

City: South Pasadena



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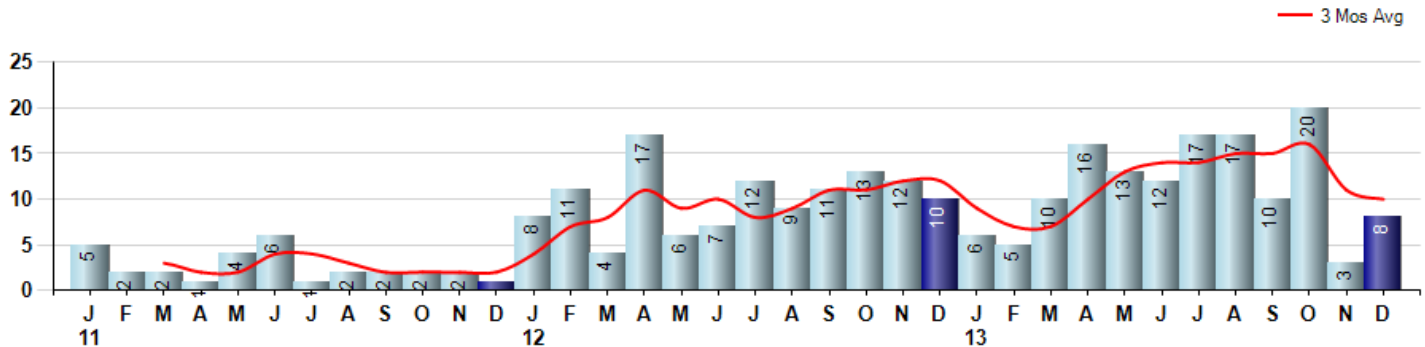
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$989,000	3%		-10%				
Average List Price of all Current Listings	\$1,258,747	8%		12%				
December Median Sales Price	\$823,926	-10%	-10%	-8%	-5%	\$940,000	8%	8%
December Average Sales Price	\$887,557	-7%	-19%	-41%	-12%	\$1,096,337	9%	9%
Total Properties Currently for Sale (Inventory)	17	-29%		0%				
December Number of Properties Sold	8	167%		-20%			14%	
December Average Days on Market (Solds)	24	167%	-27%	-53%	-56%	37	-34%	-33%
Asking Price per Square Foot (based on New Listings)	\$636	6%	6%	26%	31%	\$538	10%	11%
December Sold Price per Square Foot	\$606	-6%	8%	22%	25%	\$531	10%	10%
December Month's Supply of Inventory	2.1	-73%	-42%	25%	-23%	2.5	-11%	-11%
December Sale Price vs List Price Ratio	107.1%	5.3%	5%	9%	8.8%	101.7%	3.3%	3.3%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

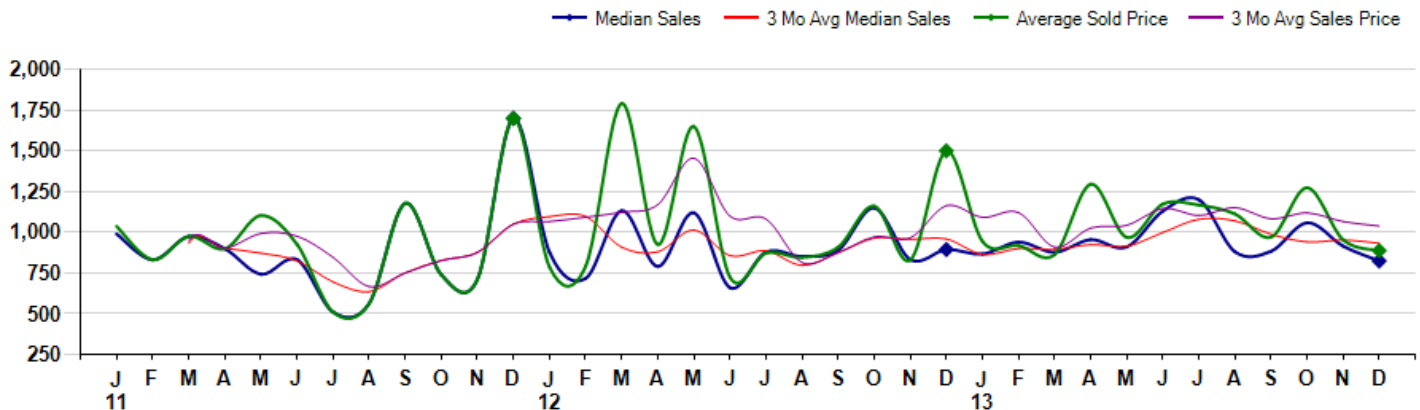
December Property sales were 8, down -20.0% from 10 in December of 2012 and 166.7% higher than the 3 sales last month. December 2013 sales were at a mid level compared to December of 2012 and 2011. December YTD sales of 137 are running 14.2% ahead of last year's year-to-date sales of 120.



