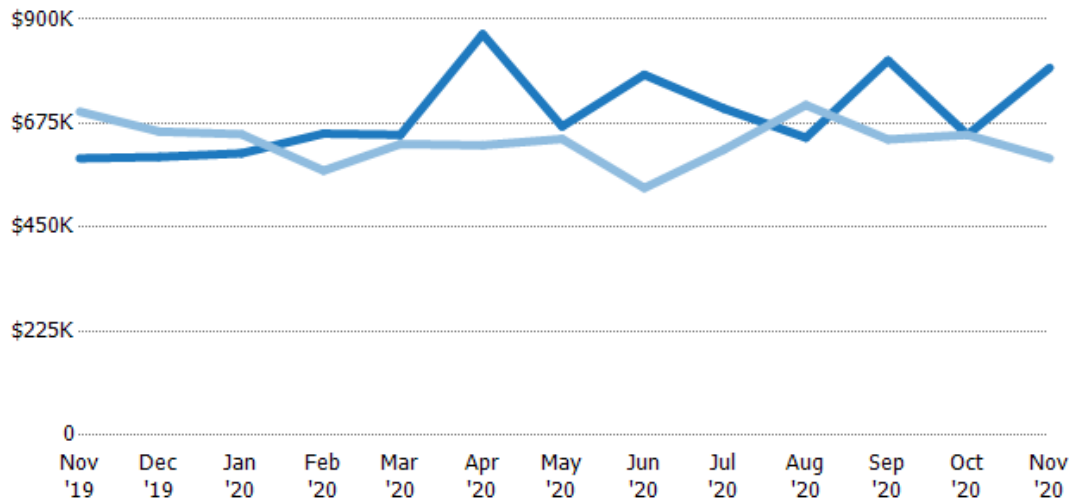
Median Sales Price

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Price	% Chg.
Nov '20	\$795K	32.7%
Nov '19	\$599K	-14.4%
Nov '18	\$700K	-18.2%



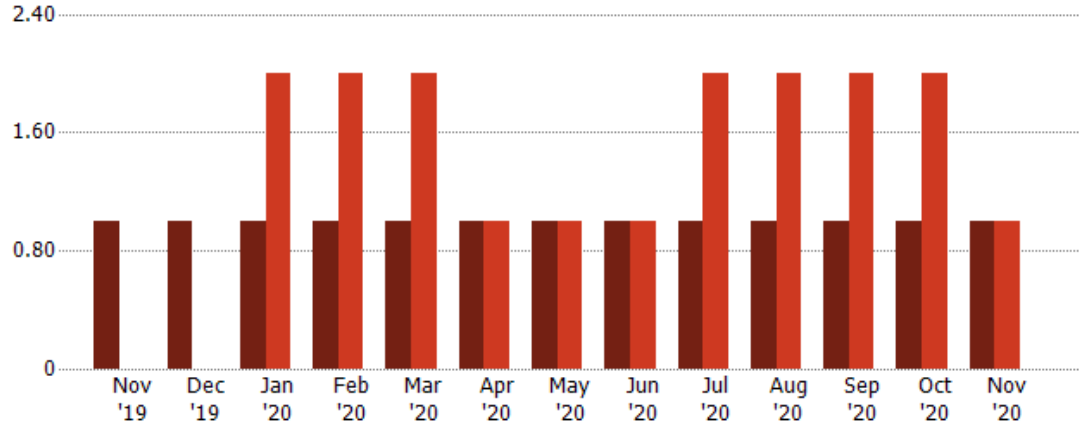
Current Year	\$599K	\$602K	\$610K	\$653K	\$650K	\$868K	\$668K	\$780K	\$707K	\$644K	\$811K	\$650K	\$795K
Prior Year	\$700K	\$657K	\$651K	\$573K	\$630K	\$628K	\$641K	\$535K	\$618K	\$715K	\$640K	\$650K	\$599K
Percent Change from Prior Year	-14%	-8%	-6%	14%	3%	38%	4%	46%	14%	-10%	27%	0%	33%

Distressed Listings

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

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



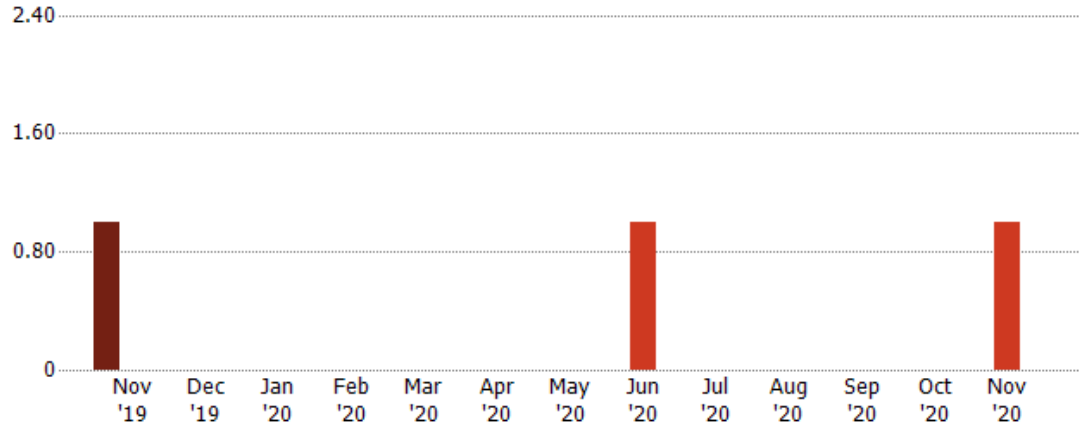
Current Year	1	1	1	1	1	1	1	1	1	1	1	1	1
Prior Year	-	-	2	2	2	1	1	1	2	2	2	2	1
Percent Change from Prior Year	100%	100%	-50%	-50%	-50%	0%	0%	0%	-50%	-50%	-50%	-50%	0%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

ZIP: Tujunga, CA 91042
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



Current Year	1	-	-	-	-	-	-	-	-	-	-	-	-
Prior Year	-	-	-	-	-	-	-	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: Tujunga

Run Date: 12/28/2020

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: Tujunga, CA 91042

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