

# YOUR LOCAL MARKET UPDATE

PASADENA, CA 91106

- Current Real Estate Market Conditions for Single Family Homes
- Trends in Pricing
- Current Levels of Supply and Demand
- Value Metrics

- Report for the week of  
February 02, 2015

- Presented by Pickford Escrow - Los Angeles  
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PICKFORD ESCROW COMPANY

## This Week

- The median list price in PASADENA, CA this week is \$799,000. The 168 properties have been on the market for an average of 99 days.

With inventory and days-on-market basically unchanged and the Market Action Index increasing, the market is not sending strong directional signal for the near-term outlook.

## Supply and Demand

- The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up persistently, prices are likely to resume an upward climb.

### Real-Time Market Profile

Median List Price	\$ 799,000	↔
Average List Price	\$ 1,417,470	
Asking Price Per Square Foot	\$ 484	↔
Average Days on Market (DoM)	99	↔
Inventory of Properties Listed	168	↔
Most Expensive Listing	\$ 30,000,000	
Least Expensive Listing	\$ 309,999	
Average Age of Listing	73	
Percent of Properties with Price Decrease	32 %	
Percent Relisted (reset DOM)	16 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	1902	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	

### Trend

### Altos Research Value Statistics

Market Action Index	Seller's Advantage	40.4	↔
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The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies a seller's advantage. Below 30, conditions give the advantage to the buyer.

### Trend Key:

↗	Strong upward trend	↘	Strong downward trend
↔	No change	↗	Slight upward trend
		↘	Slight downward trend

## Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM
Top/First	\$ 2,493,944	3622	0.25 - 0.50 acre	4.0	3.0	61	42	3	3	125
Upper/Second	\$ 998,440	2229	8,001 - 10,000 sqft	3.0	2.0	72	42	7	2	102
Lower/Third	\$ 693,500	1491	6,501 - 8,000 sqft	3.0	1.5	87	42	9	7	90
Bottom/Fourth	\$ 512,500	1165	4,501 - 6,500 sqft	2.0	1.0	88	42	8	9	79

