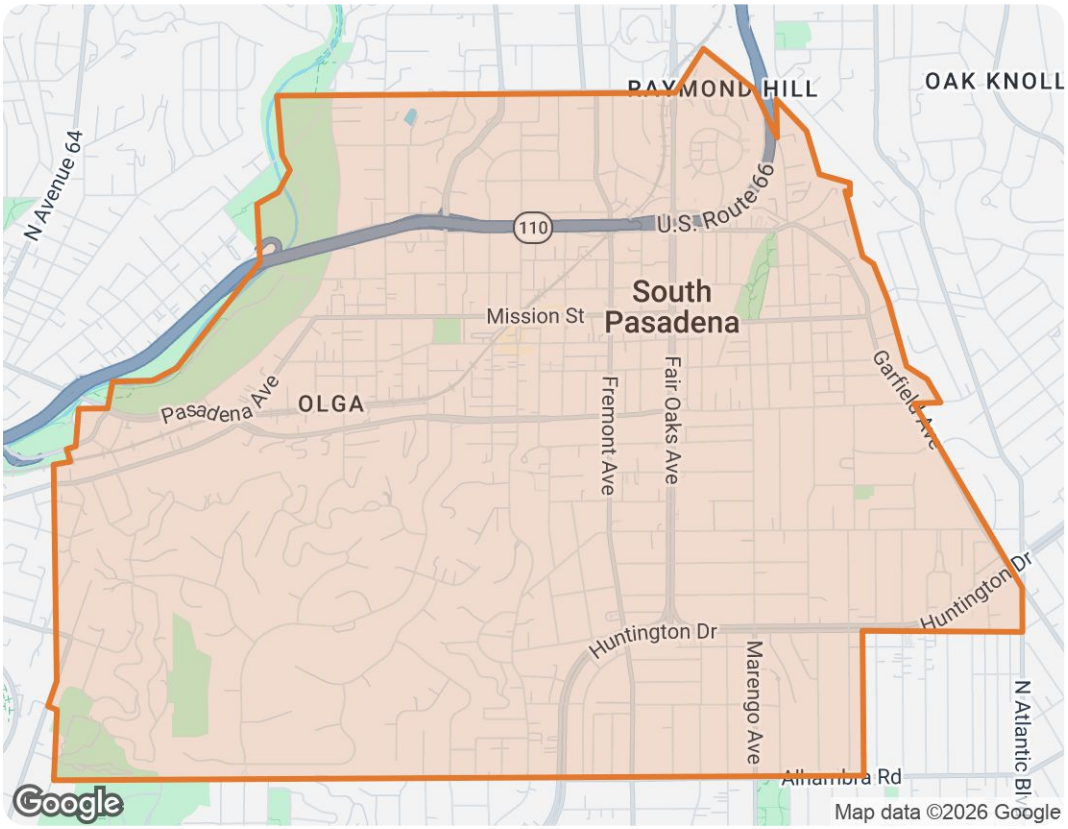
South Pasadena, California



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South Pasadena, California

Market Trends

Market Trends for South Pasadena, California

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.64	104.6%	20	$2,346,000
↓ 24.42% MoM	↑ 4.94% MoM	↓ 13.04% MoM	↑ 36.71% MoM

October 2026 Median Estimated Property Value

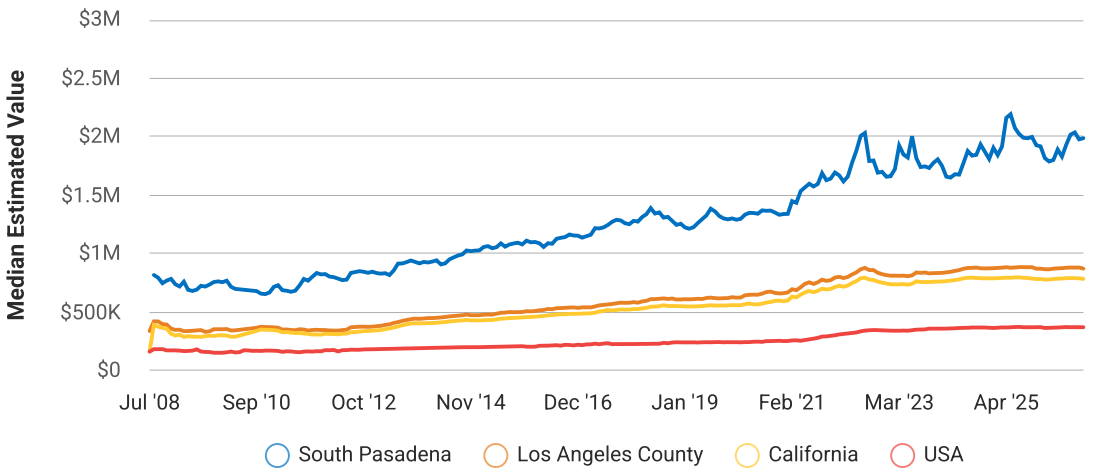
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$1,989,000	+0.5%	-0.5%



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South Pasadena, California

October 2026 Active Listings

South Pasadena, California

Single Family + Condo/Townhouse/Apt.

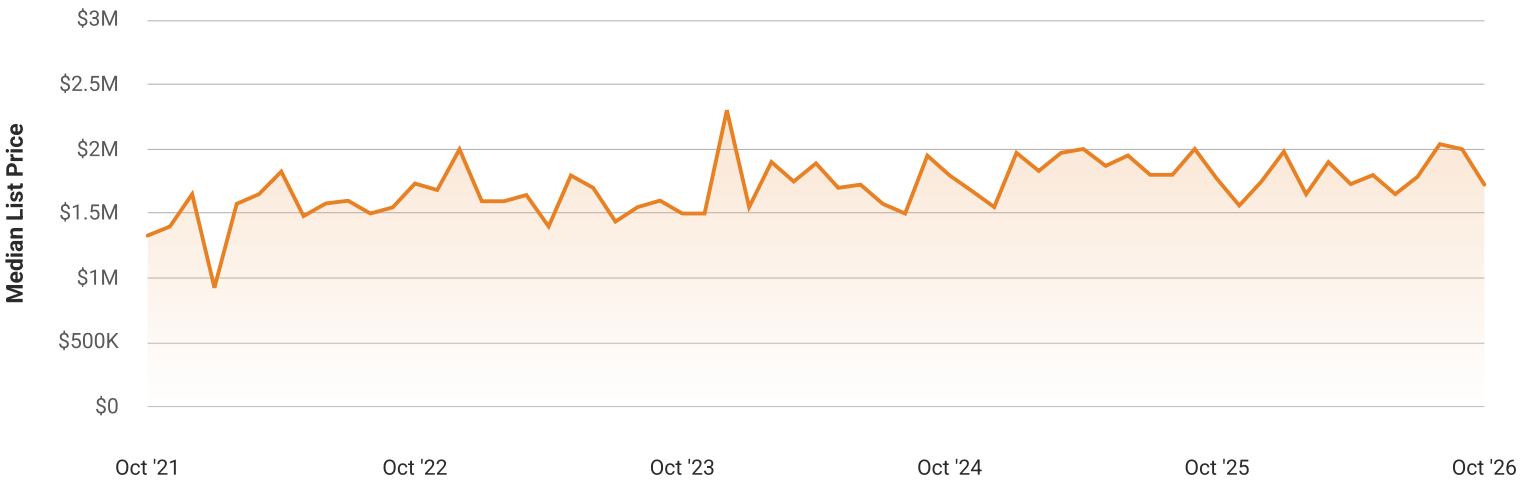
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $1,723,500

13.8% Month over Month



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South Pasadena, California

October 2026 Sold Listings

South Pasadena, California

Single Family + Condo/Townhouse/Apt.

