

Sotheby's

INTERNATIONAL REALTY



The Jewel on Grand, Pasadena, CA | web: 0278004 | \$5,200,000

Pasadena Market Update Second Quarter 2016

PASADENA BROKERAGE

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sothebyshomes.com/Pasadena-Real-Estate

All data within this document is pulled from the Pasadena MLS.



A MESSAGE FROM OUR MANAGER: Jeff Maynard

According to the Pasadena Foothills Association of Realtors ITEC Multiple Listing Service, all five areas covered in this report enjoyed an increase in their median price in the second quarter of 2016. San Marino, particularly, enjoyed increases in almost every category. Units sold increased 28%, from 36 units sold in Q2 2015 to 46 units sold in Q2 2016. Both average selling price and average listing price posted gains of 18% and 19%, respectively. As a result of an increase in average selling price and units sold, sales volume for Q2 2016 increased by \$50.6 million, which is a 51% increase year over year from \$98.7 million in Q2 2015 to \$149.2 million in Q2 2016.

Inventory has been a bit tight this spring and, as such, units sold have been down in three of the five areas: Pasadena, Altadena, and La Canada. Likewise, sales volume dropped in two of the five areas: Pasadena and La Canada.

Currently, we are seeing multiple offers on well-priced listings. If you've been thinking of selling your property, now is a great market to take advantage of.