Most expensive 25% of properties

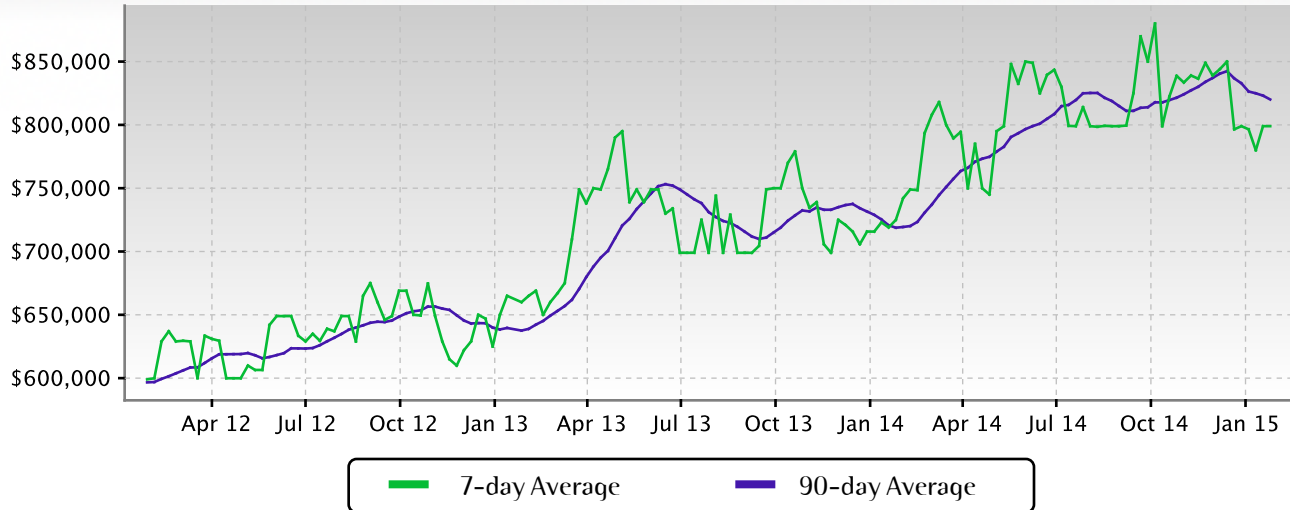
Upper-middle 25% of properties

Lower-middle 25% of properties

Least expensive 25% of properties

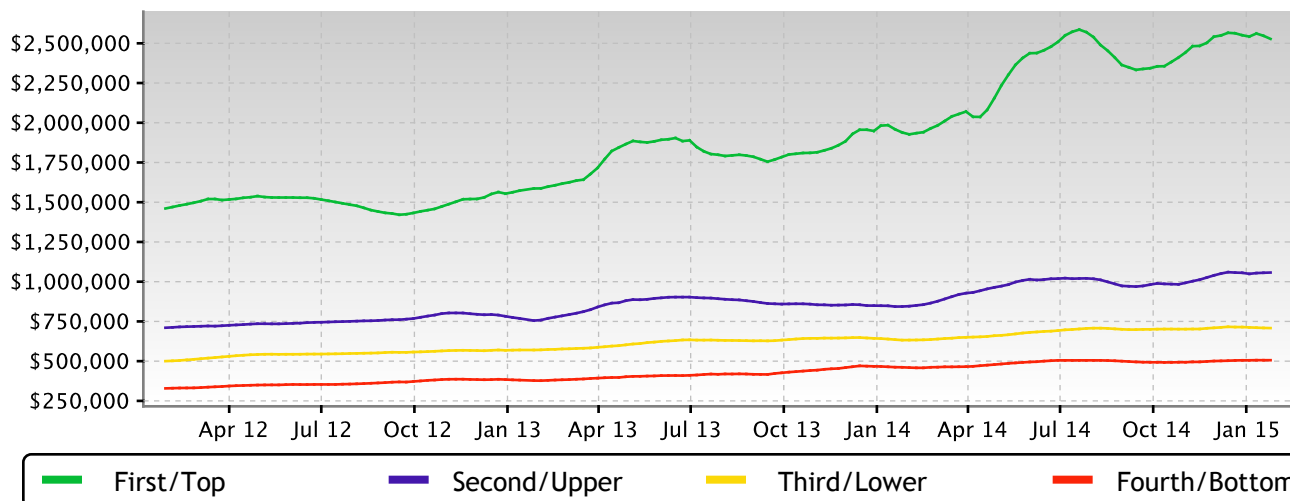
## Median Price

The market is hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.



