

City of South Pasadena | Market Report - July 2023

Single Family Homes Market Overview

	THIS MONTH	LAST MONTH	% CHANGE	3-YEAR TREND
NEW LISTINGS	6	14	-57.14%	
INVENTORY	22	25	-12.00%	
PENDING SALES	8	8	0.00%	
CLOSED SALES	6	9	-33.33%	
MEDIAN DAYS ON MARKET	30	13	130.77%	
MONTHS' SUPPLY OF INVENTORY	2.8	3.1	-9.68%	
MEDIAN PRICE PER SQ FT	\$984.00	\$1,037.00	-5.11%	
AVG. PRICE PER SQ FT	\$976.00	\$983.00	-0.71%	
MEDIAN SALES PRICE	\$2,305,000.00	\$2,500,000.00	-7.80%	
AVERAGE SALES PRICE	\$2,405,000.00	\$2,348,756.00	2.39%	
% OF ORIGINAL PRICE	91.00%	110.20%	-17.42%	
% OF LAST LIST PRICE	97.70%	110.20%	-11.34%	

*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	7	5	40.00%	
INVENTORY	9	6	50.00%	
PENDING SALES	3	3	0.00%	
CLOSED SALES	3	4	-25.00%	
MEDIAN DAYS ON MARKET	0	10	-100.00%	
MONTHS' SUPPLY OF INVENTORY	2.5	1.6	56.25%	
MEDIAN PRICE PER SQ FT	\$718.00	\$728.00	-1.37%	
AVG. PRICE PER SQ FT	\$773.00	\$740.00	4.46%	
MEDIAN SALES PRICE	\$1,097,200.00	\$854,500.00	28.40%	
AVERAGE SALES PRICE	\$1,240,992.00	\$868,500.00	42.89%	
% OF ORIGINAL PRICE	109.60%	106.50%	2.91%	
% OF LAST LIST PRICE	109.60%	106.50%	2.91%	

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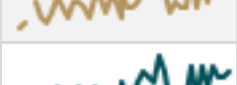

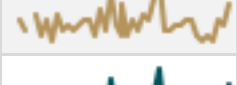

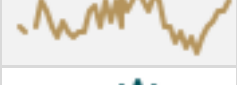
Single Family Homes Market Overview

	THIS YEAR	LAST YEAR	% CHANGE	3-YEAR TREND
NEW LISTINGS	6	20	-70.00%	
INVENTORY	22	36	-38.89%	
PENDING SALES	8	10	-20.00%	
CLOSED SALES	6	9	-33.33%	
MEDIAN DAYS ON MARKET	30	12	150.00%	
MONTHS' SUPPLY OF INVENTORY	2.8	3.7	-24.32%	
MEDIAN PRICE PER SQ FT	\$984.00	\$1,010.00	-2.57%	
AVG. PRICE PER SQ FT	\$976.00	\$962.00	1.46%	
MEDIAN SALES PRICE	\$2,305,000.00	\$1,800,000.00	28.06%	
AVERAGE SALES PRICE	\$2,405,000.00	\$1,904,667.00	26.27%	
% OF ORIGINAL PRICE	91.00%	106.90%	-14.87%	
% OF LAST LIST PRICE	97.70%	106.90%	-8.61%	

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Condominium/Townhouse Market Overview

	THIS YEAR	LAST YEAR	% CHANGE	3-YEAR TREND
NEW LISTINGS	7	6	16.67%	
INVENTORY	9	13	-30.77%	
PENDING SALES	3	5	-40.00%	
CLOSED SALES	3	5	-40.00%	
MEDIAN DAYS ON MARKET	0	10	-100.00%	
MONTHS' SUPPLY OF INVENTORY	2.5	2.5	0.00%	
MEDIAN PRICE PER SQ FT	\$718.00	\$713.00	0.70%	
AVG. PRICE PER SQ FT	\$773.00	\$777.00	-0.51%	
MEDIAN SALES PRICE	\$1,097,200.00	\$760,000.00	44.37%	
AVERAGE SALES PRICE	\$1,240,992.00	\$847,200.00	46.48%	
% OF ORIGINAL PRICE	109.60%	100.70%	8.84%	
% OF LAST LIST PRICE	109.60%	100.70%	8.84%	

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