FEATURED LISTINGS



PASADENA | \$5,800,000 | web: 0277985



PASADENA | \$4,580,000 | web: 0277846

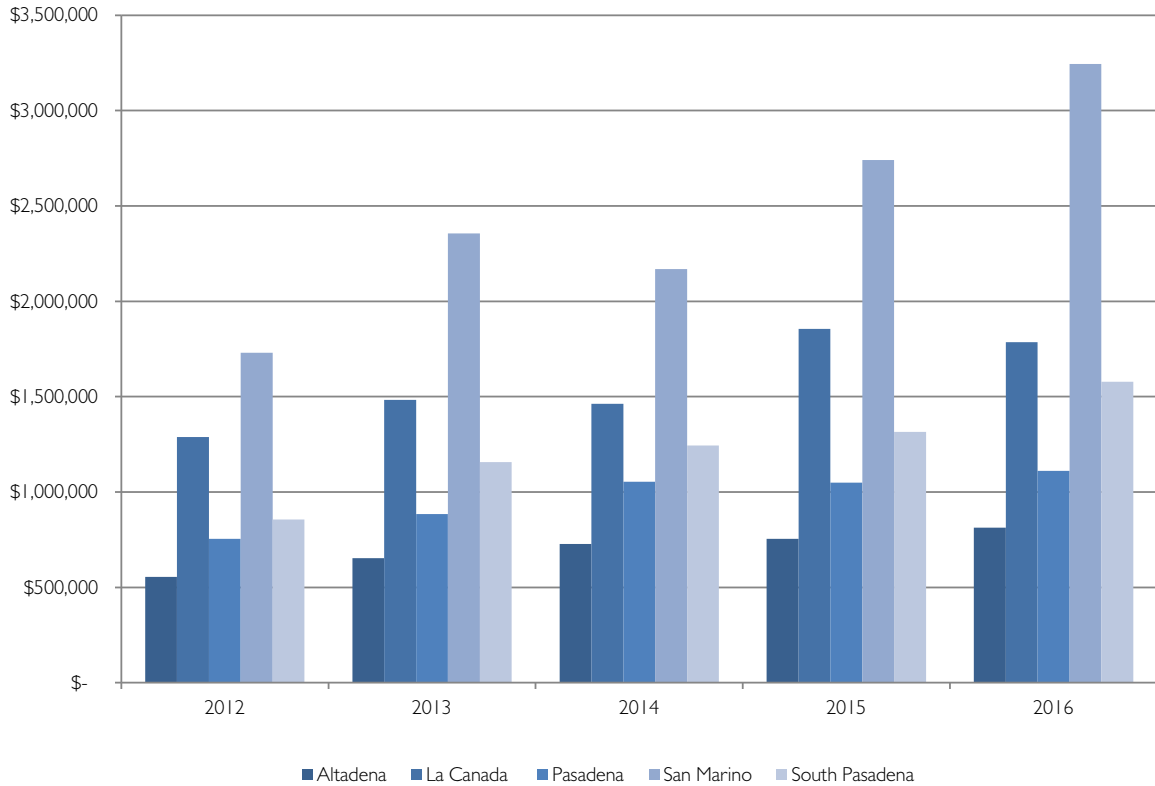


PASADENA | \$3,280,000 | web: 0277916



PASADENA | \$2,535,000 | web: 0278006

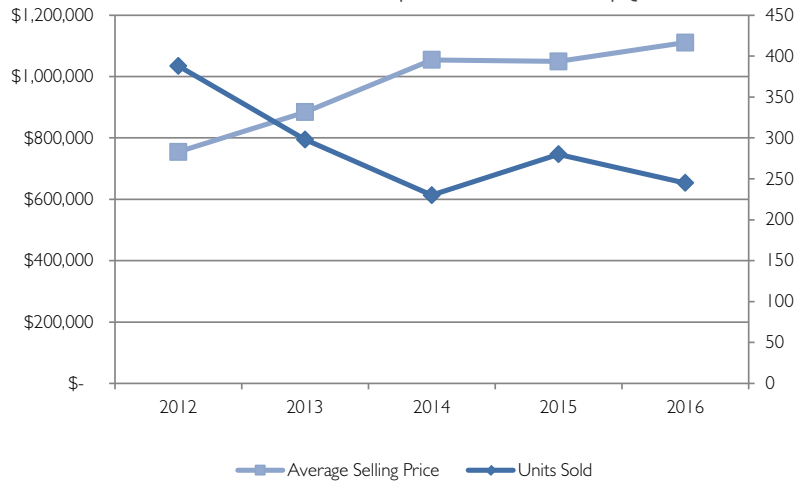
FIVE YEARS OF AVERAGE SELLING PRICES | Q2



PASADENA

Pasadena is a world-class model of a successful urban community, and its distinctive quality of life is exemplified by its unparalleled beauty, culture and diversity. It is home to many scientific and cultural institutions.

AVERAGE SALE PRICE | TOTAL SFH SOLD | Q2

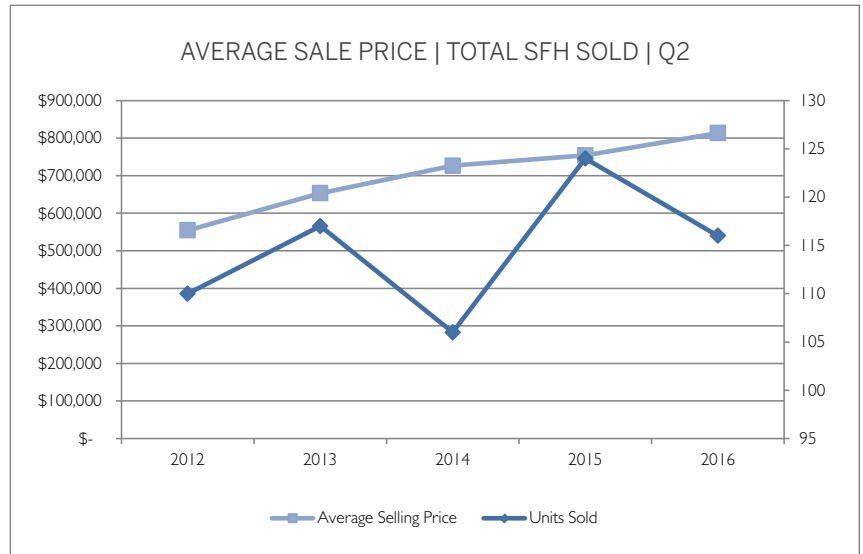


SINGLE FAMILY HOMES Q2	2012	2013	2014	2015	2016
UNITS SOLD	388	298	230	280	245
AVERAGE SELLING PRICE	\$754,111	\$884,121	\$1,054,242	\$1,049,033	\$1,110,663
AVERAGE LISTING PRICE	\$792,079	\$875,475	\$1,043,198	\$1,055,887	\$1,117,906
LIST PRICE VS. SALE PRICE	95%	101%	101%	99%	99%
MEDIAN	\$562,500	\$695,000	\$803,000	\$806,500	\$879,000
VOLUME	\$292,595,162	\$263,468,051	\$242,475,647	\$293,729,275	\$272,112,496
AVE DOM	82	48	44	47	48



ALTADENA

Sited between the Arroyo Seco and Eaton Canyon, Altadena is rich in architecture and cultural heritage with its community's unique qualities. Significant home styles from modest Craftsman bungalow to Italianate mansion and Modernist gems are present.