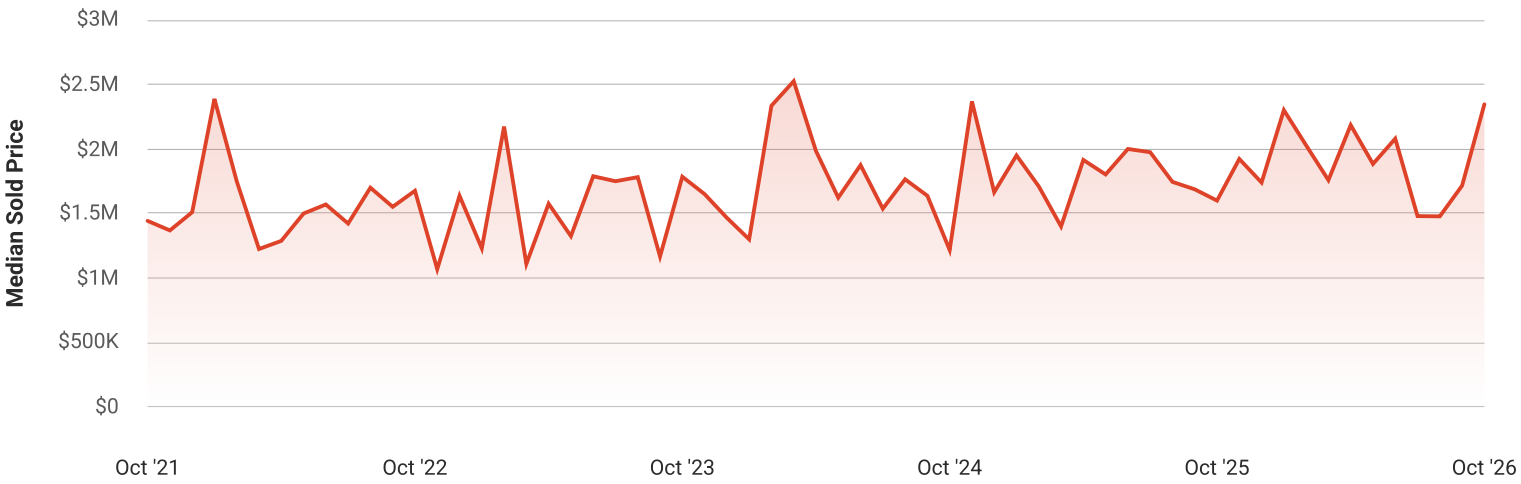
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $2,346,000

↑ 36.7% Month over Month



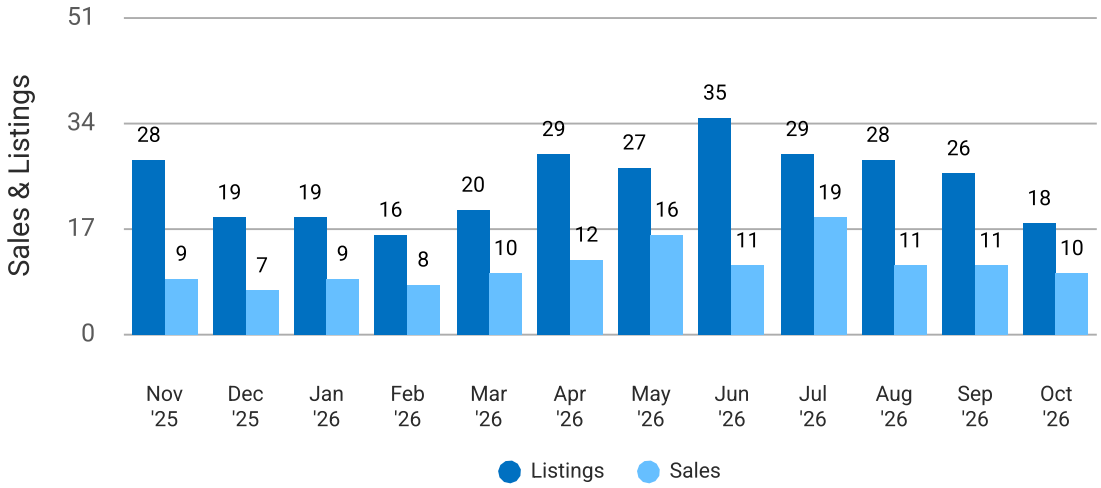
Total Sales and Active Listings in South Pasadena, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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South Pasadena, California

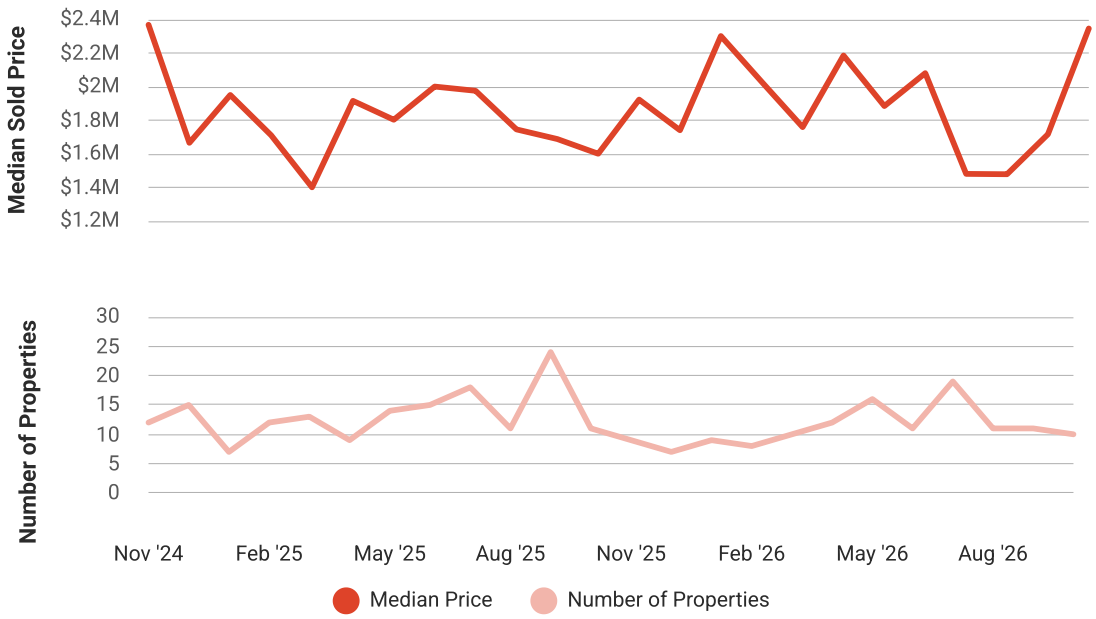
Median Sold Price vs Sold Listings in South Pasadena, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



