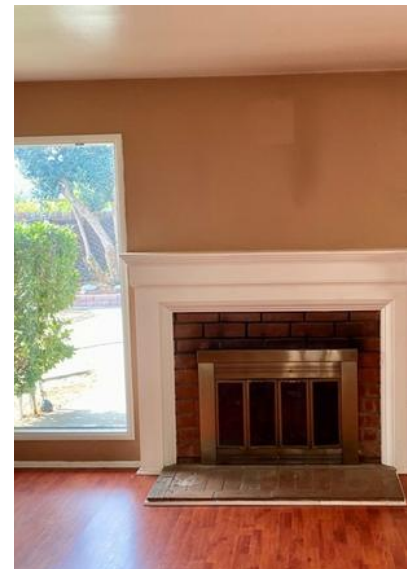


← Feed



← Feed Overview Property Details Sale & Tax History Schools



1245 Tropical Ave, Pasadena, CA 91107

**\$895,000**

Est. \$4,091/mo [Get a custom quote](#)

**3**

Beds

**2**

Baths

**1,474**

Sq Ft



One of the best opportunities in Hastings Ranch! Large, corner lot house in need of a full remodel. First time on the market in decades! This is a 3-bedroom, 2-bathroom single-family house with amazing potential located on a lovely tree-lined street. This property is located in the heart of the

[Continue reading](#) ▾

Listed by Tom Safa • DRE #01881300 • Safa Real Estate

[626-486-9912](tel:626-486-9912) (agent)

[tom@safarealestate.com](mailto:tom@safarealestate.com) (email)

Redfin last checked: [8 minutes ago](#) | Last updated Dec 21, 2021 • Source: CRMLS

### Home Facts

Status

Pending Sale

Time on Redfin

41 days

Property Type

Single Family Residence

Year Built

1951

Community

646 - Pasadena (NE)

Lot Size

7,896 Sq. Ft.

MLS#

AR21246852

### Price Insights

Est. Mo. Payment

\$4,091

Redfin Estimate

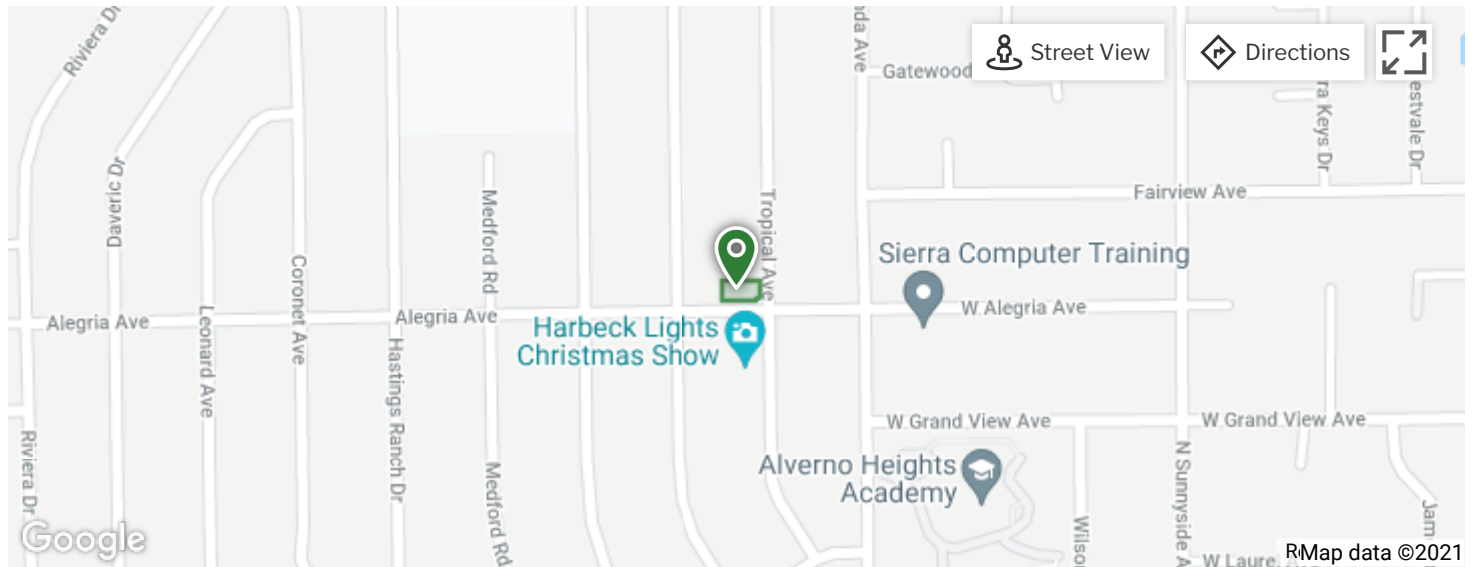
\$925,119

Price/Sq.Ft.