Prices

The Median Sales Price in December was \$823,926, down -7.8% from \$894,000 in December of 2012 and down -10.0% from \$915,000 last month. The Average Sales Price in December was \$887,557, down -40.8% from \$1,500,400 in December of 2012 and down -6.9% from \$953,500 last month. December 2013 ASP was at the lowest level compared to December of 2012 and 2011.

Median means Middle (the same # of properties sold above and below Median) (000's)



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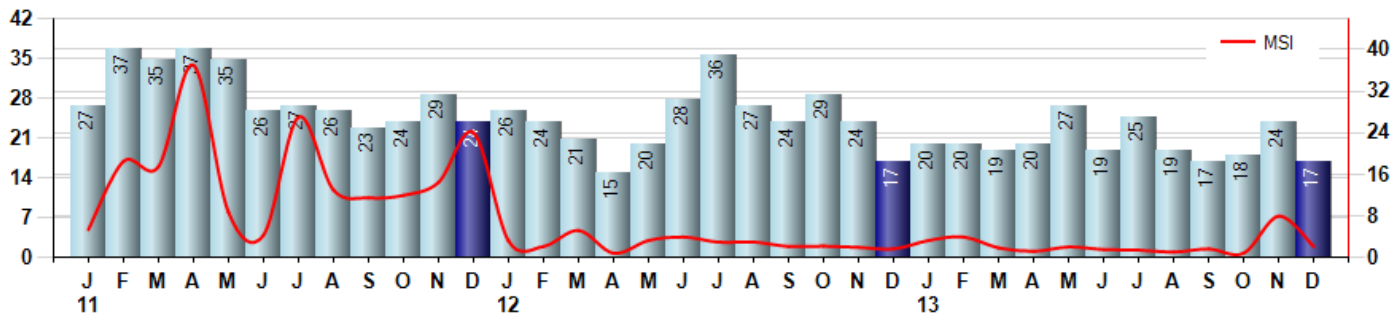
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Inventory & MSI

The Total Inventory of Properties available for sale as of December was 17, down -29.2% from 24 last month and equal to 17 in December of last year. December 2013 Inventory was at the lowest level compared to December of 2012 and 2011.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2013 MSI of 2.1 months was at a mid range compared with December of 2012 and 2011.

