

City: Pasadena



Brettany Harrison
Sales Associate

<http://www.californiamoves.com/Brettany.Harrison>



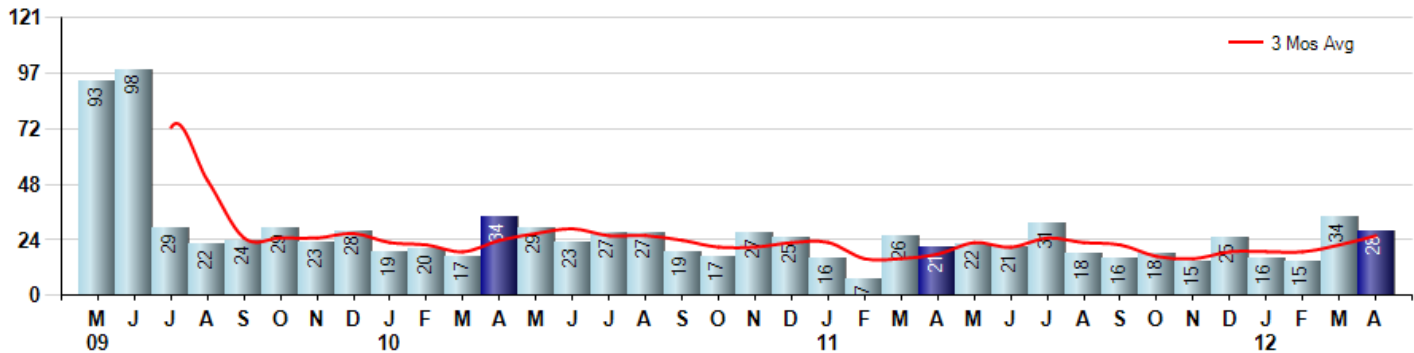
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$515,000	↑		↑				
Average List Price of all Current Listings	\$665,120	↑		↑				
April Median Sales Price	\$500,000	↑	↑	↑	↑	\$427,000	↑	↑
April Average Sales Price	\$629,593	↑	↑	↑	↑	\$499,037	↑	↔
Total Properties Currently for Sale (Inventory)	115	↓		↓				
April Number of Properties Sold	28	↓		↑		93	↑	
April Average Days on Market (Solds)	95	↑	↑	↑	↑	90	↑	↑
Asking Price per Square Foot (based on New Listings)	\$344	↔	↔	↔	↔	\$345	↓	↔
April Sold Price per Square Foot	\$359	↑	↑	↑	↑	\$310	↓	↓
April Month's Supply of Inventory	4.1	↑	↓	↓	↓	6.4	↓	↓
April Sale Price vs List Price Ratio	99.5%	↑	↑	↑	↑	96.0%	↓	↓

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

Property Sales

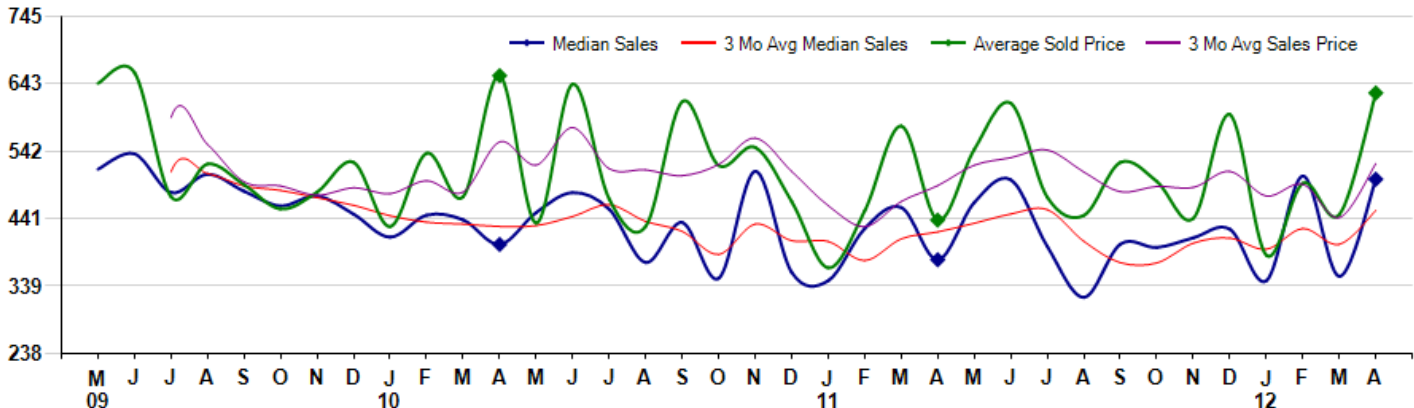
April Property sales were 28, up 33.3% from 21 in April of 2011 and -17.6% lower than the 34 sales last month. April 2012 sales were at a mid level compared to April of 2011 and 2010. April YTD sales of 93 are running 32.9% ahead of last year's year-to-date sales of 70.