\$607

Buyer's Brokerage Commission

2.5%



## Payment Calculator

**\$4,091 per month** ⓘ

[Find a Lender](#)

<span style="color: teal;">●</span> <u>Principal and Interest</u>	\$2,994
<span style="color: blue;">●</span> <u>Property Taxes</u>	\$932
<span style="color: yellow;">●</span> <u>Homeowners' Insurance</u>	\$164
Down Payment 20% (\$179,000)	Home Price \$895,000
-----	
Loan Details 30 yr, 2.937%	...

%

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\$0

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### by Similar Homes





**\$2,298,000**

4 Beds 3 Baths 3,364 Sq. Ft.

1311 N Baldwin Ave, Arcadia, CA 91006

Yard

Garage

Fireplace

Brick Exterior



**\$10,368,000**

6 Beds 7.5 Baths 9,627 Sq. Ft.

925 Hampton Rd, Arcadia, CA 91006

Yard

Garage

Open Floor Plan

Fireplace

## Property Details for 1245 Tropical Ave

### Interior Features

#### Laundry Information

- Has Laundry
- In Garage

#### Bathroom Information

- # of Baths (Full): 2

#### Cooling Information

- Wall Window
- Has Cooling

#### Room Information

- Master Bedroom

#### Fireplace Information

- Family Room
- Has Fireplace

#### Interior Features

- Levels: One
- Main Level Bathrooms: 2
- Main Level Bedrooms: 3

### Parking / Garage, Utilities, Taxes / Assessments, Location Details

#### Parking / Garage Information

- # of Garage Spaces: 2
- # of Parking Spaces: 2

### Utilities Information

- Sewer: Public Sewer
- Water Source: District/Public

### Assessments Information

- Assessments: Unknown

### Location Information

- Latitude: 34.16785900
- Longitude: -118.06944000
- Directions: Corner of Alegria and Tropical
- Zoning: PSR6

### Exterior Features

#### Exterior Information

- Structure Type: House

#### Exterior Features

- Pool Features: None

### School / Neighborhood

#### Neighborhood Information

- Community Features: Curbs

#### School Information

- High School District: Pasadena Unified

### Property / Lot Details

#### Lot Information

- Elevation Units: Feet
- Lot Size Source: Assessor's Data
- Lot Features: Corner Lot

### Property Information

- Total # of Units: 1
- Common Walls: No Common Walls
- Living Area Source: Assessor's Data
- Parcel Number: 5759025006
- Total # of Stories: 1
- Has View
- Year Built Source: Assessor

### Listing Information

#### Buyer's Brokerage Compensation i

- 2.5%

### Agent & Office Information

#### Listing Agent Information

- List Agent First Name: Tom
- List Agent Last Name: Safa

#### Listing Office Information

- List Office Name: Safa Real Estate

Details provided by CRMLS and may not match the public record. [Learn more.](#)

## File & Tax History for 1245 Tropical Ave

### Sale History

### Tax History

#### Today

○ Dec 21, 2021 Date	Pending (Pending Sale) CRMLS #AR21246852	— Price
○ Dec 13, 2021 Date	Relisted (Active) CRMLS #AR21246852	— Price
○ Dec 9, 2021 Date	Contingent (Active Under Contract)	— Price

CRMLS #AR21246852

- Nov 30, 2021  
Date

Pending (Pending Sale)  
CRMLS #AR21246852




—  
Price
- Nov 17, 2021  
Date

Listed (Active)  
CRMLS #AR21246852

\$895,000  
Price

## Schools

### GreatSchools Rating

<b>6/10</b>	554 Students	 29 reviews	0.3 mi Distance
<a href="#">Don Benito Fundamental</a>			
Public • K-5 • Serves this home			
<b>4/10</b>	454 Students	 23 reviews	1.9 mi Distance
<a href="#">Woodrow Wilson Middle</a>			
Public • 6-8 • Serves this home			
<b>5/10</b>	1735 Students	 10 reviews	1.4 mi Distance
<a href="#">Pasadena High</a>			
Public • 9-12 • Serves this home			

School data provided by [GreatSchools](#). School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

## Activity for 1245 Tropical Ave

 <b>160</b> Views	 <b>148</b> Favorites	 <b>25</b> X-Outs	 <b>2</b> Redfin Tours
--	--	---	---

## Public Facts for 1245 Tropical Ave

Beds	3
Baths	2
Finished Sq. Ft.	1,474
Unfinished Sq. Ft.	—
Total Sq. Ft.	1,474
Stories	1
Lot Size	7,896 Sq. Ft.
Style	Single Family Residential
Year Built	1951
Year Renovated	1951
County	Los Angeles County
APN	5759025006

Home facts updated by county records on Dec 19, 2021.