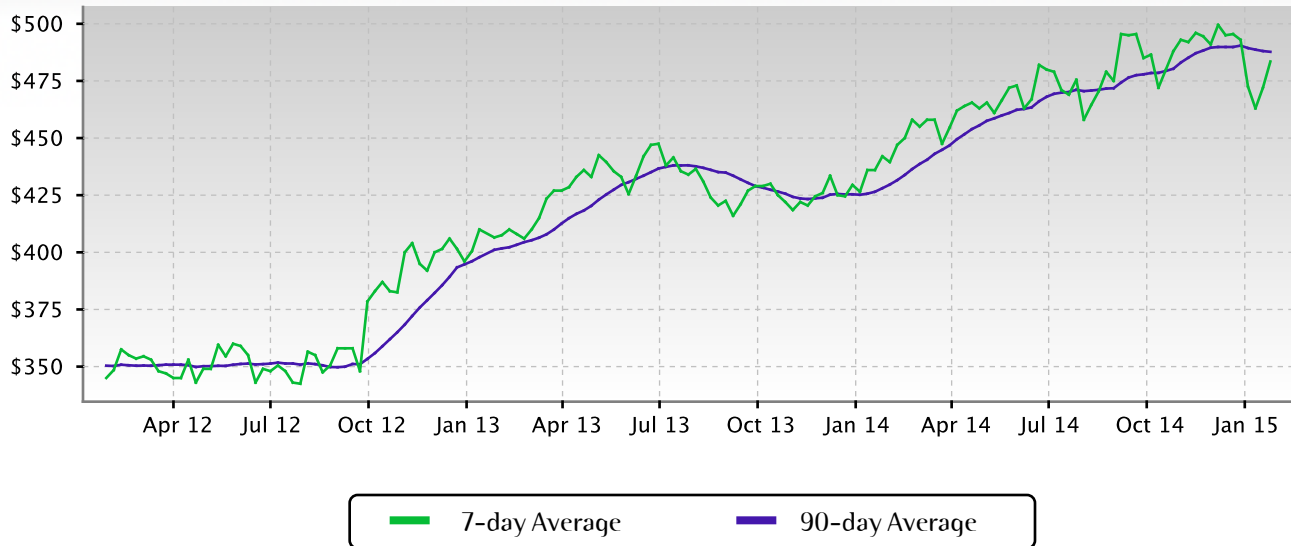
## Quartile Prices

Prices have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



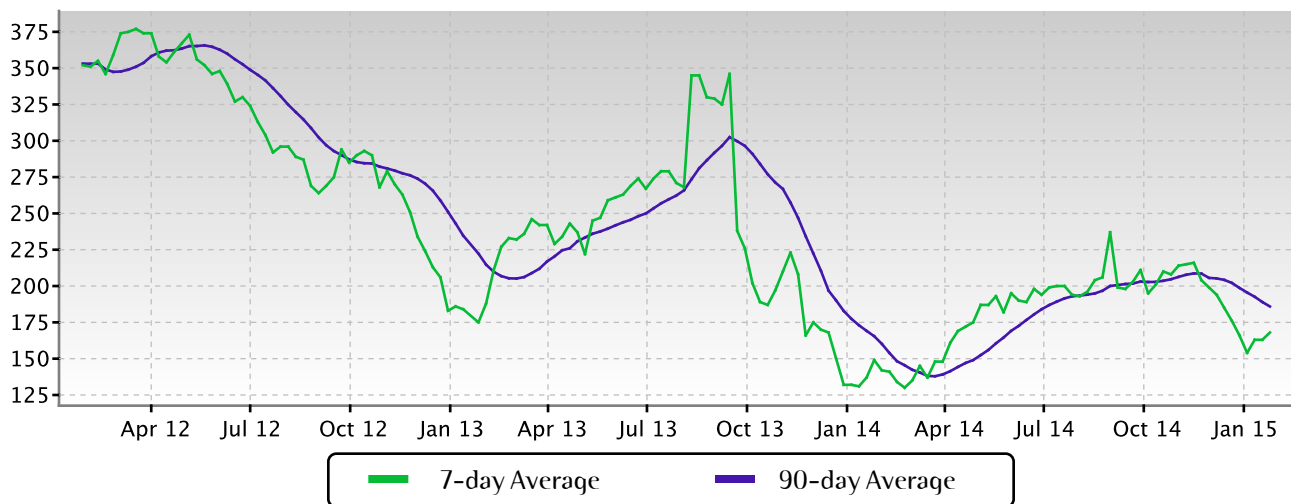
## Price per Square Foot

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



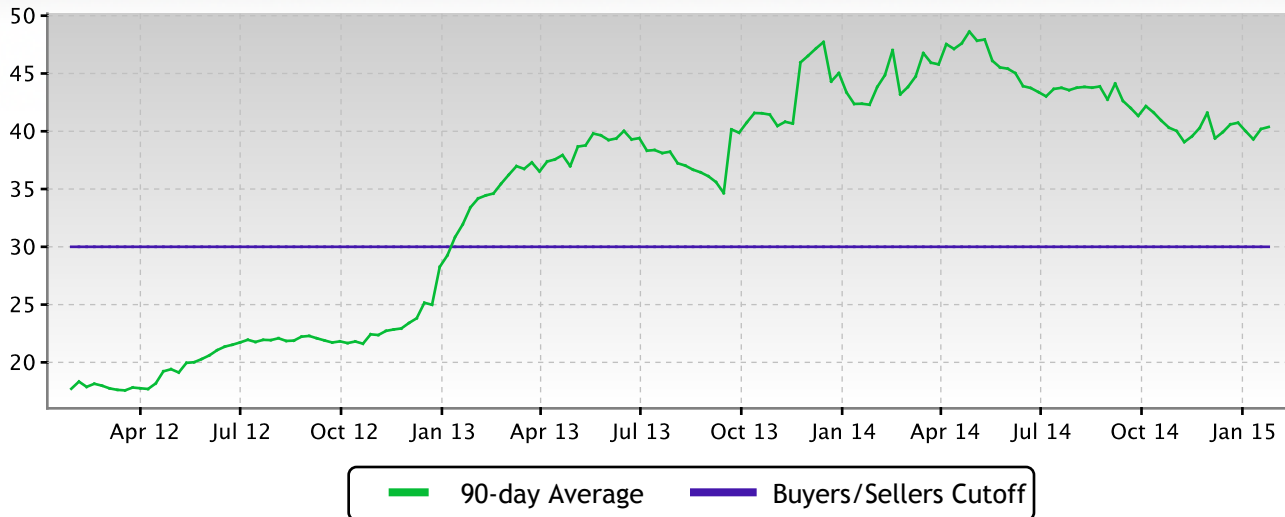
## Inventory of Properties Listed for Sale

Inventory has been relatively steady around these levels in recent weeks.



