

## Rental Market Intelligence: Advanced Report

### Subject Property Information

<b>Subject Address</b>	2620 New York Dr	<b>Subject Type</b>	Single-Family Home
<b>Subject City</b>	Pasadena	<b>Bedrooms</b>	2 bdr
<b>Subject State</b>	CA	<b>Baths</b>	2.0 ba
<b>Subject Zip</b>	91107	<b>Subject Sqft</b>	1567 sqft
<b>Radius Searched</b>	2.0 mi	<b>Comparables Found</b>	115

### Rent Benchmarks



### Rental Market Intelligence

<b>Automated Rent Estimate</b>	\$2,890	<b>Subject Size vs Comps</b>	Larger than 71%
<b>Confidence Score</b>	81%	<b>Est. Local Vacancy</b>	2.9%
<b>Low Radius Rent (10%)</b>	\$1,495	<b>MSA Vacancy</b>	2.7%
<b>Median Radius Rent</b>	\$2,500	<b>MSA Rental Saturation</b>	26.3%
<b>High Radius Rent (90%)</b>	\$3,200	<b>Area Rental Mkt. Strength</b>	Good
<b>Section 8</b>	\$1,424		

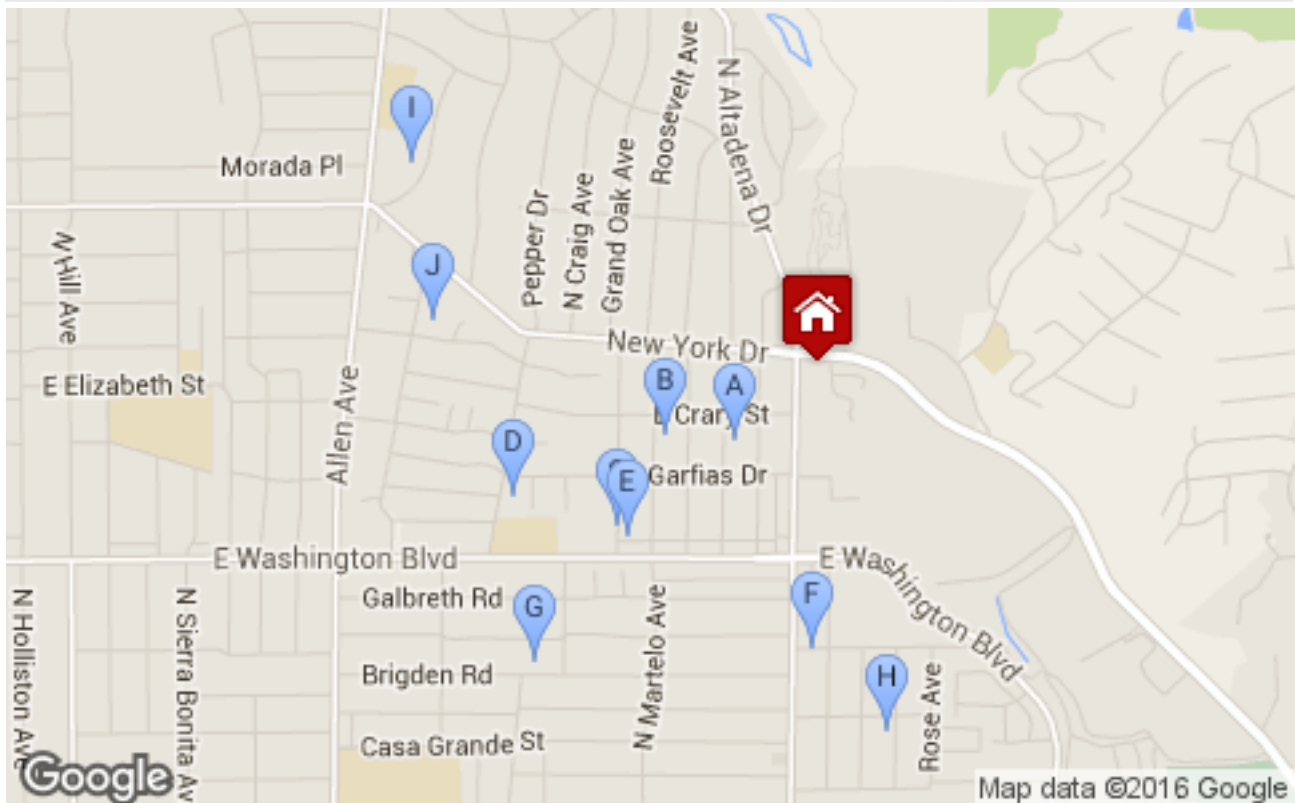
The Rental Market Intelligence estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of year for lease all play significant factors in the vacancy term.