## Redfin Estimate for 1245 Tropical Ave

**\$925,119**

+\$30K over list price of \$895K

Redfin Estimate based on recent home sales. [View estimate history.](#)



**\$1,020,000** Sold Price

A

3 Beds 2 Baths 1,529 Sq. Ft.

453 Auburn Ave, Sierra Madre, CA 91024

Deasy Penner Podley

+ \$60/sq ft

↑ larger lot



**\$1,400,000** Sold Price

B

3 Beds 2.5 Baths 1,616 Sq. Ft.

38 W Grandview Ave, Sierra Madre, CA 91024

+ \$259/sq ft

↓ smaller lot

↓ 43 years older

[View comparables on map](#) ▾

Track this home's value and get nearby sales activity [Claim This Home](#)

## Rental Estimate for 1245 Tropical Ave

**\$3,958 - \$4,854 / mo**

### Market trends for Los Angeles County

Single family home, 3 beds

\$4,250 / mo

Median rent

+1.19%

Since Dec 2020

Rental estimate based on recent rentals. ⓘ

## Market Insights for 1245 Tropical Ave

Based on homes from MLS and/or public records

### Single-Family Home Sales (Last 30 days)

**Far East Pasadena** Neighborhood

---

<b>\$1.3M</b> Median List Price	<b>24</b> Median Days on Mkt.	<b>7</b> # Listed Homes
<b>\$570</b> Median \$ / Sq. Ft.	<b>119.8%</b> Median Sale-to-List	<b>3</b> # Sold Homes

### Single-Family Home Trends in Far East Pasadena

Median Sale Price ▼

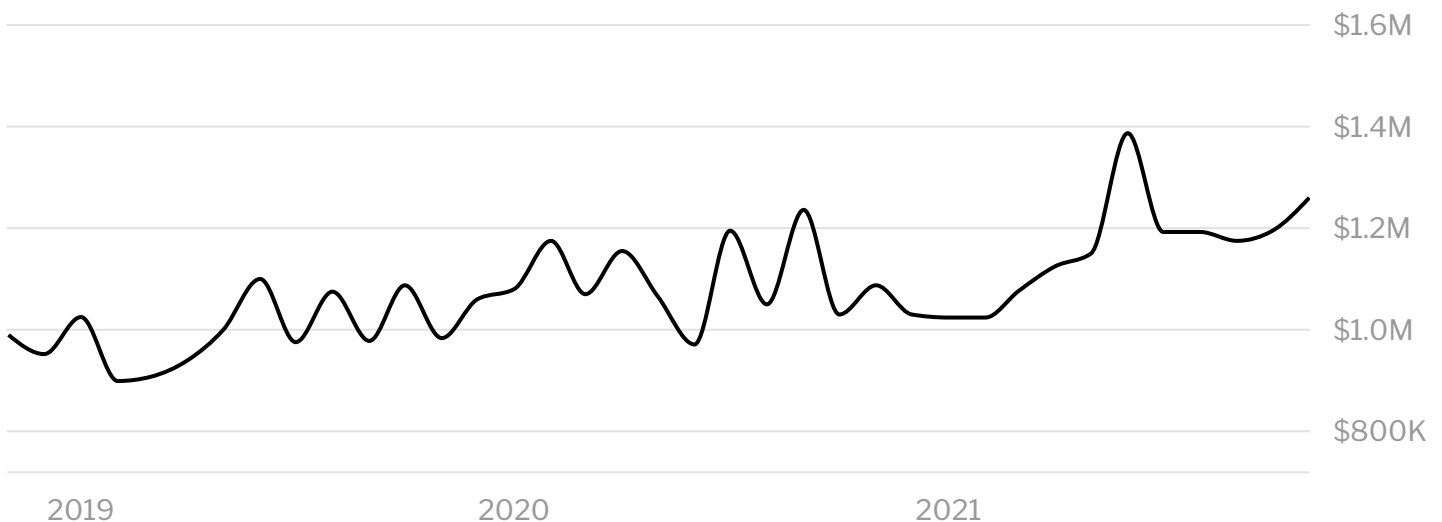
Single Family Homes ▼

#### Median Sale Price (Single Family Homes)

# \$1,260,000

+15.9% YoY | Nov 2021

1y 3y 5y



Far East Pasadena

\$1,260,000

+15.9%

[See more market trends in Far East Pasadena](#)

### Market Competition in Far East Pasadena

Calculated over the last 6 months

**69** Somewhat Competitive  
Redfin Compete Score™ i

0 100

- Some homes get multiple offers.
- The average homes sell for about **7%** above list price and go pending in around **30 days**.
- Hot homes can sell for about **11%** above list price and go pending in around **15 days**.

