

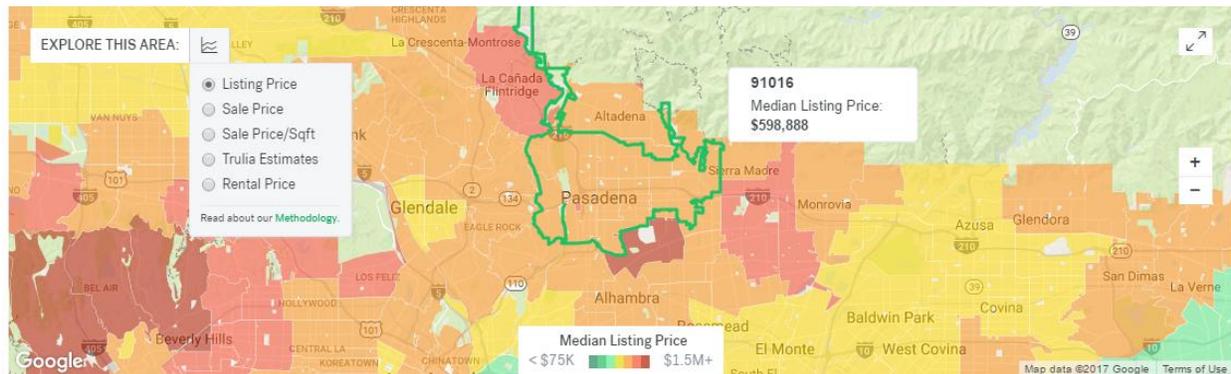
Pasadena is a city in Los Angeles County, California, United States. As of 2013, the estimated population of Pasadena was 139,731, making it the 183rd-largest city in the United States. Pasadena is the ninth-largest city in Los Angeles County. Pasadena was incorporated on June 19, 1886, becoming one of the first cities be incorporated in what is now Los Angeles County, the only one being incorporated earlier being its namesake (April 4, 1850). It is one of the primary cultural centers of the San Gabriel Valley.

The city is known for hosting the annual Rose Bowl football game and Tournament of Roses parade. In addition, Pasadena is also home to many scientific and cultural institutions, including the California Institute of Technology (Caltech), the Jet Propulsion Laboratory, Pasadena City College, Fuller Theological Seminary, Art Center College of Design, the Pasadena Playhouse, the Norton Simon Museum and the USC Pacific Asia Museum.

The highest sales price for a home during 2016 was \$8,500,000 on Hillcrest Ave and the lowest was a home on Raymond Ave that sold for \$121,249.

Real Estate Data for Pasadena

Pasadena market trends indicate an increase of \$95,000 (15%) in median home sales over the past year. The average price per square foot for this same period rose to \$530, up from \$491.



Median Sales Price in Pasadena

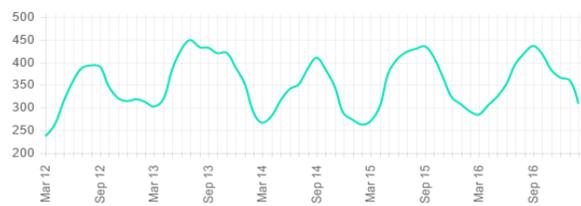
1 Br
 2 Br
 3 Br
 4 Br
 All properties

Median Sales Price



● All properties

Number of Sales



● All properties

No. Bedrooms	Nov 23 - Feb 22	y-o-y	3 months prior	1 year prior	5 years prior
1 Bedroom	\$394,000	+ 3.7%	\$415,000	\$380,000	\$260,000
2 Bedroom	\$599,500	+ 5.2%	\$595,000	\$570,000	\$374,250
3 Bedroom	\$791,500	+ 7.8%	\$800,000	\$734,000	\$510,000
4 Bedroom	\$1,173,750	-0.9%	\$1,315,000	\$1,184,000	\$815,000
All Properties	\$720,000	+ 15.2%	\$704,000	\$625,000	\$452,500

Early development:

Pasadena is a part of the original Mexican land grant named Ranch del Rincon de San Pascua so named because it was deeded on Easter Sunday to Eulaia Perez de Gullen Marine of Mission San Gabriel Arcangel. The Rancho comprised the lands of today's communities of Pasadena, Altadena and South Pasadena.

Before the annexation of California in 1848, the last of the Mexican owners was Manuel Garfias who retained title to the property after statehood in 1850. Garfias sold sections of the property to the first Anglo settlers to come into the area: Dr. Benjamin Eaton, the father of Fred Easton and Dr. S. Griffin. Much of the property was purchased by Benjamin Wilson who established his Lake Vineyard property in the vicinity. Wilson, known as Don Benito to the local Indians, also owned the Rancho Jurupa in Riverside and was mayor of Los Angeles. He was the grandfather of WWII General George S. Patton and the namesake of Mount Wilson.

Pasadena, 1876

In 1873, Wilson was visited by Dr. Daniel M. Berry of Indiana who was looking for a place in the country that could offer a mild climate for his patients, most of whom suffered from respiratory ailments. Berry was an asthmatic and claimed that he had his best three night's sleep at Rancho San Pascual. To keep the find a secret, Berry code-named the area "Muscat" after the grape that Wilson grew. To raise funds to bring the company of people to San Pascual, Berry formed the Southern California Orange and Citrus Growers Association and sold stock in it. The newcomers were able to purchase a large portion of the property along the Arroyo Seco and on January 31, 1874, they incorporated the Indiana Colony. As a gesture of good will, Wilson added 2,000 acres of then-useless highland property, part of which would become Altadena.

At the time, the Indiana Colony was a narrow strip of land between the Arroyo Seco and Fair Oaks Avenue. On the other side of the street was Wilson's Lake Vineyard development. After more than a decade of parallel development on both sides, the two settlements merged into the City of Pasadena.

Craftsman era (1890s–1930s)

The American Craftsman era in art and design is well represented in Pasadena. The architectural firm Greene and Greene developed the style; many of its residences still stand. Two examples of their Ultimate bungalow are the masterpiece Gamble House, of which public tours are available, and the Robert R. Blacker House, both designated California Historical Landmarks and enrolled on the U.S. National Register of Historic Places.

Historical estates

The maker of Wrigley's chewing gum, William Wrigley Jr's, substantial home was offered to the city of Pasadena after Mrs. Wrigley's death in 1958, under the condition that their home would be the Rose Parade's permanent headquarters. The stately Tournament House stands today, and serves as the headquarters for the Tournament of Roses Parade. Adolphus Busch co-founder of Anheuser-Busch, brewer of Budweiser beer, established the first of a series of Busch Gardens in Pasadena. When Busch died at his Pasadena estate, his wife generously offered the property to the City of Pasadena, an offer the city inexplicably refused. The home of David Gamble, son of consumer product maker James Gamble of Procter & Gamble, is located on the north end of Orange Grove Boulevard.

The Gamble House, an American Craftsman masterpiece, was built in 1908, by architects Charles and Henry Greene, as an exemplification of their ultimate bungalow. It is open to the public as both an architectural conservancy and museum