Prices

The Median Sales Price in April was \$500,000, up 31.9% from \$379,000 in April of 2011 and up 41.2% from \$354,000 last month. The Average Sales Price in April was \$629,593, up 43.6% from \$438,519 in April of 2011 and up 40.8% from \$447,053 last month. April 2012 ASP was at a mid range compared to April of 2011 and 2010.

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



Based on information from California Regional Multiple Listing Service, Inc. for the period 5/1/2009 through 4/30/2012. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



City: Pasadena



Brettany Harrison
Sales Associate

<http://www.californiamoves.com/Brettany.Harrison>



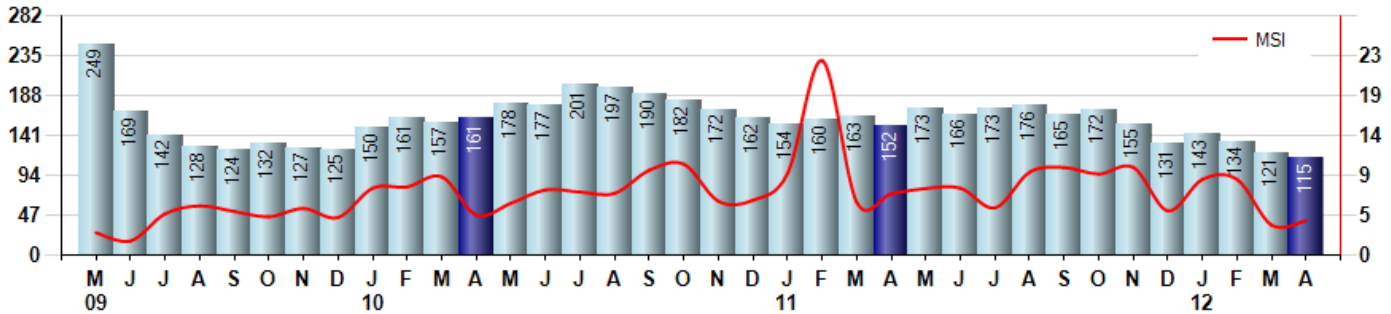
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Inventory & MSI

The Total Inventory of Properties available for sale as of April was 115, down -5.0% from 121 last month and down -24.3% from 152 in April of last year. April 2012 Inventory was at the lowest level compared to April of 2011 and 2010.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2012 MSI of 4.1 months was at its lowest level compared with April of 2011 and 2010.

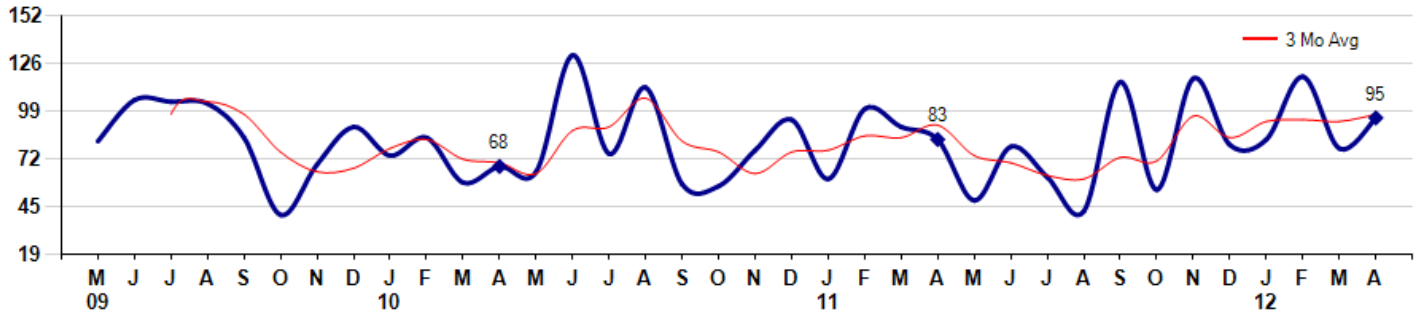
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 April was 95, up 21.8% from 78 days last month and up 14.5% from 83 days in April of last year. The April 2012 DOM was at its highest level compared with April of 2011 and 2010.