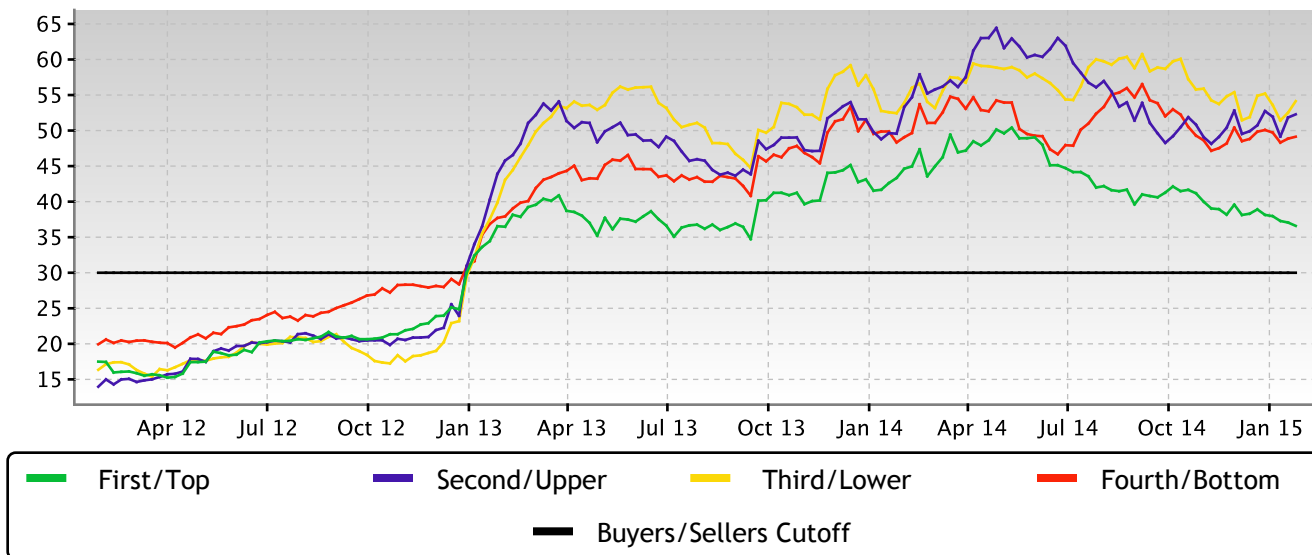
## Market Action Index

The PASADENA market is currently in the Seller's Advantage zone (greater than 30). The 90-day Market Action Index stands at 40.37 which indicates that demand is strong and available supply of homes gets snapped up relatively quickly.



## Market Action Index per Quartile

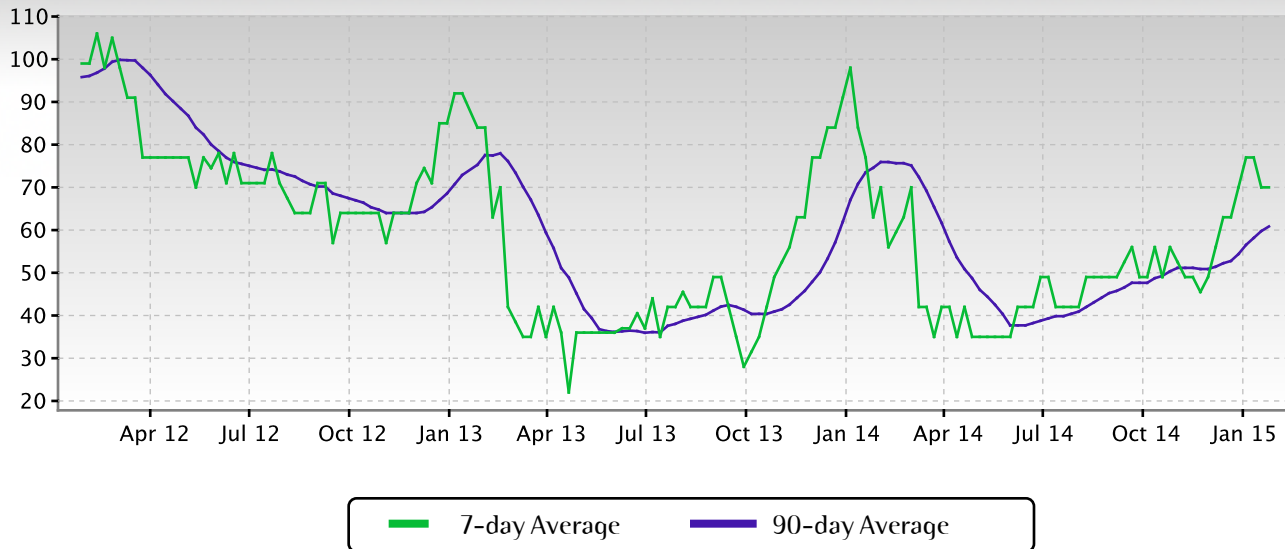
Not surprisingly, all segments in the market are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Advantage zone (below 30) for a long period, prices are likely in for a downward correction.