## Rental Rate Trend Summary

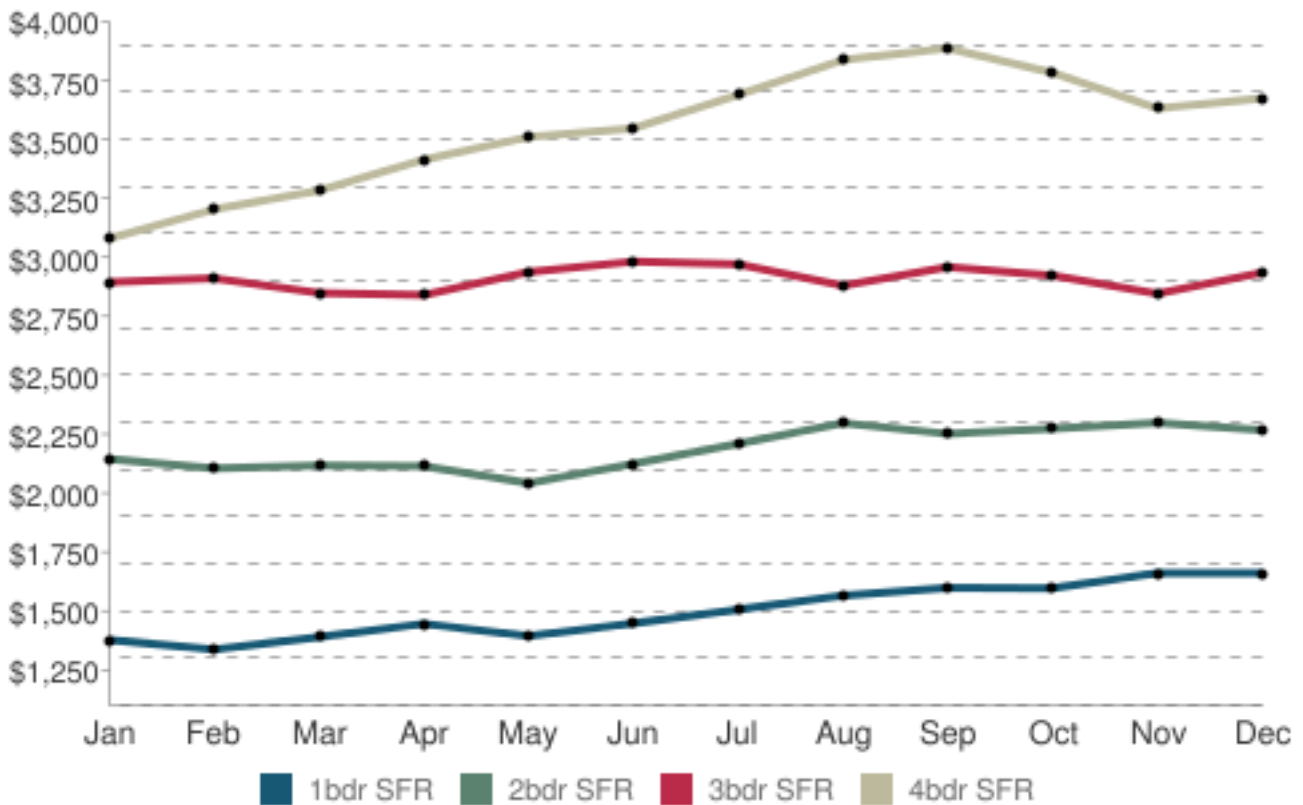
Type	1 Month Change	3 Month Change	12 Month Change
Zip Code 91107	\$30	(\$-28)	\$100
City of Pasadena	\$25	\$1	\$166
Los Angeles County	\$4	\$19	\$199
State of California	\$1	\$23	\$104

## Subject Comparables

#	Address	Type	Beds	Asking Rent	Dist (Mi)
A	1516 Coolidge Ave, Pasadena CA. 91104	SFR	2	\$2,600	0.21
B	1522 N Roosevelt Ave, Pasadena CA. 91104	SFR	2	\$2,850	0.31
C	1365 N Grand Oaks Ave, Pasadena CA. 91104	SFR	2	\$1,950	0.47
D	1430 Pepper Dr, Pasadena CA. 91104	SFR	2	\$2,150	0.61
E	1364 N Grand Oaks Ave, Pasadena CA. 91104	SFR	2	\$3,100	0.47
F	2538 Woodlyn Rd, Pasadena CA. 91107	SFR	2	\$1,800	0.52
G	2123 Brigden Rd, Pasadena CA. 91104	SFR	2	\$2,950	0.76
H	1063 N Vinedo Ave, Pasadena CA. 91107	SFR	2	\$2,600	0.68
I	2007 Minoru Dr, Altadena CA. 91001	SFR	2	\$2,200	0.83
J	1730 Belford Ave, Pasadena CA. 91104	SFR	2	\$1,635	0.71



## Historical Rental Rates for Pasadena, CA



## Median Housing Rental Rates in Pasadena, CA

Type	Median Rent	Section 8	Avg Sqft	\$/Sqft
1 bdr Homes in Pasadena	\$1,660	\$1,103	721	\$2.3
1 bdr Multifamily in Pasadena	\$1,727	\$1,103	748	\$2.31
2 bdr Homes in Pasadena	\$2,298	\$1,424	1,154	\$1.99
2 bdr Multifamily in Pasadena	\$2,158	\$1,424	1,116	\$1.93
3 bdr Homes in Pasadena	\$2,846	\$1,926	1,623	\$1.75
3 bdr Multifamily in Pasadena	\$2,635	\$1,926	1,584	\$1.66
4 bdr Homes in Pasadena	\$3,632	\$2,145	2,352	\$1.54
4 bdr Multifamily in Pasadena	\$3,146	\$2,145	2,337	\$1.35

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