

Local Market Update – April 2020

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



90815 – Long Beach

Los Angeles County

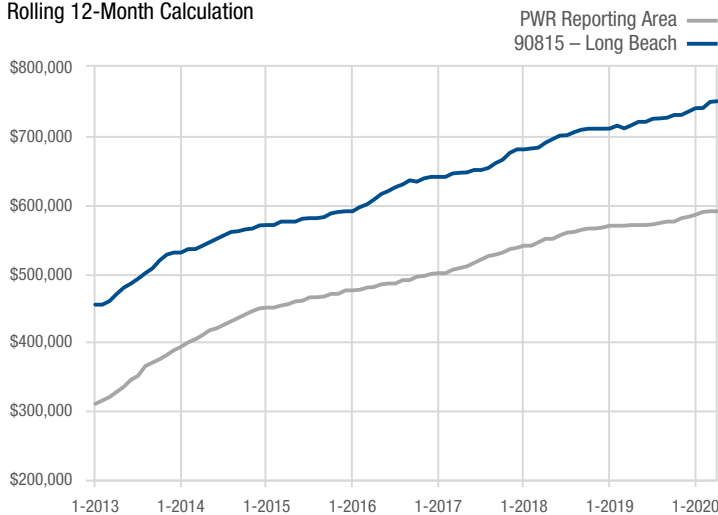
Single Family	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	46	19	- 58.7%	431	343	- 20.4%
Pending Sales	46	6	- 87.0%	348	305	- 12.4%
Closed Sales	21	29	+ 38.1%	337	348	+ 3.3%
Days on Market Until Sale	33	20	- 39.4%	33	30	- 9.1%
Median Sales Price*	\$690,000	\$765,000	+ 10.9%	\$715,000	\$750,000	+ 4.9%
Average Sales Price*	\$738,540	\$874,995	+ 18.5%	\$790,452	\$802,857	+ 1.6%
Percent of Original List Price Received*	97.5%	101.3%	+ 3.9%	97.5%	99.0%	+ 1.5%
Inventory of Homes for Sale	56	35	- 37.5%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Townhouse-Condo	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	9	7	- 22.2%	115	105	- 8.7%
Pending Sales	2	3	+ 50.0%	83	95	+ 14.5%
Closed Sales	13	7	- 46.2%	87	95	+ 9.2%
Days on Market Until Sale	31	7	- 77.4%	34	32	- 5.9%
Median Sales Price*	\$429,000	\$415,000	- 3.3%	\$435,000	\$435,000	0.0%
Average Sales Price*	\$448,462	\$412,500	- 8.0%	\$442,150	\$452,252	+ 2.3%
Percent of Original List Price Received*	99.3%	99.8%	+ 0.5%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	21	12	- 42.9%	—	—	—
Months Supply of Inventory	3.0	1.5	- 50.0%	—	—	—

* 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