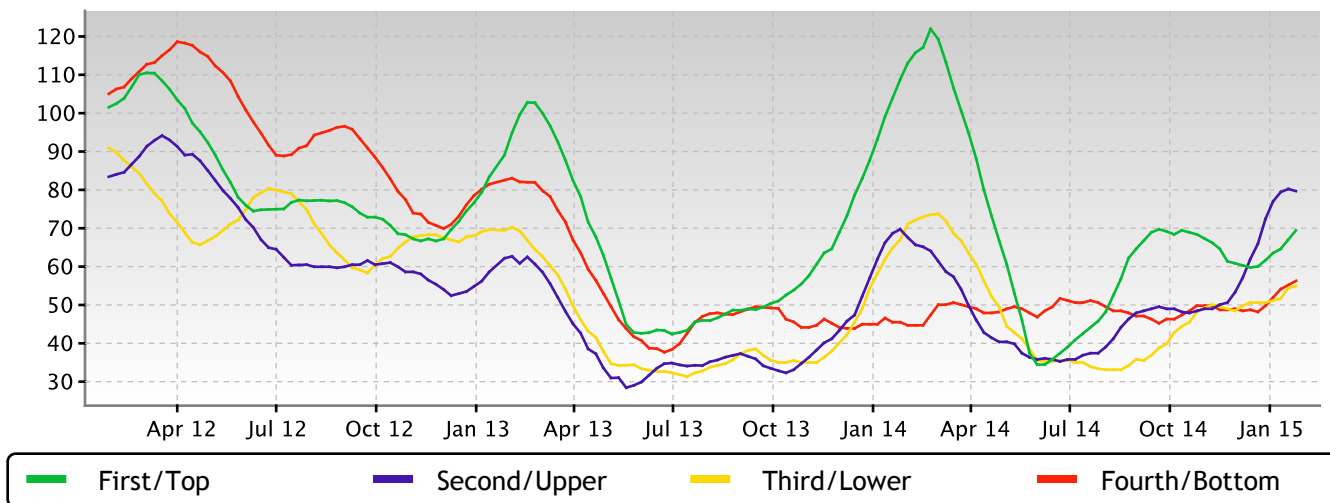
## Days on Market

The properties have been on the market for an average of 99 days. Half of the listings have come newly on the market in the past 70 or so days.



## Days on Market per Quartile

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.



# NEIGHBORHOOD DETAIL

PICKFORD ESCROW

SINGLE FAMILY HOMES IN

PASADENA, CA  
91106

## This Week

- The median list price in PASADENA, CA 91106 this week is \$1,585,000. The 19 properties have been on the market for an average of 130 days.

Inventory is tightening and days-on-market is falling. The Market Action Index shows demand heating up. These are relatively bullish signs for prices.

## Supply and Demand

- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

### Real-Time Market Profile

Median List Price	\$ 1,585,000	↔
Average List Price	\$ 2,166,895	
Asking Price Per Square Foot	\$ 552	↓↓
Average Days on Market (DoM)	130	↓
Inventory of Properties Listed	19	↓↓
Most Expensive Listing	\$ 6,695,000	
Least Expensive Listing	\$ 520,000	
Average Age of Listing	71	
Percent of Properties with Price Decrease	32 %	
Percent Relisted (reset DOM)	21 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	2176	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	

### Trend

### Altos Research Value Statistics

Market Action Index	Seller's Advantage	36.8	↑↑
The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies a seller's advantage. Below 30, conditions give the advantage to the buyer.			

Trend Key:      ↑↑ Strong upward trend    ↓↓ Strong downward trend  
                  ↔ No change                    ↑ Slight upward trend    ↓ Slight downward trend

## Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM
Top/First	\$ 5,184,000	6670	0.50 - 1.0 acre	5.0	3.5	78	4	1	0	206
Upper/Second	\$ 2,588,000	4044	0.25 - 0.50 acre	4.0	4.0	18	5	0	0	158
Lower/Third	\$ 1,300,000	1897	8,001 - 10,000 sqft	3.0	2.0	89	5	1	1	108
Bottom/Fourth	\$ 650,000	1444	6,501 - 8,000 sqft	4.0	1.0	105	5	1	2	64