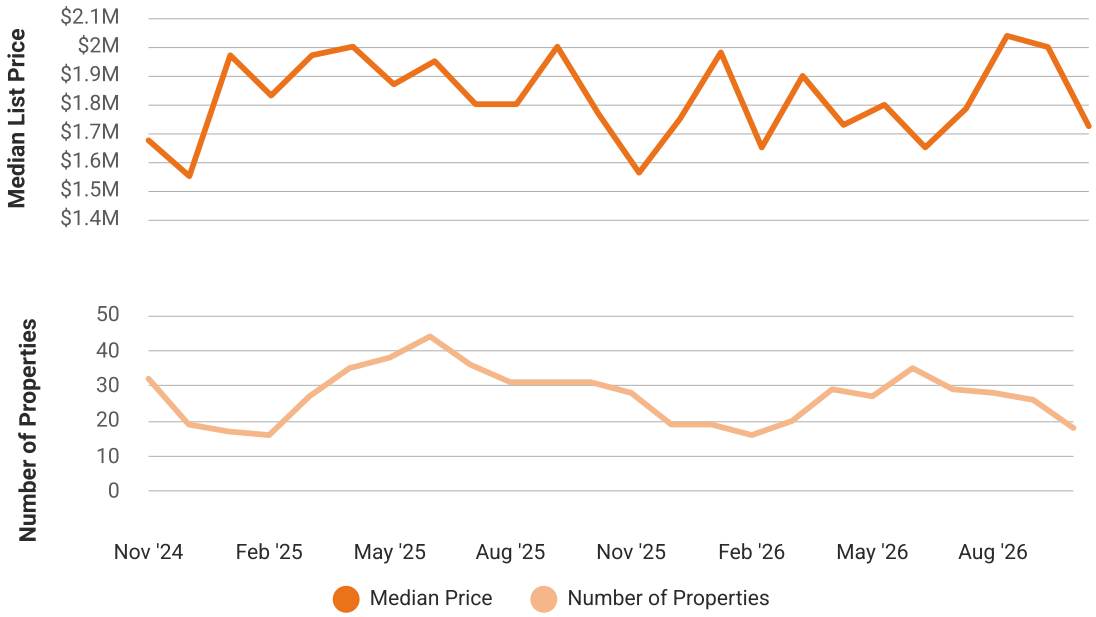
Median List Price vs Active Listings in South Pasadena, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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South Pasadena, California

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Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$1,989,000	$1,978,670 +0.52%	$2,018,830 -1.48%	$1,999,380 -0.52%	$1,935,000 +2.79%	$1,733,690 +14.73%
Median Sold Price Last Updated: 10/31/2026	$2,346,000	$1,716,000 +36.71%	$1,480,000 +58.51%	$1,600,000 +46.62%	$1,217,500 +92.69%	$1,785,000 +31.43%
Median List Price Last Updated: 10/31/2026	$1,723,500	$1,998,500 -13.76%	$1,785,000 -3.45%	$1,768,000 -2.52%	$1,795,000 -3.98%	$1,500,000 +14.9%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

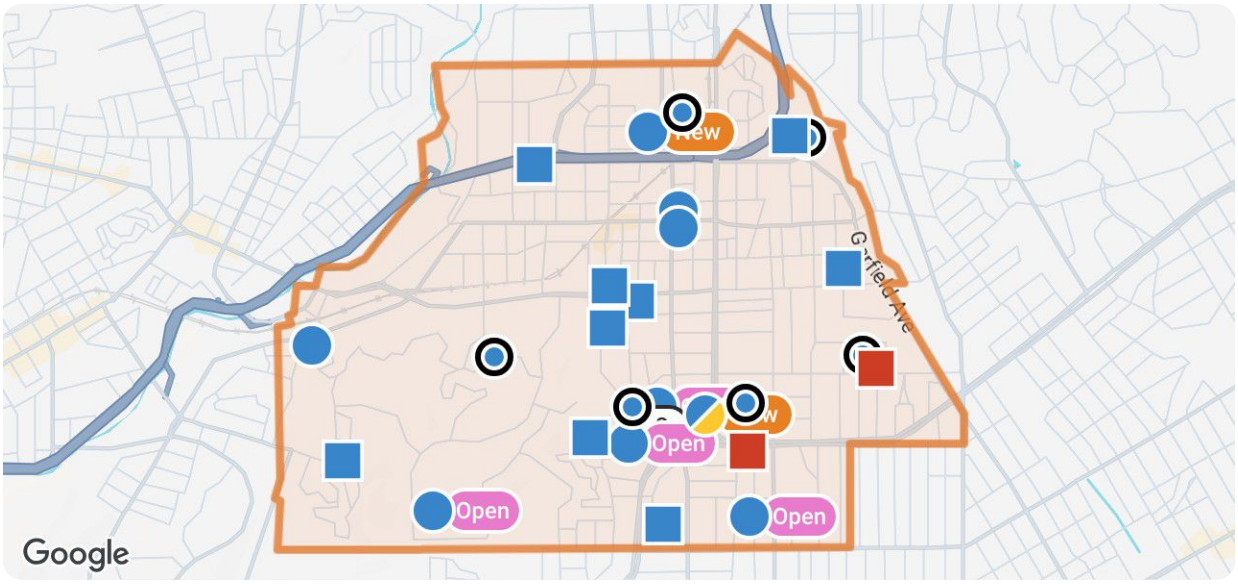
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Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	4	10	2
Lowest Listing Price / Est.Value	$750,000	$929,000	$875,000	$2,928,000
Median Listing Price / Est.Value	$1,374,000	$1,419,000	$2,600,000	$3,107,975
Highest Listing Price / Est.Value	$3,295,000	$3,250,000	$4,700,000	$3,287,950
Average Price / sqft	$1,055	$835	$997	$820
Median Price / sqft	$1,123	$728	$975	$820
Average Days in RPR	28	77	24	–
Median Days in RPR	29	41	18	–
Total Volume	$16,879,000	$7,017,000	$26,408,000	$6,215,950
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

