

Local Market Update – April 2020

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



Lakewood

Los Angeles County

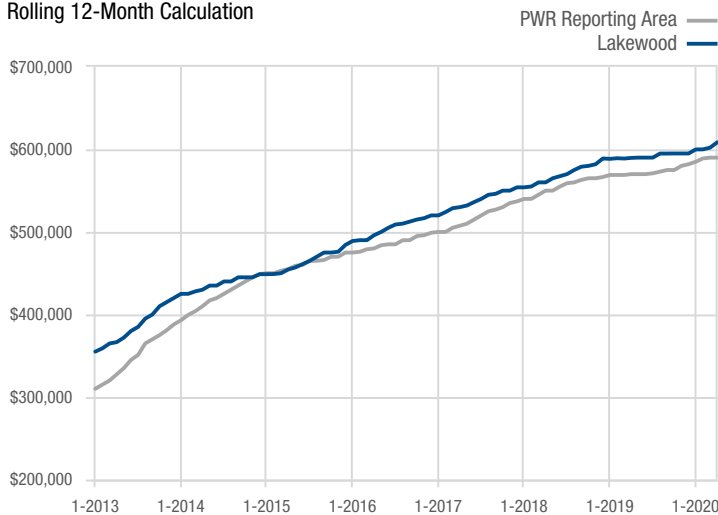
Single Family	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	80	36	- 55.0%	878	761	- 13.3%
Pending Sales	73	26	- 64.4%	729	680	- 6.7%
Closed Sales	58	53	- 8.6%	726	724	- 0.3%
Days on Market Until Sale	25	9	- 64.0%	30	22	- 26.7%
Median Sales Price*	\$585,000	\$645,000	+ 10.3%	\$589,675	\$608,500	+ 3.2%
Average Sales Price*	\$606,047	\$644,094	+ 6.3%	\$606,930	\$624,666	+ 2.9%
Percent of Original List Price Received*	99.2%	101.9%	+ 2.7%	98.6%	99.9%	+ 1.3%
Inventory of Homes for Sale	95	62	- 34.7%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

Townhouse-Condo	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	6	1	- 83.3%	50	51	+ 2.0%
Pending Sales	3	0	- 100.0%	42	44	+ 4.8%
Closed Sales	2	4	+ 100.0%	46	44	- 4.3%
Days on Market Until Sale	86	10	- 88.4%	29	25	- 13.8%
Median Sales Price*	\$368,500	\$350,000	- 5.0%	\$400,000	\$382,000	- 4.5%
Average Sales Price*	\$368,500	\$344,375	- 6.5%	\$417,622	\$419,402	+ 0.4%
Percent of Original List Price Received*	96.7%	103.0%	+ 6.5%	98.9%	102.7%	+ 3.8%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	2.1	1.0	- 52.4%	—	—	—

* 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