Most expensive 25% of properties

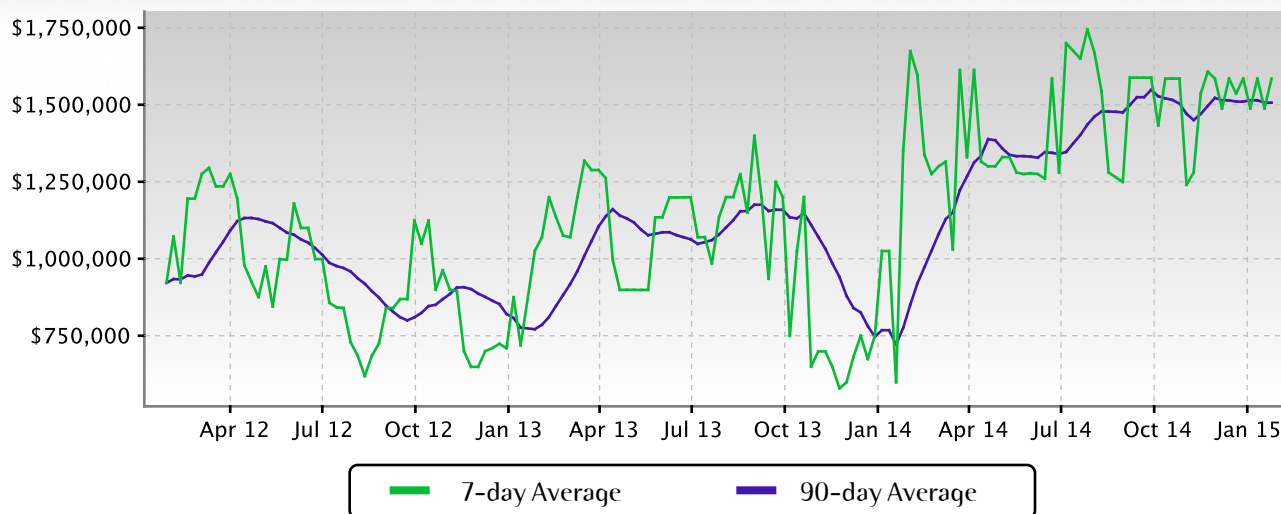
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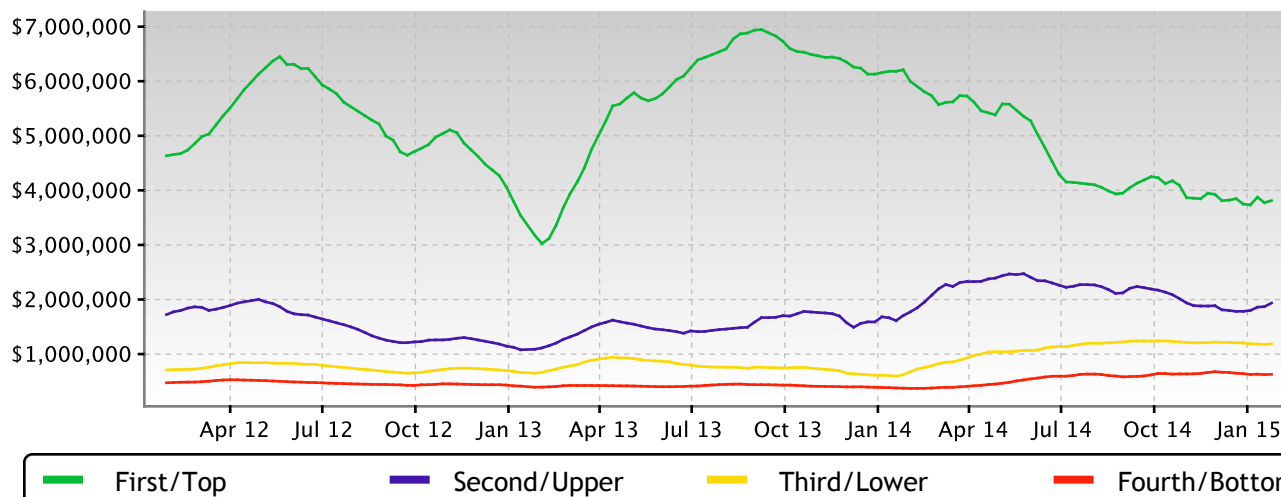
## Median Price

In the last few weeks we've seen prices in this zip code bouncing around these current levels. Look for a persistent change in the Market Action Index before we see prices deviate significantly from here.



## Quartile Prices

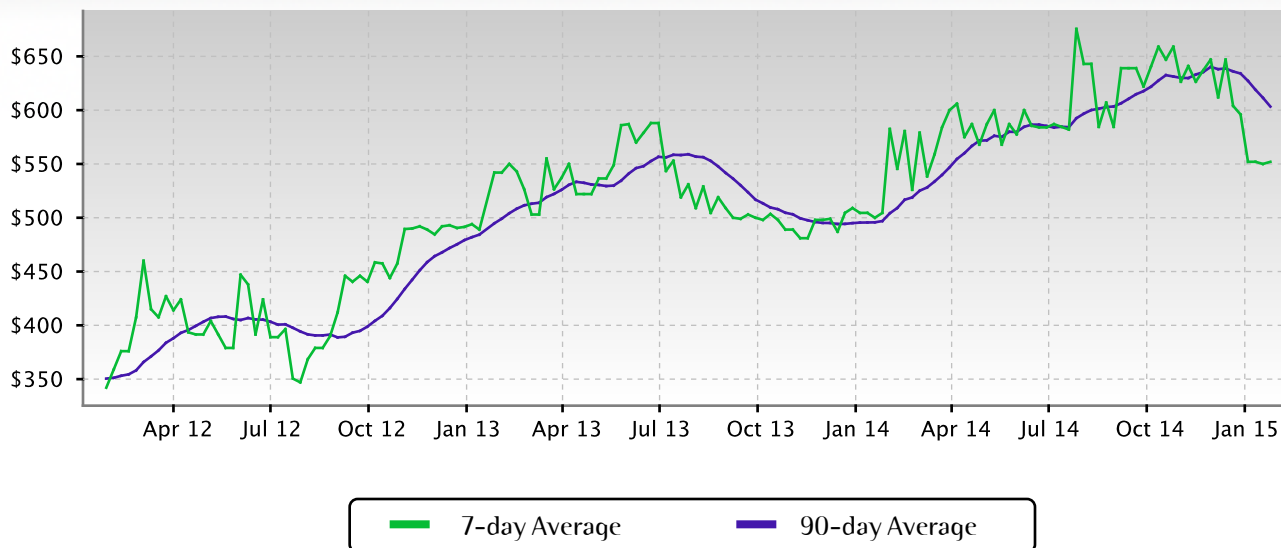
In the quartile market segments, we see prices in this zip code generally settled at a plateau, although Quartile 2 is on a bit of an up trend in recent weeks. We'll need to see a persistent shift in the Market Action Index before we see prices across the board move from these levels.