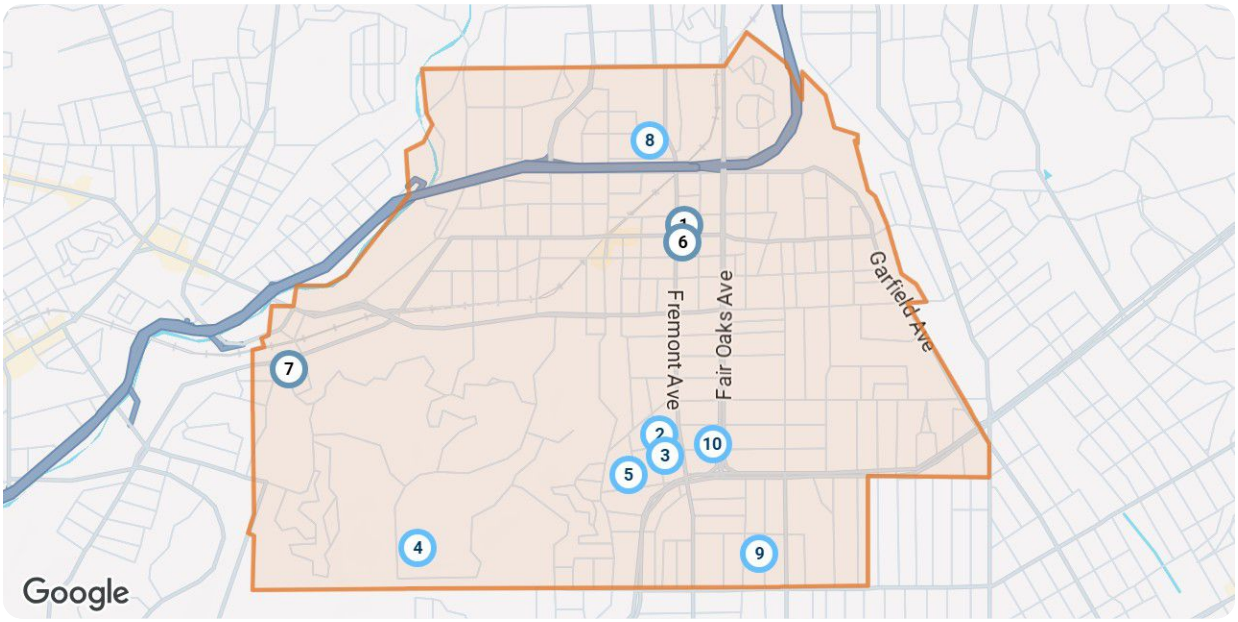
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South Pasadena, California

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active Under Contract

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **1817 Hanscom Dr** **South Pasadena, CA 91030** MLS ID: P1-29619 Active / For Sale *Listing Courtesy of EXP REALTY OF CALIFORNIA, INC.*	Single Family	2/3	2,300	3,314 sqft	1979	11/18/2026 5 days	$925,000 $402/sq ft
2  **2050 Marengo Ave** **South Pasadena, CA 91030** MLS ID: P1-29597 Active / For Sale *Listing Courtesy of COLDWELL BANKER REALTY*	Single Family	3/2	1,538	6,603 sqft	1949	11/15/2026 8 days	$1,598,000 $1,039/sq ft
3  **230 Los Laureles St** **South Pasadena, CA 91030** MLS ID: AR26243068 Active / For Sale *Listing Courtesy of Re/Max Premier Properties*	Single Family	4/3	2,229	0.3 acres	1965	11/13/2026 10 days	$2,690,000 $1,207/sq ft
4  **1036 Hope St** **South Pasadena, CA 91030** MLS ID: 26107909 Active / For Sale *Listing Courtesy of Coldwell Banker Realty*	Single Family	3/2	1,154	3,464 sqft	1922	11/12/2026 11 days	$1,398,000 $1,211/sq ft
5  **1261 Kolle Ave** **South Pasadena, CA 91030** MLS ID: PW26231069 Active / For Sale *Listing Courtesy of T.N.G. Real Estate Consultants*	Single Family	3/3	1,768	9,792 sqft	1923	10/29/2026 25 days	$1,350,000 $764/sq ft

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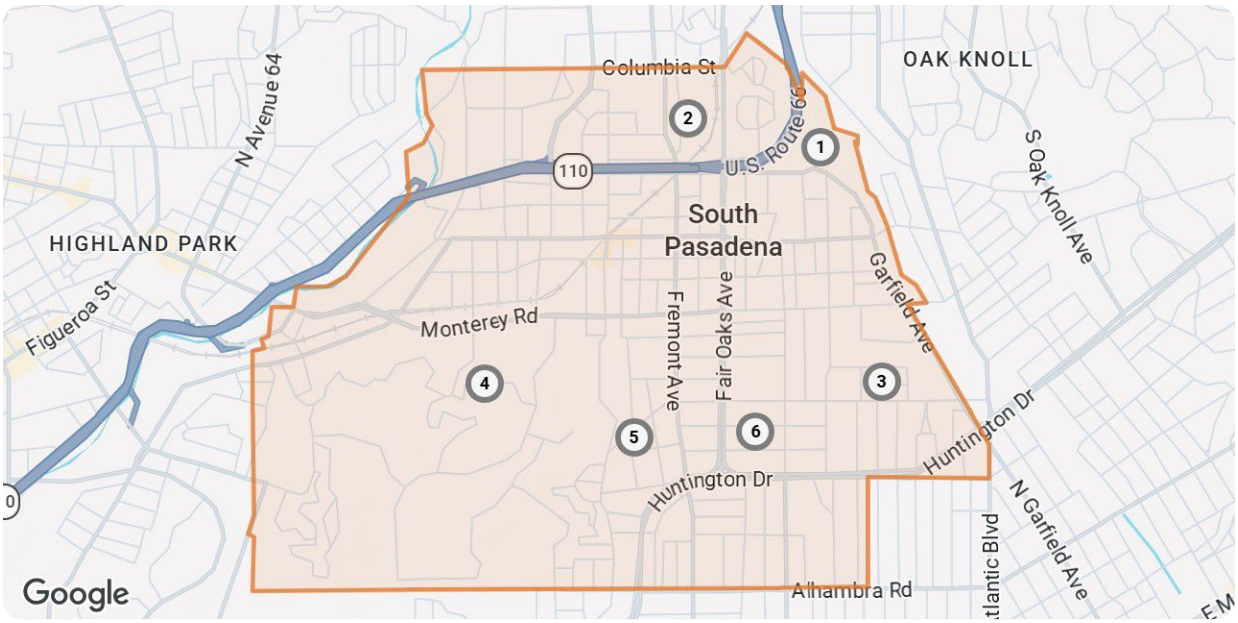
South Pasadena, California

