

Local Market Update – May 2020

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



90802 – Long Beach

Los Angeles County

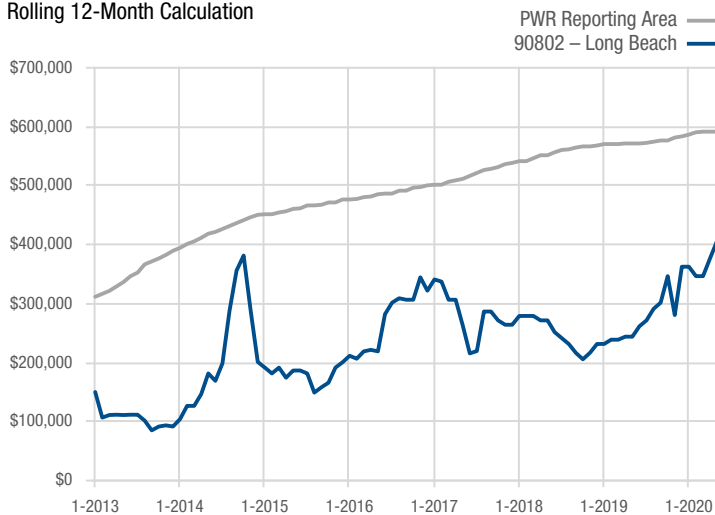
Single Family	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	6	7	+ 16.7%	72	52	- 27.8%
Pending Sales	4	2	- 50.0%	49	35	- 28.6%
Closed Sales	7	1	- 85.7%	50	36	- 28.0%
Days on Market Until Sale	24	15	- 37.5%	30	29	- 3.3%
Median Sales Price*	\$345,000	\$330,000	- 4.3%	\$242,363	\$405,000	+ 67.1%
Average Sales Price*	\$360,429	\$330,000	- 8.4%	\$361,040	\$439,819	+ 21.8%
Percent of Original List Price Received*	100.3%	103.1%	+ 2.8%	97.6%	99.1%	+ 1.5%
Inventory of Homes for Sale	8	12	+ 50.0%	—	—	—
Months Supply of Inventory	1.6	3.8	+ 137.5%	—	—	—

Townhouse-Condo	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	69	55	- 20.3%	685	631	- 7.9%
Pending Sales	48	23	- 52.1%	470	407	- 13.4%
Closed Sales	48	18	- 62.5%	490	430	- 12.2%
Days on Market Until Sale	27	31	+ 14.8%	36	45	+ 25.0%
Median Sales Price*	\$379,750	\$410,000	+ 8.0%	\$380,000	\$399,849	+ 5.2%
Average Sales Price*	\$446,321	\$416,128	- 6.8%	\$445,557	\$463,532	+ 4.0%
Percent of Original List Price Received*	99.9%	97.3%	- 2.6%	98.2%	97.8%	- 0.4%
Inventory of Homes for Sale	124	143	+ 15.3%	—	—	—
Months Supply of Inventory	3.2	4.2	+ 31.3%	—	—	—

* 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