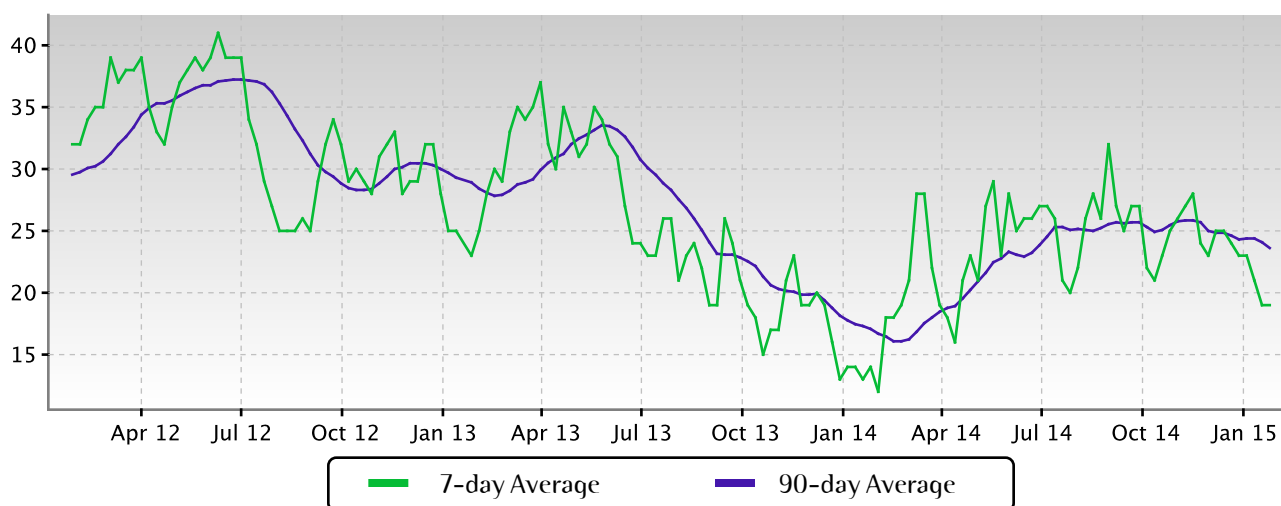
## Price per Square Foot

While prices have been basically flat, the price per square foot has been heading downward. While not a sign of broad strength in a market, larger homes are coming more available and buyers are tending to get more home for their money.



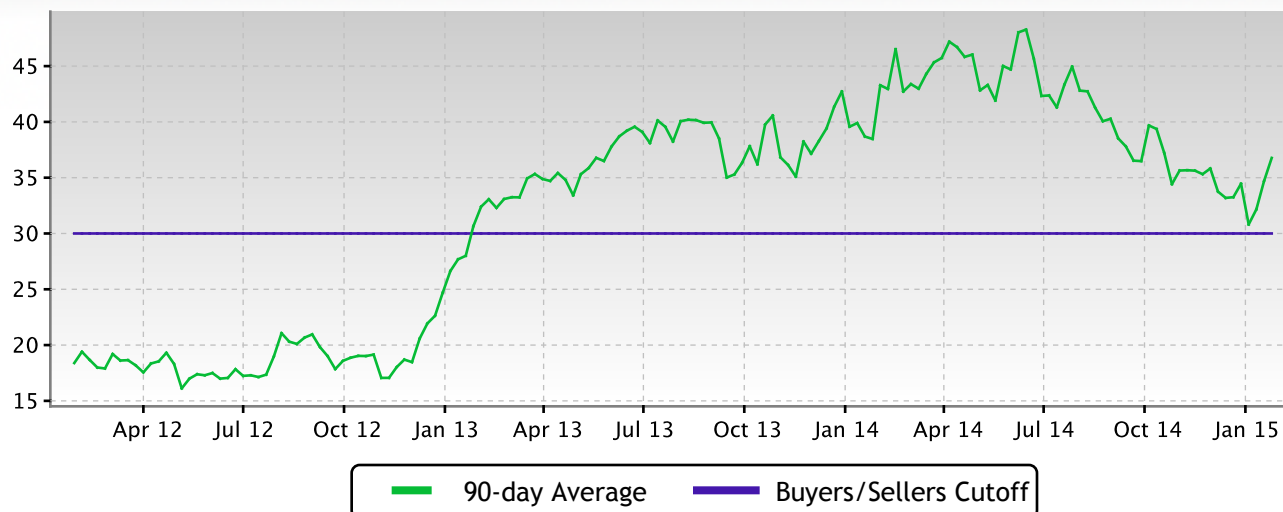
## Inventory of Properties Listed for Sale