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New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **1115 Buena Vista St** **South Pasadena, CA 91030** MLS ID: 26988019 Active Under Contract / For Sale *Listing Courtesy of Compass*	Single Family	4/3	2,445	0.34 acres	1955	9/15/2026 69 days	$2,999,000 $1,227/sq ft
7  **1107 Orange Grove Ave** **South Pasadena, CA 91030** MLS ID: CV26228874 Active / For Sale *Listing Courtesy of EXP REALTY OF GREATER LOS ANGELES*	Single Family	4/2	2,146	9,064 sqft	1978	10/22/2026 32 days	$825,000 $384/sq ft
8  **307 San Pasqual Ave** **South Pasadena, CA 91030** MLS ID: 226004951 Active / For Sale *Listing Courtesy of Rodeo Realty*	Single Family	2/2	1,722	1.43 acres	1929	10/18/2026 36 days	$3,295,000 $1,913/sq ft
9  **1841 Hanscom Dr** **South Pasadena, CA 91030** MLS ID: SR26223177 Active / For Sale *Listing Courtesy of PARK REGENCY REALTY*	Single Family	1/1	512	4,599 sqft	1924	10/14/2026 40 days	$750,000 $1,465/sq ft
10  **820 Mission St, Unit 106** **South Pasadena, CA 91030** MLS ID: OC26217301 Active / For Sale *Listing Courtesy of Wetrust Realty*	Condo/Townhouse/Apt.	2/3	1,120	0.28 acres	2016	10/9/2026 45 days	$1,049,000 $937/sq ft

Pending

Source: Listings



Legend

Pending

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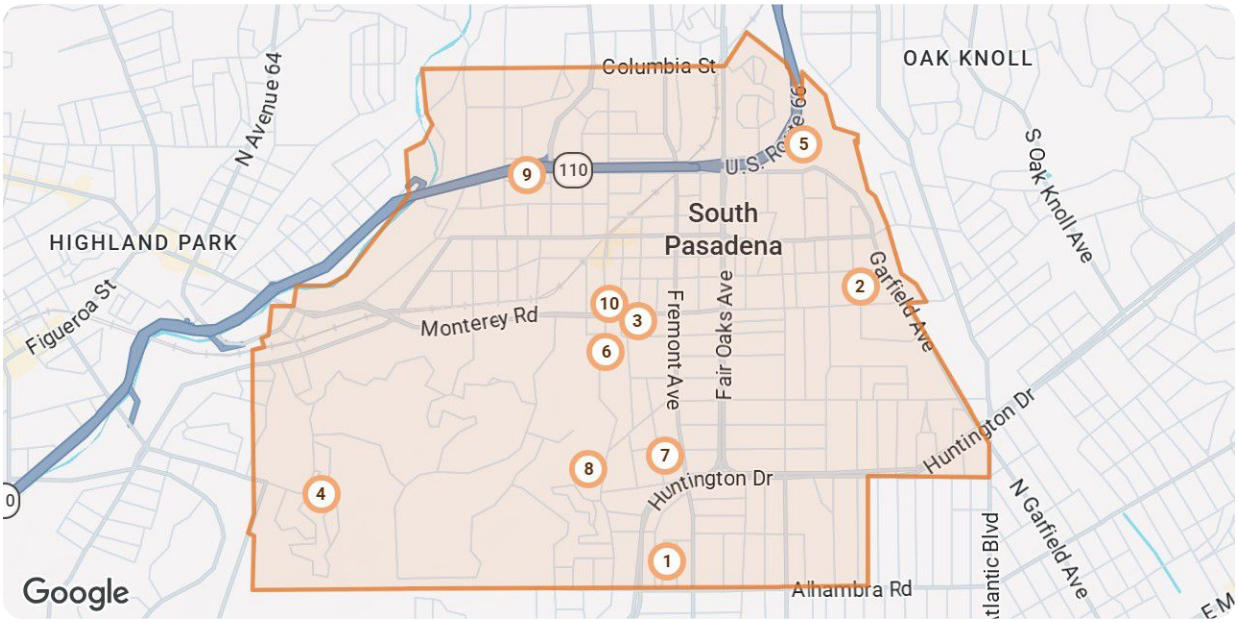
South Pasadena, California

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	Pending: 4 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **312 Pasadena Ave, #10** **South Pasadena, CA 91030** MLS ID: PW26190594 Pending / For Sale *Listing Courtesy of KEY INVESTMENT REALTY*	Condo/Townhouse/Apt.	2/3	1,302	0.46 acres 1979	9/1/2026	$929,000 $714/sq ft	11/10/2026 70 days
2	 **801 Meridian Ave, Unit T** **South Pasadena, CA 91030** MLS ID: P1-29344 Pending / For Sale *Listing Courtesy of BHHS CALIFORNIA PROPERTIES*	Condo/Townhouse/Apt.	2/3	1,267	0.45 acres 2005	10/22/2026	$940,000 $742/sq ft	11/3/2026 12 days
3	 **1128 Diamond Ave** **South Pasadena, CA 91030** MLS ID: P1-29219 Pending / For Sale *Listing Courtesy of THE AGENCY*	Single Family	3/2	1,452	4,395 sqft 1914	10/13/2026	$1,898,000 $1,307/sq ft	10/23/2026 10 days
4	 **203 Oaklawn Ave** **South Pasadena, CA 91030** MLS ID: P1-26095 Pending / For Sale *Listing Courtesy of EXP REALTY OF CALIFORNIA, INC.*	Single Family	6/7	5,622	0.31 acres 1912	3/4/2026	$3,250,000 $578/sq ft	10/4/2026 214 days

Closed

Source: Public Records and Listings



Legend

Closed

	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1	 **445 Columbia St** **South Pasadena, CA 91030** MLS ID: 26102110 Closed / For Sale *Courtesy of VANTAGE MGMT*	Single Family	3/3	2,837	0.34 acres 1978	11/10/2026 15 days	$4,500,000 $1,586/sq ft	↑ 7.17%

