

Local Market Update – April 2020

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



90804 – Long Beach

Los Angeles County

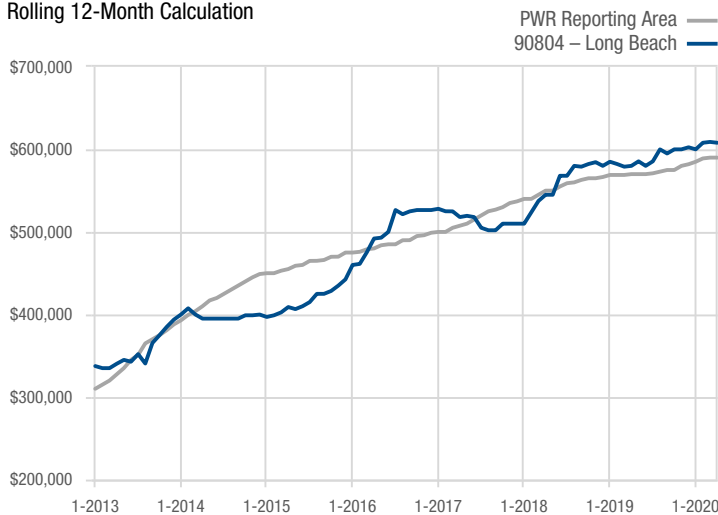
Single Family	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	9	3	- 66.7%	128	114	- 10.9%
Pending Sales	10	1	- 90.0%	90	85	- 5.6%
Closed Sales	8	7	- 12.5%	81	99	+ 22.2%
Days on Market Until Sale	41	8	- 80.5%	31	30	- 3.2%
Median Sales Price*	\$614,000	\$675,000	+ 9.9%	\$580,000	\$608,000	+ 4.8%
Average Sales Price*	\$659,375	\$669,714	+ 1.6%	\$588,098	\$654,476	+ 11.3%
Percent of Original List Price Received*	98.2%	102.5%	+ 4.4%	98.0%	98.1%	+ 0.1%
Inventory of Homes for Sale	18	17	- 5.6%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

Townhouse-Condo	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	9	11	+ 22.2%	124	128	+ 3.2%
Pending Sales	7	3	- 57.1%	99	99	0.0%
Closed Sales	11	8	- 27.3%	100	106	+ 6.0%
Days on Market Until Sale	34	34	0.0%	34	34	0.0%
Median Sales Price*	\$375,000	\$378,200	+ 0.9%	\$360,000	\$345,000	- 4.2%
Average Sales Price*	\$409,182	\$374,800	- 8.4%	\$386,943	\$356,858	- 7.8%
Percent of Original List Price Received*	99.8%	99.5%	- 0.3%	98.7%	99.0%	+ 0.3%
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

* 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