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



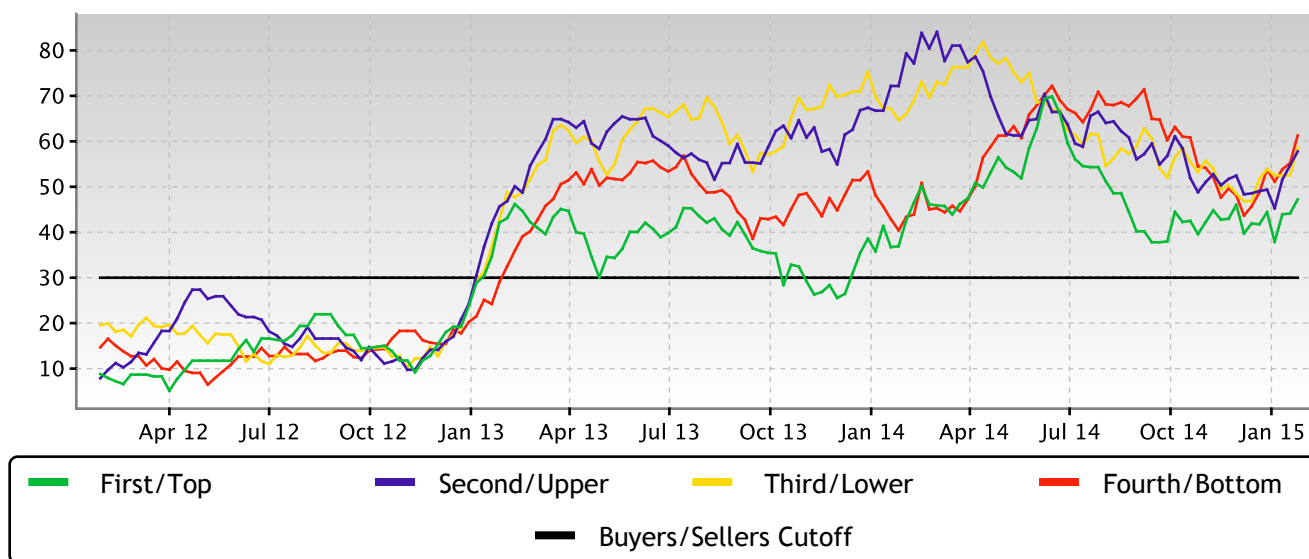
## Market Action Index

The PASADENA, 91106 market is currently in the Seller's Advantage zone (greater than 30). The 90-day Market Action Index stands at 36.77 which indicates that demand is strong and available supply of homes gets snapped up relatively quickly.



## Market Action Index per Quartile

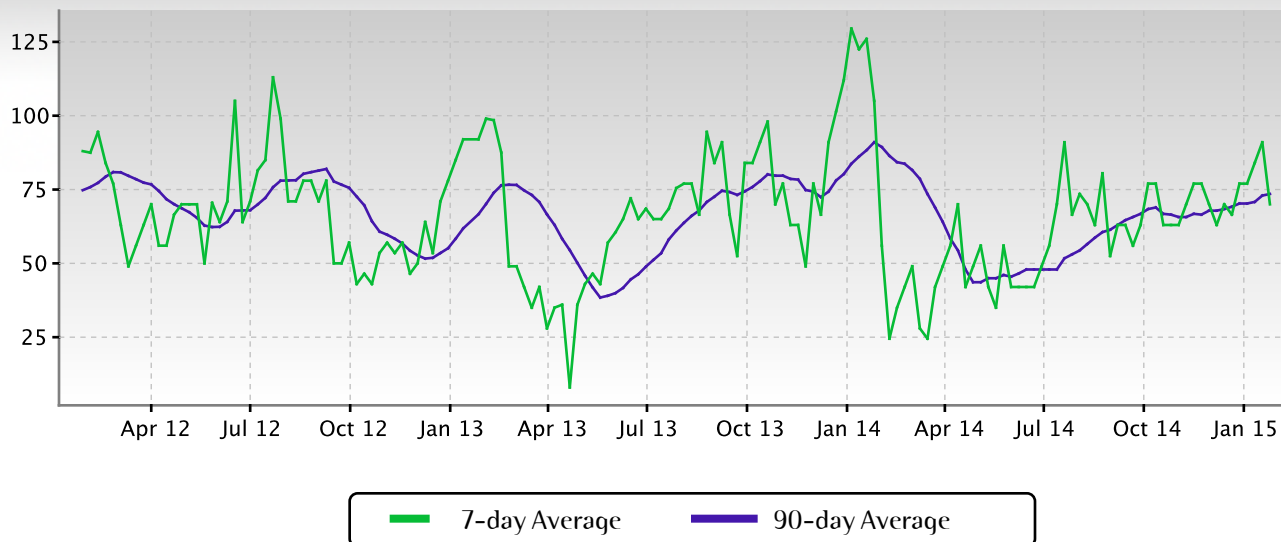
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