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South Pasadena, California

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	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
2	 **1825 Diamond Ave** **South Pasadena, CA 91030** Closed / Public Record	Single Family	4/2	2,722	0.52 acres 1923	11/10/2026 – days	$3,700,000 $1,154/sq ft	–
3	 **1520 Spruce St, Apt 11** **South Pasadena, CA 91030** Closed / Public Record	Condo/Townhouse/Apt.	2/2	1,377	0.46 acres 1962	10/30/2026 – days	$875,000 $629/sq ft	–
4	 **425 La Terraza St** **South Pasadena, CA 91030** Closed / Public Record	Single Family	3/2	2,001	0.51 acres 1967	10/28/2026 – days	$2,200,000 $1,023/sq ft	–
5	 **2025 La France Ave** **South Pasadena, CA 91030** Closed / Public Record	Single Family	5/2	3,180	7,500 sqft 1910	10/27/2026 – days	$1,850,000 $595/sq ft	–
6	 **400 Grand Ave** **South Pasadena, CA 91030** MLS ID: P1-28645 Closed / For Sale *Courtesy of COMPASS*	Single Family	5/3	2,531	7,731 sqft 1938	10/21/2026 23 days	$3,000,000 $1,185/sq ft	↑ 7.22%
7	 **1401 Mission St, Unit 208** **South Pasadena, CA 91030** MLS ID: WS26177088 Closed / For Sale *Courtesy of EXP REALTY OF GREATER L.A. INC*	Condo/Townhouse/Apt.	2/3	1,630	0.42 acres 2010	10/20/2026 68 days	$1,168,000 $717/sq ft	↓ 2.5%
8	 **1714 Ramona Ave** **South Pasadena, CA 91030** MLS ID: AR26167949 Closed / For Sale *Courtesy of PINNACLE REAL ESTATE GROUP*	Single Family	5/4	3,204	9,252 sqft 1917	10/20/2026 5 days	$3,350,000 $1,046/sq ft	↑ 11.74%
9	 **412 Oaklawn Ave** **South Pasadena, CA 91030** MLS ID: P1-28577 Closed / For Sale *Courtesy of COLDWELL BANKER REALTY*	Single Family	7/4	5,199	0.9 acres 1906	10/15/2026 21 days	$4,700,000 $904/sq ft	↓ 1.05%
10	 **812 Fremont Ave, Unit 202** **South Pasadena, CA 91030** MLS ID: 26986959 Closed / For Sale *Courtesy of Modern California House*	Condo/Townhouse/Apt.	1/1	1,242	0.37 acres 1925	10/8/2026 14 days	$1,065,000 $857/sq ft	↓ 1.84%

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Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

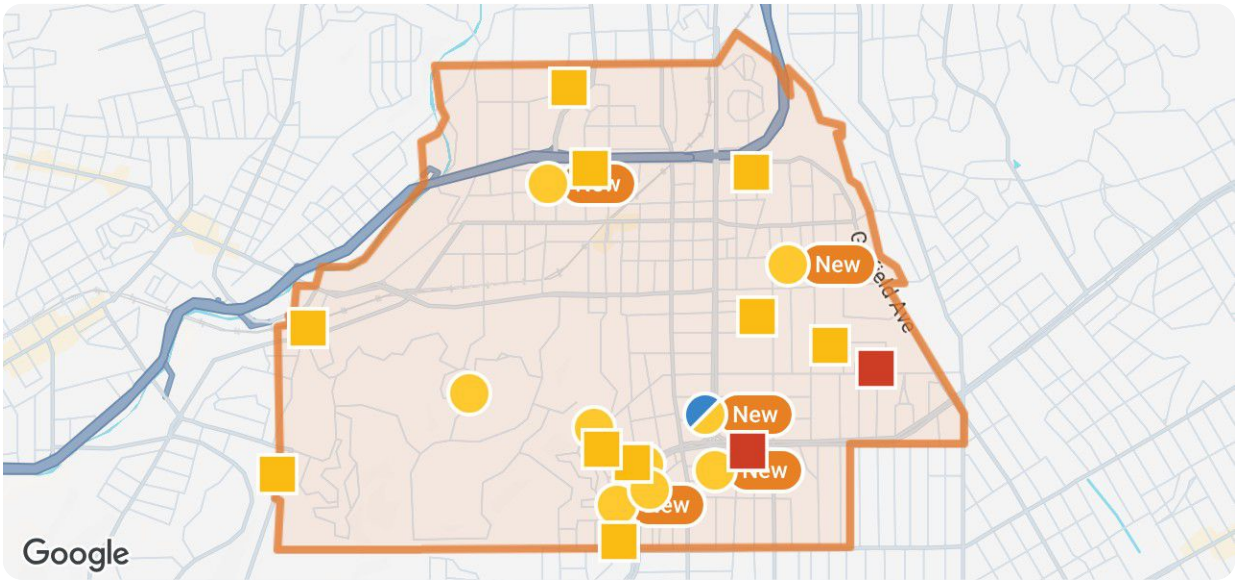
Distressed: 2 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  **1611 Huntington Dr** **South Pasadena, CA 91030** Off Market / Public Record	Single Family	7/6	3,362	0.41 acres 1908	– – days	– $871/sq ft	8/28/2026 Notice of Rescission
2  **2042 Hanscom Dr** **South Pasadena, CA 91030** Off Market / Public Record	Single Family	5/5	4,272	8,755 sqft 1992	– – days	– $770/sq ft	10/16/2026 Notice of Default

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South Pasadena, California

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- For Lease Pending
- Recently Closed
- Distressed
- Recently Leased

	New	Pending	Closed	Distressed
Number of Properties	10	1	10	2
Lowest Listing Price / Est.Value	$2,100	$2,499	$2,450	$2,928,000
Median Listing Price / Est.Value	$2,998	$2,499	$4,450	$3,107,975
Highest Listing Price / Est.Value	$4,500	$2,499	$2,412,373	$3,287,950
Average Price / sqft	$2	$3	$148	$820
Median Price / sqft	$3	$3	$3	$820
Average Days in RPR	18	64	28	–
Median Days in RPR	19	64	27	–
Total Volume	$32,495	$2,499	$2,454,148	$6,215,950
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

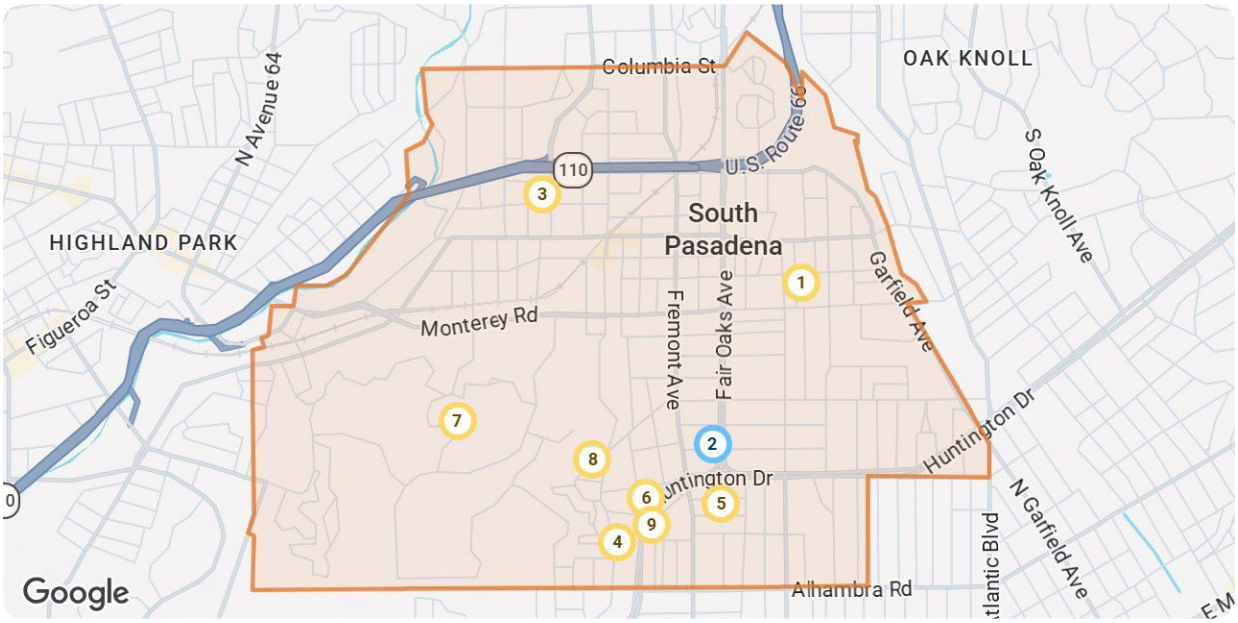
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South Pasadena, California

Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **716 Brent Ave** **South Pasadena, CA 91030** MLS ID: PF26247227 Active / For Lease *Courtesy of BERKSHIRE HATHAWAY HOME SERVICES GOLDEN PROPERTIES*	Condo/Townhouse/Apt.	1/1	784	8,267 sqft	1941	11/20/2026 3 days	$2,500 mo. $3/sq ft
2  **1201 Huntington Dr** **South Pasadena, CA 91030** MLS ID: P1-29647 Active / For Lease *Courtesy of COMPASS*	Condo/Townhouse/Apt.	3/3	1,547	9,195 sqft	2009	11/20/2026 3 days	$4,500 mo. $3/sq ft
3  **2111 Huntington Dr** **South Pasadena, CA 91030** MLS ID: P1-29652 Active / For Lease *Courtesy of BRYANT COMPANIES*	Condo/Townhouse/Apt.	2/2	767	0.39 acres	1950	11/20/2026 3 days	$2,700 mo. $4/sq ft
4  **210 Cedar Crest Ave, Apt 2** **South Pasadena, CA 91030** MLS ID: P1-29562 Active / For Lease *Courtesy of COMPASS*	Condo/Townhouse/Apt.	1/1	–	7,505 sqft	1946	11/12/2026 11 days	$2,100 mo. –/sq ft
5  **1128 Fremont Ave** **South Pasadena, CA 91030** MLS ID: WS26222605 Active / For Lease *Courtesy of EXP REALTY OF CALIFORNIA INC*	Condo/Townhouse/Apt.	2/1	2,160	7,862 sqft	1910	11/6/2026 17 days	$3,295 mo. $2/sq ft

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South Pasadena, California

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New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **1825 Wayne Ave** **South Pasadena, CA 91030** MLS ID: AR26235888 Active / For Lease *Courtesy of MCINTIRE REAL ESTATE INC.*	Condo/Townhouse/Apt.	2/1	5,536	0.26 acres	1956	11/2/2026 21 days	$2,400 mo. –/sq ft
7  **1401 Mission St, Unit 208** **South Pasadena, CA 91030** MLS ID: WS26233315 Active / For Lease *Courtesy of EXP REALTY OF GREATER L.A. INC*	Condo/Townhouse/Apt.	2/3	1,630	0.42 acres	2010	10/29/2026 25 days	$4,300 mo. $3/sq ft
8  **1425 Bank St** **South Pasadena, CA 91030** MLS ID: P1-29381 Active / For Lease *Courtesy of BRYANT COMPANIES*	Condo/Townhouse/Apt.	4/3	8,235	8,502 sqft	1988	10/26/2026 28 days	$4,300 mo. $1/sq ft
9  **74 Pinecrest Dr** **South Pasadena, CA 91030** MLS ID: 26104502 Active / For Lease *Courtesy of BC Moyer*	Single Family	3/2	1,696	5,511 sqft	1948	10/25/2026 29 days	$4,100 mo. $2/sq ft
10  **607 Mound Ave, Apt C** **South Pasadena, CA 91030** MLS ID: WS26223409 Active / For Lease *Courtesy of Wetrust Realty*	Condo/Townhouse/Apt.	1/1	–	10,497 sqft	1958	10/14/2026 40 days	$2,300 mo. –/sq ft

Pending

Source: Listings



Legend

Active For Lease

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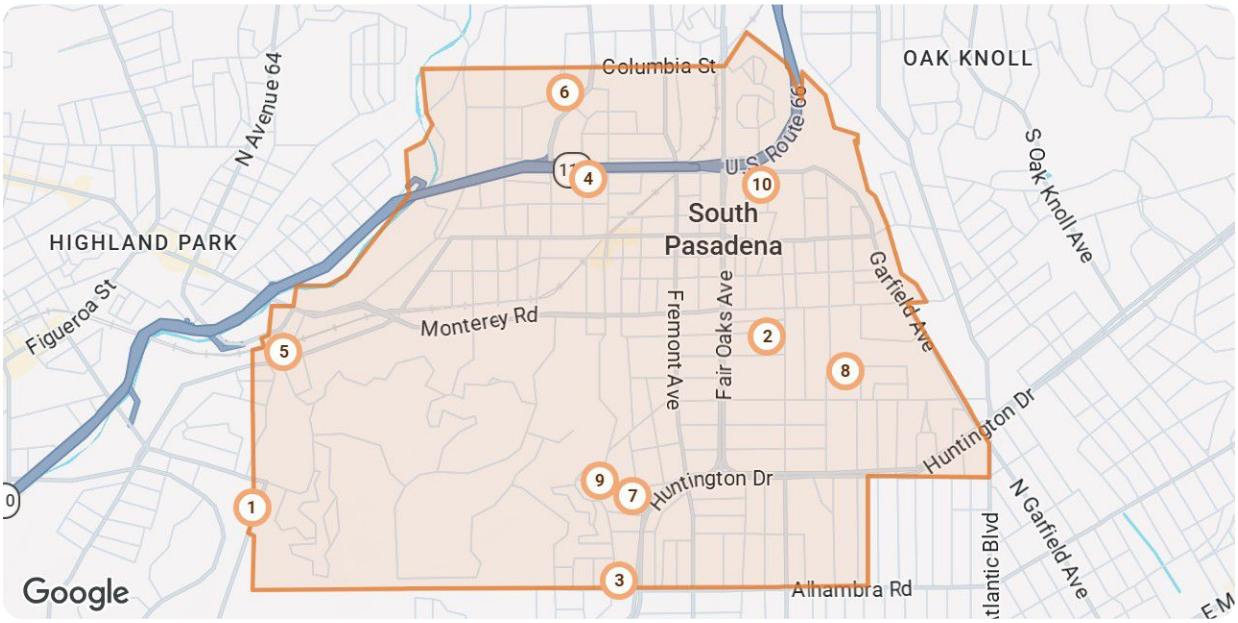
ShopProp