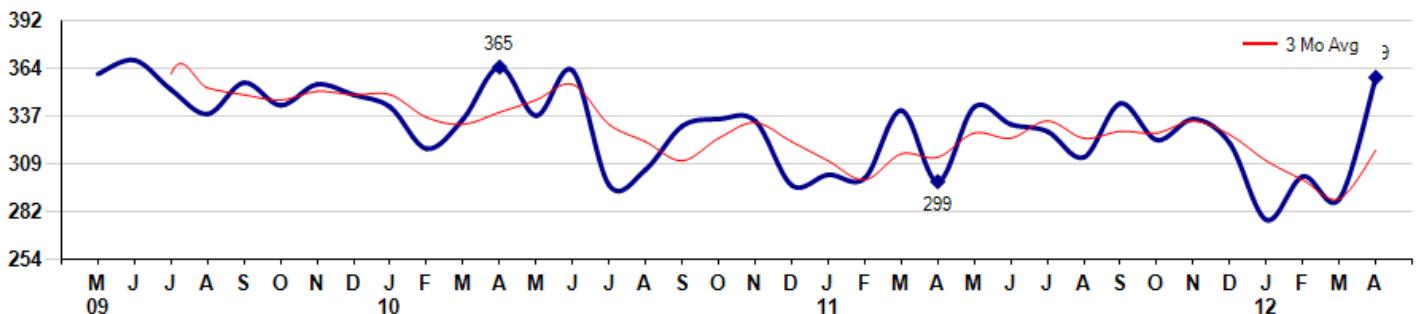
Average Days on Market (Listing to Contract) for properties sold during the month



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 April 2012 Selling Price per Square Foot of \$359 was up 24.2% from \$289 last month and up 20.1% from \$299 in April of last year.

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



Based on information from California Regional Multiple Listing Service, Inc. for the period 5/1/2009 through 4/30/2012. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



City: Pasadena



Brettany Harrison
Sales Associate

<http://www.californiamoves.com/Brettany.Harrison>

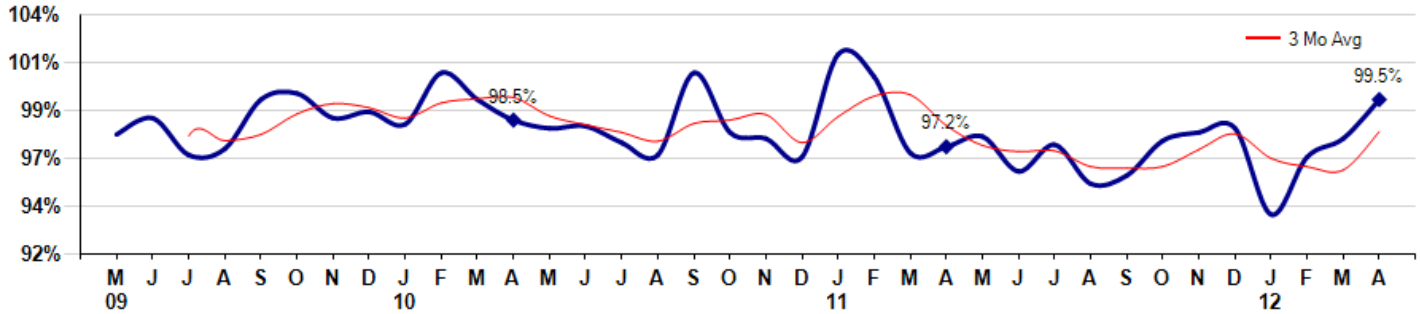


Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Selling Price vs Original Listing Price

