

City of South Pasadena | Market Report - August 2023

Single Family Homes Market Overview

	THIS MONTH	LAST MONTH	% CHANGE	3-YEAR TREND
NEW LISTINGS	6	6	0.00%	
INVENTORY	16	22	-27.27%	
PENDING SALES	10	8	25.00%	
CLOSED SALES	11	6	83.33%	
MEDIAN DAYS ON MARKET	18	30	-40.00%	
MONTHS' SUPPLY OF INVENTORY	2.2	2.8	-21.43%	
MEDIAN PRICE PER SQ FT	\$1,108.00	\$984.00	12.60%	
AVG. PRICE PER SQ FT	\$1,071.00	\$976.00	9.73%	
MEDIAN SALES PRICE	\$1,875,000.00	\$2,305,000.00	-18.66%	
AVERAGE SALES PRICE	\$1,973,591.00	\$2,405,000.00	-17.94%	
% OF ORIGINAL PRICE	99.30%	91.00%	9.12%	
% OF LAST LIST PRICE	99.30%	97.70%	1.64%	

*Data current as of November 19, 2023. All data obtained from California Regional Multiple Listing Service, Inc. Information is deemed reliable, but not guaranteed.

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Condominium/Townhouse Market Overview

	THIS MONTH	LAST MONTH	% CHANGE	3-YEAR TREND
NEW LISTINGS	6	7	-14.29%	
INVENTORY	6	9	-33.33%	
PENDING SALES	6	3	100.00%	
CLOSED SALES	3	3	0.00%	
MEDIAN DAYS ON MARKET	8	0	#DIV/0!	
MONTHS' SUPPLY OF INVENTORY	1.6	2.5	-36.00%	
MEDIAN PRICE PER SQ FT	\$838.00	\$718.00	16.71%	
AVG. PRICE PER SQ FT	\$868.00	\$773.00	12.29%	
MEDIAN SALES PRICE	\$1,260,000.00	\$1,097,200.00	14.84%	
AVERAGE SALES PRICE	\$1,120,000.00	\$1,240,992.00	-9.75%	
% OF ORIGINAL PRICE	115.80%	109.60%	5.66%	
% OF LAST LIST PRICE	115.80%	109.60%	5.66%	

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Single Family Homes Market Overview

	THIS YEAR	LAST YEAR	% CHANGE	3-YEAR TREND
NEW LISTINGS	6	10	-40.00%	
INVENTORY	16	24	-33.33%	
PENDING SALES	10	18	-44.44%	
CLOSED SALES	11	15	-26.67%	
MEDIAN DAYS ON MARKET	18	14	28.57%	
MONTHS' SUPPLY OF INVENTORY	2.2	2.4	-8.33%	
MEDIAN PRICE PER SQ FT	\$1,108.00	\$1,050.00	5.52%	
AVG. PRICE PER SQ FT	\$1,071.00	\$1,008.00	6.25%	
MEDIAN SALES PRICE	\$1,875,000.00	\$1,800,000.00	4.17%	
AVERAGE SALES PRICE	\$1,973,591.00	\$2,136,959.00	-7.64%	
% OF ORIGINAL PRICE	99.30%	103.40%	-3.97%	
% OF LAST LIST PRICE	99.30%	103.40%	-3.97%	

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Condominium/Townhouse Market Overview

	THIS YEAR	LAST YEAR	% CHANGE	3-YEAR TREND
NEW LISTINGS	6	3	100.00%	
INVENTORY	6	10	-40.00%	
PENDING SALES	6	5	20.00%	
CLOSED SALES	3	4	-25.00%	
MEDIAN DAYS ON MARKET	8	33	-75.76%	
MONTHS' SUPPLY OF INVENTORY	1.6	1.9	-15.79%	
MEDIAN PRICE PER SQ FT	\$838.00	\$616.00	36.04%	
AVG. PRICE PER SQ FT	\$868.00	\$615.00	41.14%	
MEDIAN SALES PRICE	\$1,260,000.00	\$767,400.00	64.19%	
AVERAGE SALES PRICE	\$1,120,000.00	\$817,700.00	36.97%	
% OF ORIGINAL PRICE	115.80%	101.30%	14.31%	
% OF LAST LIST PRICE	115.80%	102.50%	12.98%	

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