Pending: 1 properties

		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **647 Orange Grove Ave, Unit 307** **South Pasadena, CA 91030** MLS ID: AR26195810 Pending / For Lease *Courtesy of Coldwell Banker Realty*	Condo/Townhouse/Apt.	1/1	864	0.5 acres 1970	9/7/2026	$2,499 mo. $3/sq ft	11/10/2026 64 days

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties

		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1	 **617 Meridian Ave** **South Pasadena, CA 91030** MLS ID: P1-29525 Closed / For Lease *Courtesy of BRYANT COMPANIES*	Single Family	3/2	1,700	8,777 sqft 1915	11/19/2026 10 days	– $4/sq ft	–
2	 **320 Pasadena Ave, Apt 3** **South Pasadena, CA 91030** MLS ID: WS26218999 Closed / For Lease *Courtesy of MASTERS REALTY*	Condo/Townhouse/Apt.	2/2	1,322	0.85 acres 1972	10/17/2026 9 days	– $3/sq ft	–
3	 **617 Charter Oak St** **South Pasadena, CA 91030** MLS ID: P1-29049 Closed / For Lease *Courtesy of BRYANT COMPANIES*	Single Family	2/1	876	0.6 acres 1914	10/16/2026 13 days	– $3/sq ft	–
4	 **2004 Meridian Ave** **South Pasadena, CA 91030** MLS ID: P1-28659 Closed / For Lease *Courtesy of BHHS CALIFORNIA PROPERTIES*	Condo/Townhouse/Apt.	1/1	795	6,777 sqft 1938	10/16/2026 44 days	– $3/sq ft	–

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South Pasadena, California

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	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
5	 **2070 Huntington Dr** **South Pasadena, CA 91030** MLS ID: P1-29010 Closed / For Lease *Courtesy of BRYANT COMPANIES*	Single Family	2/1	906	3,990 sqft 1941	10/15/2026 17 days	– $4/sq ft	–
6	 **1250 Huntington Dr** **South Pasadena, CA 91030** MLS ID: PV26185428 Closed / For Lease *Courtesy of ESTATE PROPERTIES*	Single Family	1/1	750	0.28 acres 1916	10/8/2026 45 days	– $4/sq ft	–
7	 **1918 La France Ave** **South Pasadena, CA 91030** MLS ID: PF26157191 Closed / For Lease *Courtesy of COLDWELL BANKER*	Single Family	6/3	2,406	7,501 sqft 1906	9/28/2026 56 days	– $3/sq ft	–
8	 **1515 Indiana Ave** **South Pasadena, CA 91030** MLS ID: 26870045 Closed / For Lease *Courtesy of Figure 8 Realty*	Single Family	3/3	3,000	8,012 sqft 1995	9/24/2026 48 days	– $2/sq ft	–
9	 **1110 Stratford Ave** **South Pasadena, CA 91030** MLS ID: P1-28923 Closed / For Lease *Courtesy of BRYANT COMPANIES*	Single Family	3/2	1,436	7,849 sqft 1910	9/23/2026 1 day	– $4/sq ft	–
10	 **2005 Le Droit Dr** **South Pasadena, CA 91030** MLS ID: P1-28301 Closed / For Sale and For Lease *Courtesy of COMPASS*	Single Family	3/2	1,665	7,544 sqft 1926	9/8/2026 36 days	$2,412,373 $1,449/sq ft	↑ 9.75%

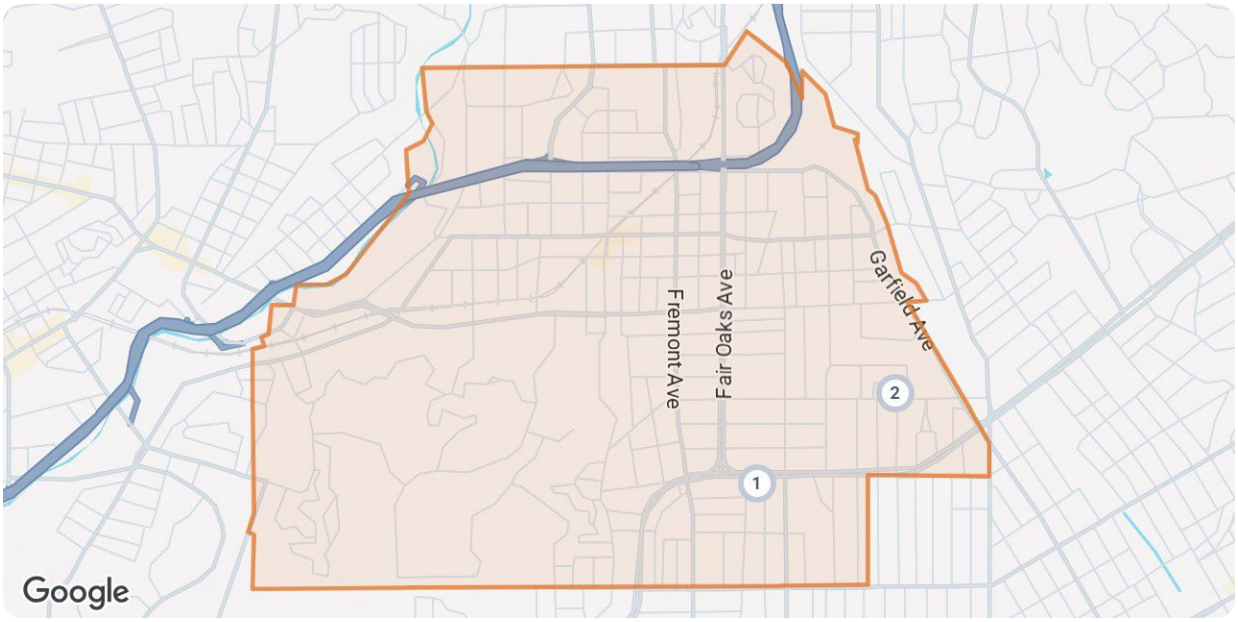
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Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

	Distressed: 2 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **1611 Huntington Dr** **South Pasadena, CA 91030** Off Market / Public Record	Single Family	7/6	3,362	0.41 acres 1908	– – days	– $871/sq ft	8/28/2026 Notice of Rescission
2	 **2042 Hanscom Dr** **South Pasadena, CA 91030** Off Market / Public Record	Single Family	5/5	4,272	8,755 sqft 1992	– – days	– $770/sq ft	10/16/2026 Notice of Default

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South Pasadena, California

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