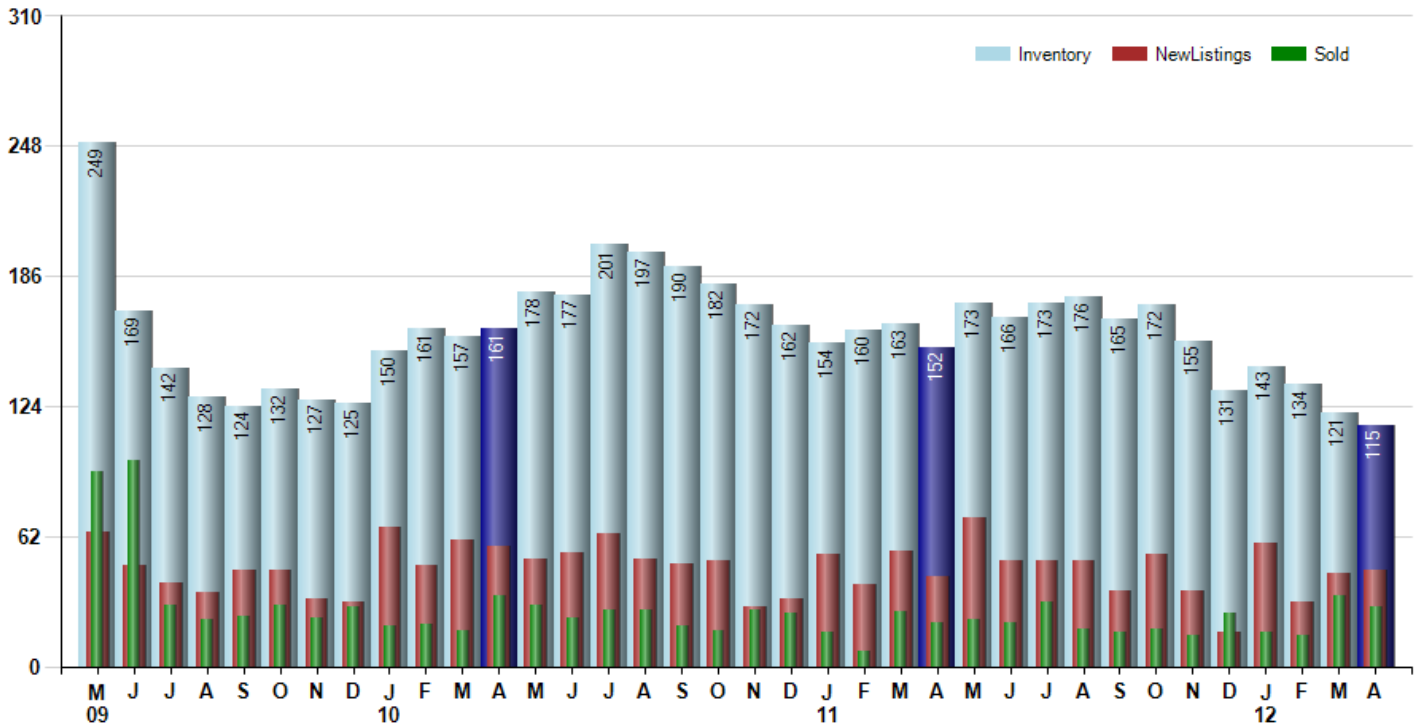
The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The April 2012 Selling Price vs Original List Price of 99.5% was up from 97.6% last month and up from 97.2% in April 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 April 2012 was 46, up 4.5% from 44 last month and up 7.0% from 43 in April of last year.



