

Thalia's Update

August 2026 · Notes on the market, and the month, from Thalia

A short letter, once a month, with the numbers I am actually watching and the plans actually worth making. No filler, I promise. If it is here, it is because I would tell you about it over coffee.

THE NUMBER

6.69%

The average 30-year fixed mortgage as of August 6, per Freddie Mac. A year ago it was 6.63, so rates have drifted, not moved. Rule of thumb: on an \$800,000 loan, every quarter point is about \$130 a month.

THE MARKET · PASADENA & ALTADENA

In the most recent month reported, 248 homes changed hands in Pasadena, and the median sale price over the spring held near \$1.2 million, essentially flat against last year. Well-prepared homes are still drawing multiple offers and selling near or above list, while tired or overpriced listings sit longer than they did at the peak. Translation: this is a market that rewards preparation, not haste.

Altadena continues its careful rebuild, and I watch it with a full heart. Sales are fewer and values have reset while the community rebuilds, with recent medians running near \$1.1 million and lots and new construction making up much of the activity. If you are considering buying or rebuilding there, come talk to me first. It is a market that deserves local knowledge and patience.

Thinking about selling this fall? The homes that win in September are the ones whose paint, garden, and small repairs happened in August. That is exactly what my pre-sale plan, The Edit, is for.

A market that rewards preparation, not haste.

THE CALENDAR · AUGUST

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August 2026 · marked days below

SAT · AUG 15

Levitt VIBE: The Lao Tizer Band

Free under the trees at Memorial Park, 6 to 10 pm. Blanket, picnic dinner, done.

SAT · AUG 22

Just Like Heaven at Brookside

The Strokes, LCD Soundsystem, Feist, Chromeo, The Rapture, TV Girl. One day at the Rose Bowl; if you came of age in the 2000s, this is your prom.

SAT · AUG 29

Levitt VIBE: season's last August night

The free concert series runs Saturdays through September 12. Chris Pierce plays the 22nd.

The rhythm of the week, with little ones

Kidspace before the heat, the turtle pond at Caltech on the way home, the Saturday farmers market at Victory Park, and Thursday evenings at the South Pasadena market by the Metro, half grocery run, half block party.

Ahead · worth penciling in now

The Norton Simon opens its big fall exhibition, The Art of Kandy: Sri Lanka's Last Kingdom, on Thursday, September 4. And the Rose Bowl Flea Market returns Sunday, September 13, the second Sunday as always.

THE HOUSES · TWO I CAN'T STOP THINKING ABOUT

2370 Catherine Road · Altadena · 1928 · 3 bed, 2 bath · \$599,000

A 1928 home on one of Altadena's loveliest streets, offered at a number that asks for vision rather than a bidding war. This is the rebuild moment the whole town is living through, and Catherine Road is exactly where I would want to be holding keys when the comeback finishes. Walk it with me before someone braver does.

1265 El Mirador Drive · Pasadena · 1950 · 3 bed, 2 bath

Just over 2,000 square feet of 1950 ranch in the El Mirador pocket northwest of the Rose Bowl, where the streets curve, the lots breathe, and midcentury light does the decorating. Single-story living with real character is the rarest request I get, and this is the street I mean when I say it still exists.

A note before September

If this summer has you wondering what your home is worth, or which neighborhood should hold your next chapter, that is a conversation I love. Call or text me at (909) 730-6264, or start with the interactive neighborhood map at thalianagda.com/pasadena-map. I read every message myself.