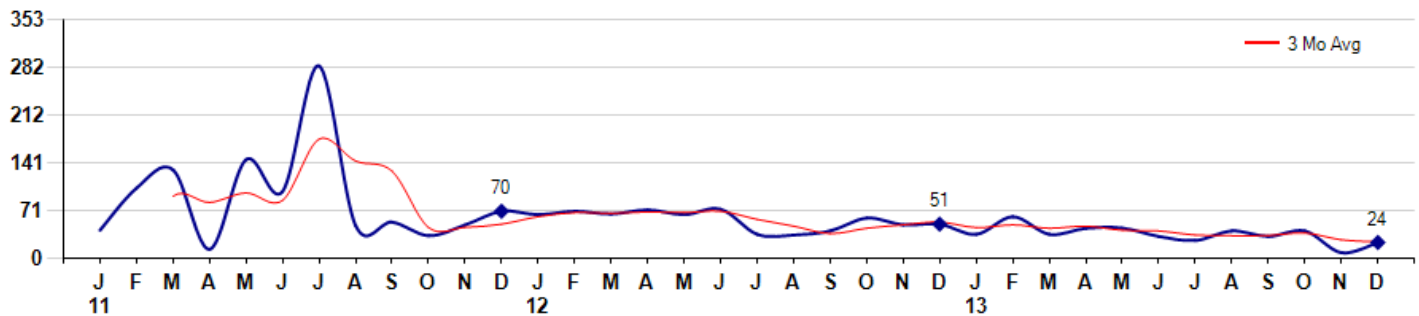
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for December was 24, up 166.7% from 9 days last month and down -52.9% from 51 days in December of last year. The December 2013 DOM was at its lowest level compared with December of 2012 and 2011.

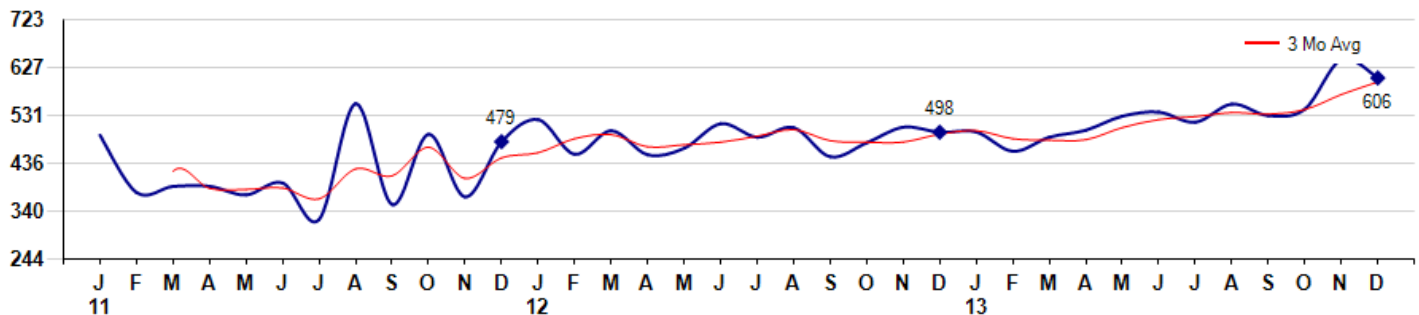
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The December 2013 Selling Price per Square Foot of \$606 was down -5.8% from \$643 last month and up 21.7% from \$498 in December of last year.

Average Selling Price per Square Foot for properties that sold during the month



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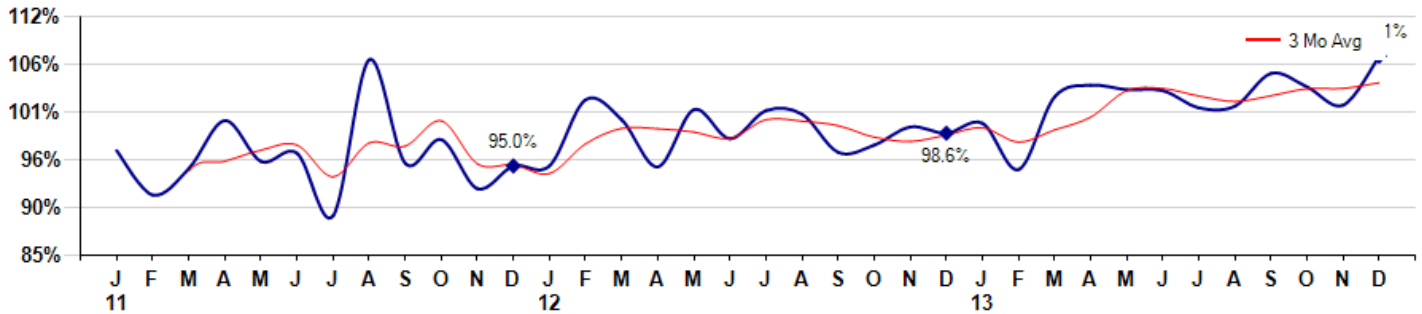