[Compare to nearby Neighborhoods](#)



## Neighborhood Info for 1245 Tropical Ave

[Redfin](#) > [California](#) > [Pasadena](#) > [91107](#)

### Transportation in 91107



**45** /100

Car-Dependent

Walk Score®



**0** /100

Minimal Transit

Transit Score®



**31** /100

Somewhat Bikeable

Bike Score®

This area is **car dependent** — most errands require a car. There is a **minimal amount of infrastructure for biking**.

## Recommended For You

Based on homes you've looked at.

**\$1,700,000**

9 Beds 8 Baths 4,360 Sq. Ft.

7320 Cerritos Ave, Stanton, CA 90680

**\$1,300,000**

3 Beds 2 Baths 1,620 Sq. Ft.

3180 Paloma St, Pasadena, CA 91107

HOT HOME

**\$1,190,000**

3 Beds 2.5 Baths 1,658 Sq. Ft.

28781 Calle Vis, Laguna Niguel, CA 92677

---

**\$1,695,000**

6 Beds 4 Baths 3,364 Sq. Ft.

3850 Elm Ave, Long Beach, CA 90807

---

**\$1,275,000**

6 Beds 5 Baths 2,366 Sq. Ft.

2311 E 11th St, Long Beach, CA 90804

---

**\$899,000**

3 Beds 3 Baths 1,829 Sq. Ft.

1630 Loma Ave, Long Beach, CA 90804

## Nearby Similar Homes

Homes similar to this home are listed between \$1,300K to \$10,368K at an average of \$745 per square foot.

OPEN TUE, 2PM TO 5PM

HOT HOME

**\$2,298,000**

4 Beds 3 Baths 3,364 Sq. Ft.

1311 N Baldwin Ave, Arcadia, CA 91006

Yard

Garage

Fireplace

Brick Exterior

Spa

---

NEW CONSTRUCTION

**\$10,368,000**

6 Beds 7.5 Baths 9,627 Sq. Ft.

925 Hampton Rd, Arcadia, CA 91006

Yard

Garage

Open Floor Plan

Fireplace

Stainless Appliances

Walk-In Closet

Spa

Mediterranean

**\$7,980,000**

6 Beds 7.5 Baths 8,461 Sq. Ft.

1120 W Orange Grove Ave, Arcadia, CA 91006

HARVEST REALTY DEVELOPMENT

Yard

Open Floor Plan

Walk-In Closet

Spa

Mediterranean

---

**\$4,900,000**

6 Beds 6.5 Baths 7,018 Sq. Ft.

1421 N Baldwin Ave, Arcadia, CA 91006

Yard

Garage

Open Floor Plan

Stucco

Spa

Kitchen Island

Contemporary

---

3D WALKTHROUGH

**\$3,680,000**

6 Beds 7 Baths 5,905 Sq. Ft.

725 Carriage House Dr, Arcadia, CA 91006

Yard

Hardwood Floor

---

3D WALKTHROUGH

**\$1,868,888**

4 Beds 4 Baths 3,175 Sq. Ft.

430 Churchill Rd, Sierra Madre, CA 91024

Garage

Fireplace

Hardwood Floor

Deck

Stainless Appliances

Walk-In Closet

Modern

[View More Homes](#)

## Nearby Recently Sold Homes

Nearby homes similar to this home have recently sold between \$935K to \$1,430K at an average of \$790 per square foot.

SOLD OCT 1, 2021

**\$1,215,000** Last Sold Price

3 Beds 2 Baths 1,412 Sq. Ft.

1145 Hastings Ranch Dr, Pasadena, CA 91107

Yard

Low Street Noise

Open Floor Plan

Fireplace

Hardwood Floor

Spa

Contemporary

SOLD AUG 19, 2021

**\$1,307,000** Last Sold Price

3 Beds 2 Baths 1,613 Sq. Ft.

500 Mount Wilson Trl, Sierra Madre, CA 91024

Deck

Mid-Century Modern

SOLD AUG 24, 2021

3D WALKTHROUGH

**\$1,430,000** Last Sold Price

3 Beds 2 Baths 1,666 Sq. Ft.

1130 Hastings Ranch Dr, Pasadena, CA 91107

Yard

Fireplace

Quartz Countertops

Walk-In Closet

Modern

Mid-Century Modern

[View More Recently Sold Homes](#)

## More Real Estate Resources

## New Listings in 91107

[3639 E California Blvd](#)

[2070 Kinclair Dr](#)

[All 91107 New Listings](#)

## Nearby Cities

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[Los Angeles homes for sale](#)

[Whittier homes for sale](#)

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## Frequently Asked Questions for 1245 Tropical Ave

What is 1245 Tropical Ave? 

When was this home

How many photos are available for this home? 

How competitive is t

How much is this home worth? 

What comparable h

How long has this home been listed on Redfin? 

What's the full addr

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