

Local Market Update – April 2020

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



90805 – Long Beach

Los Angeles County

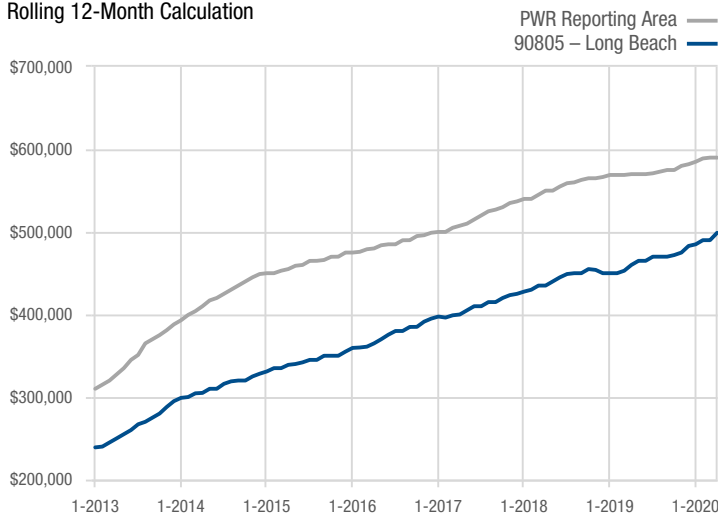
Single Family	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	43	17	- 60.5%	481	389	- 19.1%
Pending Sales	44	13	- 70.5%	366	316	- 13.7%
Closed Sales	29	20	- 31.0%	355	352	- 0.8%
Days on Market Until Sale	30	22	- 26.7%	33	28	- 15.2%
Median Sales Price*	\$465,000	\$532,450	+ 14.5%	\$460,000	\$499,000	+ 8.5%
Average Sales Price*	\$459,237	\$527,797	+ 14.9%	\$462,609	\$501,735	+ 8.5%
Percent of Original List Price Received*	99.6%	102.6%	+ 3.0%	99.7%	100.3%	+ 0.6%
Inventory of Homes for Sale	60	34	- 43.3%	—	—	—
Months Supply of Inventory	2.0	1.3	- 35.0%	—	—	—

Townhouse-Condo	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	2	1	- 50.0%	39	34	- 12.8%
Pending Sales	3	2	- 33.3%	26	29	+ 11.5%
Closed Sales	3	1	- 66.7%	24	29	+ 20.8%
Days on Market Until Sale	27	15	- 44.4%	28	28	0.0%
Median Sales Price*	\$305,000	\$332,000	+ 8.9%	\$252,500	\$270,000	+ 6.9%
Average Sales Price*	\$296,667	\$332,000	+ 11.9%	\$260,701	\$269,703	+ 3.5%
Percent of Original List Price Received*	102.5%	99.8%	- 2.6%	99.6%	100.5%	+ 0.9%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	2.8	1.9	- 32.1%	—	—	—

* 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