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Selling Price vs Listing Price

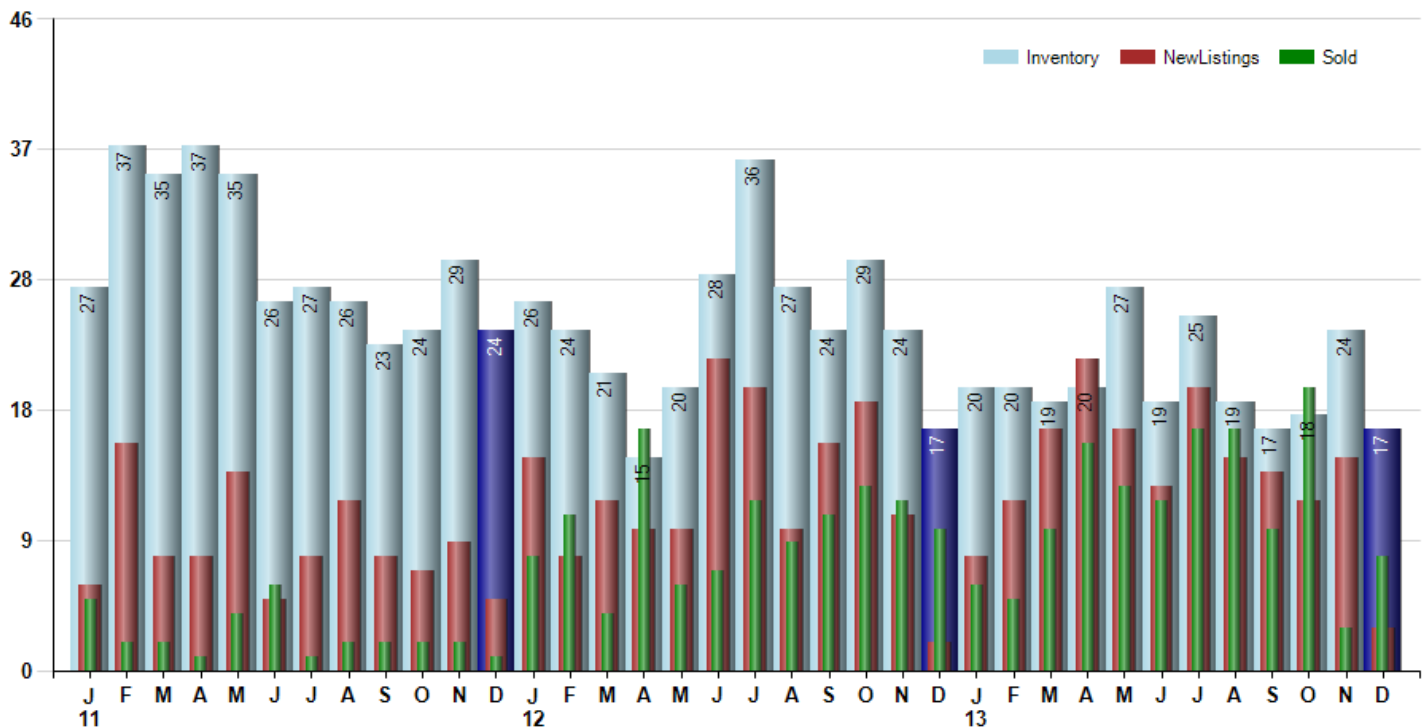
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The December 2013 Selling Price vs List Price of 107.1% was up from 101.7% last month and up from 98.6% in December of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in December 2013 was 3, down -80.0% from 15 last month and up 50.0% from 2 in December of last year.



