

Local Market Update – May 2020

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



90712 – Lakewood

Los Angeles County

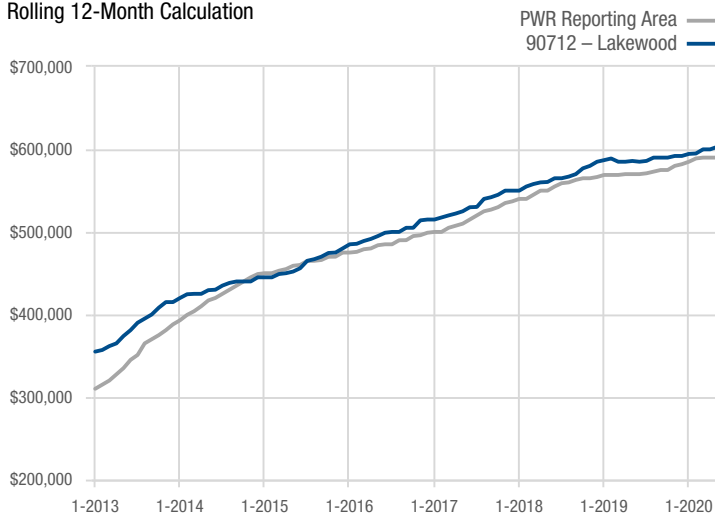
Single Family	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	34	20	- 41.2%	391	297	- 24.0%
Pending Sales	41	9	- 78.0%	350	267	- 23.7%
Closed Sales	27	23	- 14.8%	352	301	- 14.5%
Days on Market Until Sale	19	12	- 36.8%	30	21	- 30.0%
Median Sales Price*	\$599,900	\$635,000	+ 5.9%	\$585,944	\$603,000	+ 2.9%
Average Sales Price*	\$596,585	\$647,717	+ 8.6%	\$614,983	\$632,958	+ 2.9%
Percent of Original List Price Received*	100.1%	101.5%	+ 1.4%	98.8%	99.9%	+ 1.1%
Inventory of Homes for Sale	34	26	- 23.5%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

Townhouse-Condo	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	1	1	0.0%	7	9	+ 28.6%
Pending Sales	0	0	0.0%	6	6	0.0%
Closed Sales	0	1	—	7	6	- 14.3%
Days on Market Until Sale	—	30	—	35	47	+ 34.3%
Median Sales Price*	—	\$529,900	—	\$540,000	\$564,000	+ 4.4%
Average Sales Price*	—	\$529,900	—	\$545,714	\$559,817	+ 2.6%
Percent of Original List Price Received*	—	100.0%	—	98.8%	100.9%	+ 2.1%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

* 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

