

City of South Pasadena | Market Report - February 2023













Single Family Homes Market Overview

	THIS MONTH	LAST MONTH	% CHANGE	3-YEAR TREND
NEW LISTINGS	7	7	0.00%	
INVENTORY	16	16	0.00%	
PENDING SALES	5	5	0.00%	
CLOSED SALES	6	6	0.00%	
MEDIAN DAYS ON MARKET	12	110	-89.09%	
MONTHS' SUPPLY OF INVENTORY	1.9	2	-5.00%	
MEDIAN PRICE PER SQ FT	\$1,050.00	\$902.00	16.41%	
AVG. PRICE PER SQ FT	\$1,058.00	\$830.00	27.47%	
MEDIAN SALES PRICE	\$2,374,050.00	\$1,715,000.00	38.43%	
AVERAGE SALES PRICE	\$2,387,350.00	\$1,821,667.00	31.05%	
% OF ORIGINAL PRICE	97.70%	87.20%	12.04%	
% OF LAST LIST PRICE	103.70%	94.70%	9.50%	

*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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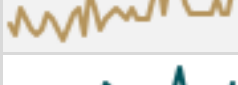



Condominium/Townhouse Market Overview

	THIS MONTH	LAST MONTH	% CHANGE	3-YEAR TREND
NEW LISTINGS	3	2	50.00%	
INVENTORY	4	5	-20.00%	
PENDING SALES	3	1	200.00%	
CLOSED SALES	1	3	-66.67%	
MEDIAN DAYS ON MARKET	7	66	-89.39%	
MONTHS' SUPPLY OF INVENTORY	0.9	1.1	-18.18%	
MEDIAN PRICE PER SQ FT	\$790.00	\$633.00	24.80%	
AVG. PRICE PER SQ FT	\$790.00	\$638.00	23.82%	
MEDIAN SALES PRICE	\$640,000.00	\$701,000.00	-8.70%	
AVERAGE SALES PRICE	\$640,000.00	\$783,333.00	-18.30%	
% OF ORIGINAL PRICE	103.70%	92.60%	11.99%	
% OF LAST LIST PRICE	97.70%	100.00%	-2.30%	

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Single Family Homes Market Overview

	THIS YEAR	LAST YEAR	% CHANGE	3-YEAR TREND
NEW LISTINGS	7	8	-12.50%	
INVENTORY	16	17	-5.88%	
PENDING SALES	5	2	150.00%	
CLOSED SALES	6	8	-25.00%	
MEDIAN DAYS ON MARKET	12	9	33.33%	
MONTHS' SUPPLY OF INVENTORY	1.9	1.4	35.71%	
MEDIAN PRICE PER SQ FT	\$1,050.00	\$1,017.00	3.24%	
AVG. PRICE PER SQ FT	\$1,058.00	\$1,003.00	5.48%	
MEDIAN SALES PRICE	\$2,374,050.00	\$1,765,000.00	34.51%	
AVERAGE SALES PRICE	\$2,387,350.00	\$2,267,286.00	5.30%	
% OF ORIGINAL PRICE	97.70%	109.90%	-11.10%	
% OF LAST LIST PRICE	103.70%	107.30%	-3.36%	

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Condominium/Townhouse Market Overview

	THIS YEAR	LAST YEAR	% CHANGE	3-YEAR TREND
NEW LISTINGS	3	3	0.00%	
INVENTORY	4	6	-33.33%	
PENDING SALES	3	4	-25.00%	
CLOSED SALES	1	3	-66.67%	
MEDIAN DAYS ON MARKET	7	9	-22.22%	
MONTHS' SUPPLY OF INVENTORY	0.9	1.2	-25.00%	
MEDIAN PRICE PER SQ FT	\$790.00	\$671.00	17.73%	
AVG. PRICE PER SQ FT	\$790.00	\$728.00	8.52%	
MEDIAN SALES PRICE	\$640,000.00	\$815,000.00	-21.47%	
AVERAGE SALES PRICE	\$640,000.00	\$976,000.00	-34.43%	
% OF ORIGINAL PRICE	103.70%	112.90%	-8.15%	
% OF LAST LIST PRICE	97.70%	112.90%	-13.46%	

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