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	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
Homes Sold	5	2	2	1	4	6	1	2	2	2	2	1	8	11	4	17	6	7	12	9	11	13	12	10	6	5	10	16	13	12	17	17	10	20	3	8
3 Mo. Roll Avg			3	2	2	4	4	3	2	2	2	2	4	7	8	11	9	10	8	9	11	11	12	12	9	7	7	10	13	14	14	15	15	16	11	10

(000's)	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
Median Sale Price	990	831	975	899	743	833	510	563	1,179	739	711	1,700	877	717	1,133	790	1,120	660	879	852	890	1,150	832	894	867	940	878	955	910	1,131	1,200	880	884	1,059	915	824
3 Mo. Roll Avg			932	902	872	825	695	635	751	827	876	1,050	1,096	1,098	909	880	1,014	857	886	797	874	964	957	959	864	900	895	924	914	999	1,080	1,070	988	941	953	933

	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
Inventory	27	37	35	37	35	26	27	26	23	24	29	24	26	24	21	15	20	28	36	27	24	29	24	17	20	20	19	20	27	19	25	19	17	18	24	
MSI	5	19	18	37	9	4	27	13	12	12	15	24	3	2	5	1	3	4	3	3	2	2	2	2	3	4	2	1	2	2	1	1	2	1	8	

	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
Days On Market	42	104	131	14	146	99	284	49	54	34	50	70	65	70	66	72	65	73	36	35	41	60	50	51	36	62	36	45	45	33	27	41	33	41	9	
3 Mo. Roll Avg			92	83	97	86	176	144	129	46	46	51	62	68	67	69	68	70	58	48	37	45	50	54	46	50	45	48	42	41	35	34	34	38	25	

	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
Price per Sq Ft	492	378	390	390	373	397	324	555	354	494	369	479	523	454	501	453	466	515	488	507	449	477	508	498	498	460	488	502	530	538	518	554	531	544	606	
3 Mo. Roll Avg			420	386	384	387	365	425	411	468	406	447	457	485	493	469	473	478	490	503	481	478	478	494	501	485	482	483	507	523	529	537	534	543	598	

	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
Sale to List Price	0.967	0.918	0.947	1.000	0.955	0.964	0.895	1.067	0.953	0.979	0.925	0.950	0.950	1.023	1.001	0.949	1.012	0.980	1.011	1.007	0.965	0.973	0.993	0.986	0.997	0.946	1.026	1.039	1.034	1.033	1.014	1.016	1.052	1.037	1.017	
3 Mo. Roll Avg			0.944	0.955	0.967	0.973	0.938	0.975	0.972	1.000	0.952	0.951	0.942	0.974	0.991	0.991	0.987	0.980	1.001	0.999	0.994	0.982	0.977	0.984	0.992	0.976	0.990	1.004	1.033	1.035	1.027	1.021	1.027	1.035	1.042	

	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
New Listings	6	16	8	8	14	5	8	12	8	7	9	5	15	8	12	10	10	22	20	10	16	19	11	2	8	12	17	22	17	13	20	15	14	12	15	
Inventory	27	37	35	37	35	26	27	26	23	24	29	24	26	24	21	15	20	28	36	27	24	29	24	17	20	20	19	20	27	19	25	19	17	18	24	
Sales	5	2	2	1	4	6	1	2	2	2	2	1	8	11	4	17	6	7	12	9	11	13	12	10	6	5	10	16	13	12	17	17	10	20	3	

(000's)	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
Avg Sale Price	1,037	831	975	899	1,104	926	510	563	1,179	739	711	1,700	786	791	1,791	925	1,650	724	873	845	909	1,161	829	1,500	945	919	863	1,295	969	1,174	1,167	1,112	971	1,274	954	
3 Mo. Roll Avg			948	902	993	976	847	666	751	827	876	1,050	1,066	1,092	1,123	1,169	1,455	1,100	1,082	814	876	972	966	1,164	1,091	1,121	909	1,026	1,042	1,146	1,103	1,151	1,083	1,119	1,066	

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