

Local Market Update – April 2020

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



Seal Beach

Orange County

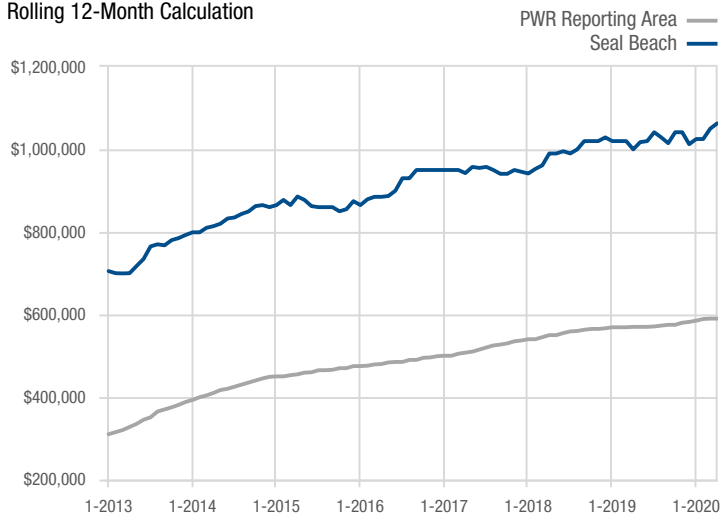
Single Family	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	17	8	- 52.9%	148	130	- 12.2%
Pending Sales	15	4	- 73.3%	110	96	- 12.7%
Closed Sales	10	16	+ 60.0%	107	109	+ 1.9%
Days on Market Until Sale	27	30	+ 11.1%	31	44	+ 41.9%
Median Sales Price*	\$1,102,500	\$1,147,500	+ 4.1%	\$1,000,000	\$1,063,000	+ 6.3%
Average Sales Price*	\$1,336,250	\$1,164,188	- 12.9%	\$1,201,308	\$1,174,996	- 2.2%
Percent of Original List Price Received*	94.8%	97.6%	+ 3.0%	97.6%	95.9%	- 1.7%
Inventory of Homes for Sale	24	24	0.0%	—	—	—
Months Supply of Inventory	2.6	3.0	+ 15.4%	—	—	—

Townhouse-Condo	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	55	21	- 61.8%	569	555	- 2.5%
Pending Sales	40	11	- 72.5%	389	448	+ 15.2%
Closed Sales	35	34	- 2.9%	379	481	+ 26.9%
Days on Market Until Sale	93	58	- 37.6%	57	75	+ 31.6%
Median Sales Price*	\$215,000	\$221,500	+ 3.0%	\$248,500	\$225,000	- 9.5%
Average Sales Price*	\$251,482	\$255,465	+ 1.6%	\$281,726	\$254,980	- 9.5%
Percent of Original List Price Received*	90.5%	96.4%	+ 6.5%	94.1%	93.5%	- 0.6%
Inventory of Homes for Sale	169	104	- 38.5%	—	—	—
Months Supply of Inventory	5.2	2.8	- 46.2%	—	—	—

* 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

