

Local Market Update – April 2020

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



Downey

Los Angeles County

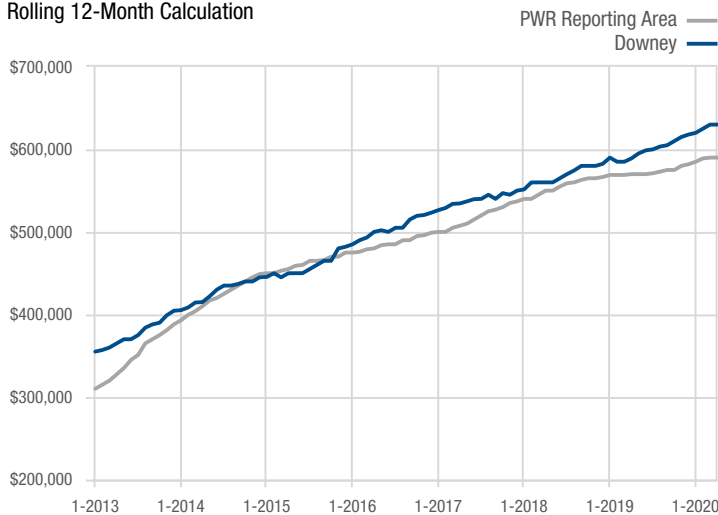
Single Family	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	69	25	- 63.8%	755	568	- 24.8%
Pending Sales	54	14	- 74.1%	518	450	- 13.1%
Closed Sales	38	18	- 52.6%	529	489	- 7.6%
Days on Market Until Sale	47	18	- 61.7%	42	37	- 11.9%
Median Sales Price*	\$632,000	\$725,000	+ 14.7%	\$589,000	\$630,000	+ 7.0%
Average Sales Price*	\$651,957	\$756,050	+ 16.0%	\$631,893	\$676,349	+ 7.0%
Percent of Original List Price Received*	98.1%	101.8%	+ 3.8%	97.7%	98.7%	+ 1.0%
Inventory of Homes for Sale	153	73	- 52.3%	—	—	—
Months Supply of Inventory	3.5	1.9	- 45.7%	—	—	—

Townhouse-Condo	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	3	5	+ 66.7%	103	88	- 14.6%
Pending Sales	8	2	- 75.0%	89	66	- 25.8%
Closed Sales	3	4	+ 33.3%	90	73	- 18.9%
Days on Market Until Sale	19	38	+ 100.0%	31	40	+ 29.0%
Median Sales Price*	\$365,000	\$283,500	- 22.3%	\$399,450	\$415,000	+ 3.9%
Average Sales Price*	\$390,000	\$294,250	- 24.6%	\$392,944	\$409,885	+ 4.3%
Percent of Original List Price Received*	96.2%	99.7%	+ 3.6%	97.3%	99.2%	+ 2.0%
Inventory of Homes for Sale	13	11	- 15.4%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

* 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

