

# Local Market Update – April 2020

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



## Cerritos

Los Angeles County

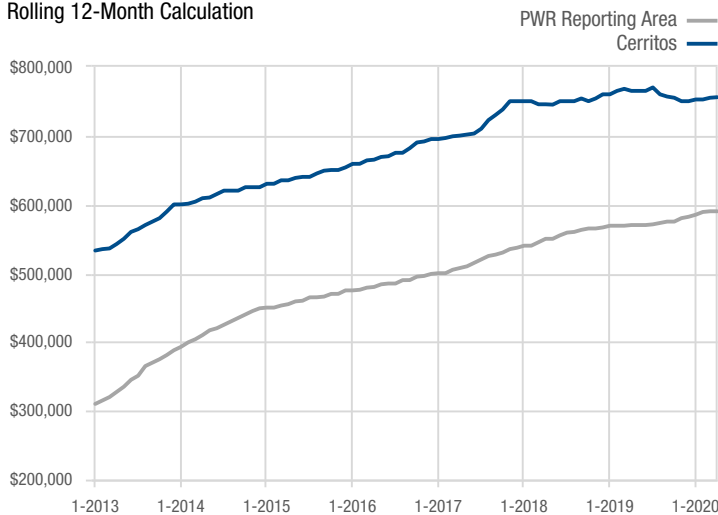
Single Family	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	32	17	- 46.9%	363	247	- 32.0%
Pending Sales	21	5	- 76.2%	240	206	- 14.2%
Closed Sales	15	19	+ 26.7%	231	227	- 1.7%
Days on Market Until Sale	31	22	- 29.0%	29	37	+ 27.6%
Median Sales Price*	\$755,000	<b>\$778,000</b>	+ 3.0%	\$765,000	<b>\$755,800</b>	- 1.2%
Average Sales Price*	\$768,467	<b>\$856,105</b>	+ 11.4%	\$799,330	<b>\$811,504</b>	+ 1.5%
Percent of Original List Price Received*	96.8%	<b>99.4%</b>	+ 2.7%	97.8%	<b>98.1%</b>	+ 0.3%
Inventory of Homes for Sale	55	25	- 54.5%	—	—	—
Months Supply of Inventory	2.8	1.5	- 46.4%	—	—	—

Townhouse-Condo	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	7	0	- 100.0%	79	64	- 19.0%
Pending Sales	5	0	- 100.0%	58	56	- 3.4%
Closed Sales	9	7	- 22.2%	65	62	- 4.6%
Days on Market Until Sale	49	30	- 38.8%	36	34	- 5.6%
Median Sales Price*	\$380,000	<b>\$395,000</b>	+ 3.9%	\$420,000	<b>\$425,750</b>	+ 1.4%
Average Sales Price*	\$358,294	<b>\$447,857</b>	+ 25.0%	\$444,097	<b>\$461,441</b>	+ 3.9%
Percent of Original List Price Received*	98.3%	<b>99.8%</b>	+ 1.5%	97.9%	<b>99.2%</b>	+ 1.3%
Inventory of Homes for Sale	8	2	- 75.0%	—	—	—
Months Supply of Inventory	1.7	0.4	- 76.5%	—	—	—

\* 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