Based on information from California Regional Multiple Listing Service, Inc. for the period 5/1/2009 through 4/30/2012. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



MARKET ACTION REPORT

April 2012

City: Pasadena



Brettany Harrison
Sales Associate

<http://www.californiamoves.com/Brettany.Harrison>



Price Range: ALL | Properties: Single Family Home, Townhome, Condo

	M 09	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A
Homes Sold	93	98	29	22	24	29	23	28	19	20	17	34	29	23	27	27	19	17	27	25	16	7	26	21	22	21	31	18	16	18	15	25	16	15	34	28
3 Mo. Roll Avg			73	50	25	25	25	27	23	22	19	24	27	29	26	26	24	21	21	23	23	16	16	18	23	21	25	23	22	17	16	19	19	19	22	26

	(000's) M 09	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A
Median Sale Price	515	538	480	508	482	460	475	448	413	446	439	402	450	480	455	375	435	351	512	360	348	426	458	379	465	499	399	323	403	398	412	425	348	505	354	500
3 Mo. Roll Avg			511	509	490	483	472	461	445	436	433	429	430	444	462	437	422	387	433	408	407	378	410	421	434	448	454	407	375	374	404	412	395	426	402	453

	M 09	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A
Inventory	249	169	142	128	124	132	127	125	150	161	157	161	178	177	201	197	190	182	172	162	154	160	163	152	173	166	173	176	165	172	155	131	143	134	121	115
MSI	3	2	5	6	5	5	6	4	8	8	9	5	6	8	7	7	10	11	6	6	10	23	6	7	8	8	6	10	10	10	10	5	9	9	4	4

	M 09	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A
Days On Market	82	105	104	103	84	41	69	90	74	84	59	68	65	130	75	112	58	57	77	94	61	100	90	83	49	79	62	43	115	55	117	80	83	118	78	95
3 Mo. Roll Avg			97	104	97	76	65	67	78	83	72	70	64	88	90	106	82	76	64	76	77	85	84	91	74	70	63	61	73	71	96	84	93	94	93	97

	M 09	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A
Price per Sq Ft	361	369	352	338	356	343	355	349	342	318	335	365	337	363	297	306	331	335	334	297	303	301	340	299	342	332	328	313	344	323	335	321	277	302	289	359
3 Mo. Roll Avg			361	353	349	346	351	349	349	336	332	339	346	355	332	322	311	324	333	322	311	300	315	313	327	324	334	324	328	327	334	326	311	300	289	317

	M 09	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A
Sale to List Price	0.978	0.986	0.968	0.971	0.995	0.998	0.986	0.989	0.983	1.008	0.995	0.985	0.981	0.982	0.974	0.968	1.008	0.979	0.976	0.967	1.017	1.006	0.969	0.972	0.977	0.960	0.973	0.954	0.958	0.975	0.979	0.981	0.939	0.967	0.976	0.995
3 Mo. Roll Avg			0.977	0.975	0.978	0.988	0.993	0.991	0.986	0.993	0.995	0.996	0.987	0.983	0.979	0.975	0.983	0.985	0.988	0.974	0.987	0.997	0.997	0.982	0.973	0.970	0.970	0.962	0.962	0.962	0.971	0.978	0.966	0.962	0.961	0.979

	M 09	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A
New Listings	64	48	40	35	46	46	32	31	66	48	60	57	51	54	63	51	49	50	28	32	53	39	55	43	71	50	50	50	36	53	36	16	59	31	44	46
Inventory	249	169	142	128	124	132	127	125	150	161	157	161	178	177	201	197	190	182	172	162	154	160	163	152	173	166	173	176	165	172	155	131	143	134	121	115
Sales	93	98	29	22	24	29	23	28	19	20	17	34	29	23	27	27	19	17	27	25	16	7	26	21	22	21	31	18	16	18	15	25	16	15	34	28

	(000's) M 09	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A
Avg Sale Price	644	660	474	523	492	455	481	525	429	539	474	656	434	643	470	429	617	521	548	467	367	453	580	439	545	614	473	446	525	497	441	597	386	494	447	630
3 Mo. Roll Avg			593	552	496	490	476	487	478	498	481	556	521	578	516	514	505	522	562	512	460	429	467	490	521	532	544	511	481	489	488	512	475	492	442	524

Based on information from California Regional Multiple Listing Service, Inc. for the period 5/1/2009 through 4/30/2012. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.