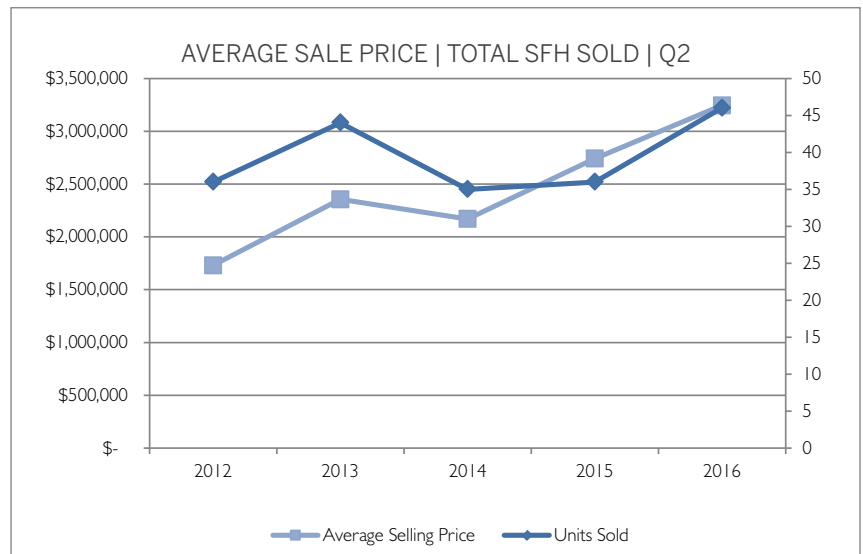


SINGLE FAMILY HOMES Q2	2012	2013	2014	2015	2016
UNITS SOLD	110	117	106	124	116
AVERAGE SELLING PRICE	\$554,350	\$653,419	\$726,640	\$753,885	\$813,504
AVERAGE LISTING PRICE	\$573,864	\$650,587	\$713,402	\$745,657	\$808,605
LIST PRICE VS. SALE PRICE	97%	100%	102%	101%	101%
MEDIAN	\$429,250	\$590,000	\$639,500	\$652,250	\$717,000
VOLUME	\$60,978,481	\$76,450,004	\$77,023,812	\$93,481,781	\$94,366,499
AVE DOM	72	51	44	50	44



SAN MARINO

San Marino has designed its community to be uniquely residential, with expansive properties, surrounded by beautiful gardens with wide streets, and well maintained parkways. This best exemplifies the charm and character that make the City an enjoyable place to live and work.

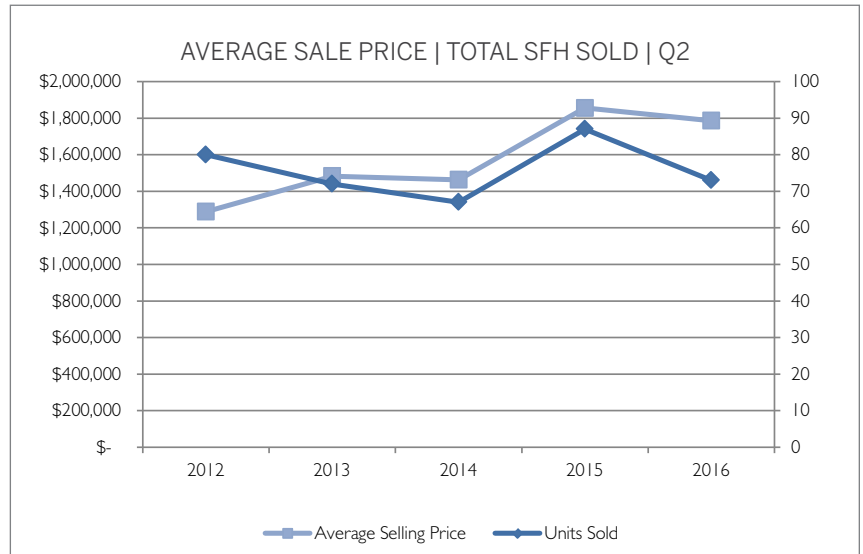


SINGLE FAMILY HOMES Q2	2012	2013	2014	2015	2016
UNITS SOLD	36	44	35	36	46
AVERAGE SELLING PRICE	\$1,730,151	\$2,355,744	\$2,168,865	\$2,740,444	\$3,244,044
AVERAGE LISTING PRICE	\$1,737,056	\$2,260,450	\$2,013,137	\$2,718,719	\$3,241,928
LIST PRICE VS. SALE PRICE	100%	104%	108%	101%	100%
MEDIAN	\$1,552,500	\$1,925,000	\$2,050,000	\$2,500,000	\$2,522,000
VOLUME	\$62,285,450	\$103,652,750	\$75,910,270	\$98,656,000	\$149,226,005
AVE DOM	52	32	25	46	62



LA CAÑADA FLINTRIDGE

La Cañada Flintridge is a small and affluent city in Los Angeles County nestled between the San Gabriel Mountains and Angeles National Forest on the north, and the San Rafael Hills on the south. The city is home to Descanso Gardens and NASA's Jet Propulsion Laboratory.

