

Local Market Update – April 2020

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



90814 – Long Beach

Los Angeles County

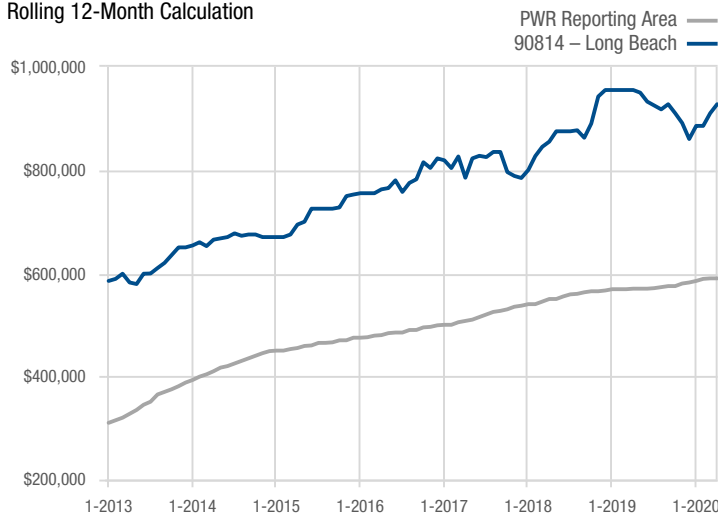
Single Family	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	10	7	- 30.0%	119	85	- 28.6%
Pending Sales	6	6	0.0%	83	84	+ 1.2%
Closed Sales	10	5	- 50.0%	89	84	- 5.6%
Days on Market Until Sale	64	30	- 53.1%	47	34	- 27.7%
Median Sales Price*	\$885,000	\$975,000	+ 10.2%	\$955,000	\$927,500	- 2.9%
Average Sales Price*	\$837,300	\$1,049,000	+ 25.3%	\$970,685	\$957,070	- 1.4%
Percent of Original List Price Received*	95.4%	95.9%	+ 0.5%	95.9%	96.8%	+ 0.9%
Inventory of Homes for Sale	21	8	- 61.9%	—	—	—
Months Supply of Inventory	3.0	1.1	- 63.3%	—	—	—

Townhouse-Condo	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	6	6	0.0%	90	96	+ 6.7%
Pending Sales	6	2	- 66.7%	75	71	- 5.3%
Closed Sales	9	5	- 44.4%	78	74	- 5.1%
Days on Market Until Sale	25	14	- 44.0%	28	33	+ 17.9%
Median Sales Price*	\$380,000	\$490,000	+ 28.9%	\$399,500	\$417,500	+ 4.5%
Average Sales Price*	\$409,722	\$510,560	+ 24.6%	\$412,985	\$423,669	+ 2.6%
Percent of Original List Price Received*	96.5%	99.8%	+ 3.4%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	6	18	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	3.0	+ 200.0%	—	—	—

* 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

