

Local Market Update – April 2020

A Research Tool Provided by the Pacific West Association of REALTORS®



90712 – Lakewood

Los Angeles County

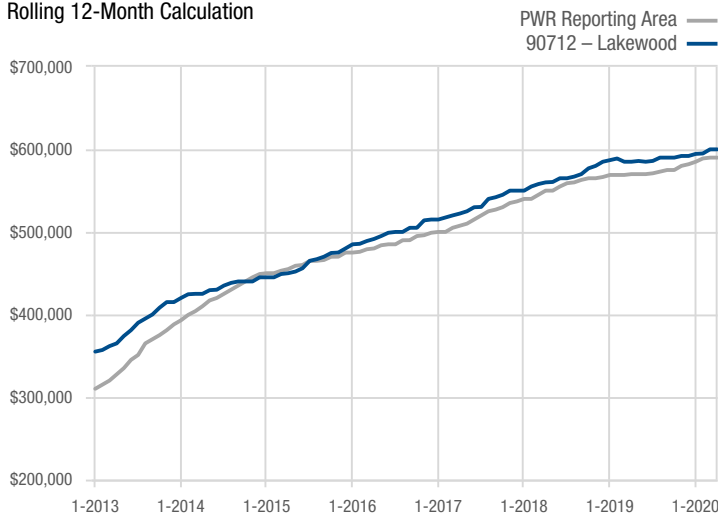
Single Family	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	40	19	- 52.5%	416	311	- 25.2%
Pending Sales	32	11	- 65.6%	351	289	- 17.7%
Closed Sales	25	17	- 32.0%	355	304	- 14.4%
Days on Market Until Sale	30	6	- 80.0%	29	21	- 27.6%
Median Sales Price*	\$570,000	\$627,000	+ 10.0%	\$585,000	\$600,000	+ 2.6%
Average Sales Price*	\$604,400	\$624,059	+ 3.3%	\$614,871	\$628,439	+ 2.2%
Percent of Original List Price Received*	98.5%	101.5%	+ 3.0%	98.8%	99.8%	+ 1.0%
Inventory of Homes for Sale	46	25	- 45.7%	—	—	—
Months Supply of Inventory	1.6	1.0	- 37.5%	—	—	—

Townhouse-Condo	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	6	9	+ 50.0%
Pending Sales	0	0	0.0%	7	7	0.0%
Closed Sales	0	0	0.0%	8	5	- 37.5%
Days on Market Until Sale	—	—	—	31	51	+ 64.5%
Median Sales Price*	—	—	—	\$545,000	\$568,000	+ 4.2%
Average Sales Price*	—	—	—	\$549,562	\$565,800	+ 3.0%
Percent of Original List Price Received*	—	—	—	99.1%	101.1%	+ 2.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Each data point represents the median sales price in a given month.

Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