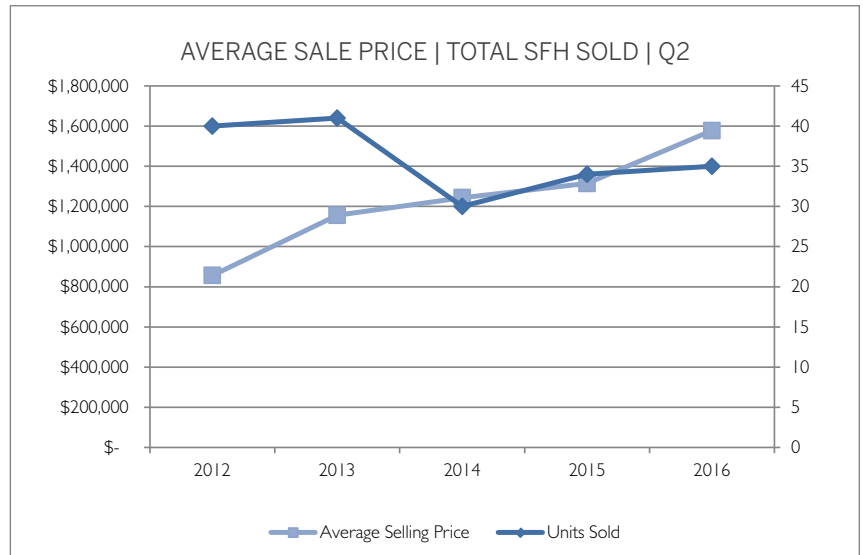


SINGLE FAMILY HOMES Q2	2012	2013	2014	2015	2016
UNITS SOLD	80	72	67	87	73
AVERAGE SELLING PRICE	\$1,288,431	\$1,482,980	\$1,462,530	\$1,855,751	\$1,786,325
AVERAGE LISTING PRICE	\$1,355,009	\$1,505,624	\$1,455,487	\$1,832,106	\$1,788,047
LIST PRICE VS. SALE PRICE	95%	98%	100%	101%	100%
MEDIAN	\$1,180,000	\$1,302,500	\$1,299,000	\$1,589,000	\$1,630,000
VOLUME	\$103,074,500	\$106,774,540	\$97,989,516	\$161,450,373	\$130,401,702
AVE DOM	62	40	44	35	43



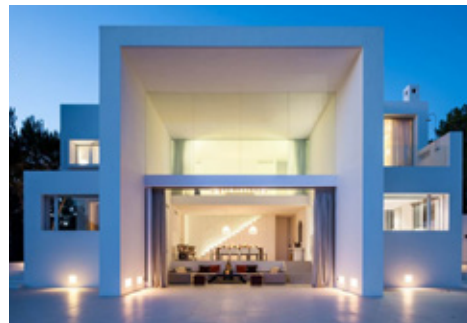
SOUTH PASADENA

South Pasadena is known for its tree-lined streets, historic California Craftsman-style homes and unique small businesses. This small town atmosphere makes the city one of California's most desirable locations and prides itself on its small town character.



SINGLE FAMILY HOMES Q2	2012	2013	2014	2015	2016
UNITS SOLD	40	41	30	34	35
AVERAGE SELLING PRICE	\$856,064	\$1,156,241	\$1,243,594	\$1,314,348	\$1,577,911
AVERAGE LISTING PRICE	\$912,422	\$1,134,727	\$1,190,800	\$1,297,735	\$1,530,786
LIST PRICE VS. SALE PRICE	94%	102%	104%	101%	103%
MEDIAN	\$667,500	\$975,000	\$1,181,750	\$1,283,788	\$1,400,000
VOLUME	\$34,242,550	\$47,405,890	\$37,307,825	\$44,687,825	\$55,226,888
AVE DOM	83	45	37	51	43

ON THE MARKET



left to right from top to bottom:

METROPOLITAN MARKETS

NEW YORK, NY | Web: 0138486 | \$5,600,000

LOS ANGELES, CA | Web: 0308644 | \$5,555,000

HOUSTON, TX | Web: 1233885 | \$5,495,000

RESORT MARKETS

MONTECITO, CA | Web: 0113991 | \$5,950,000

SONOMA, CA | Web: 0244108 | \$5,850,000

EAST HAMPTON, NY | Web: 0047323 | \$4,995,000

FOREIGN MARKETS

ISRAEL | Web: WPKBBF | \$5,973,871

THAILAND | Web: 3WLKEC | \$5,700,000

IBIZA | Web: RCQ57V | \$5,508,569

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