

Local Market Update – May 2020

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



90803 – Long Beach

Los Angeles County

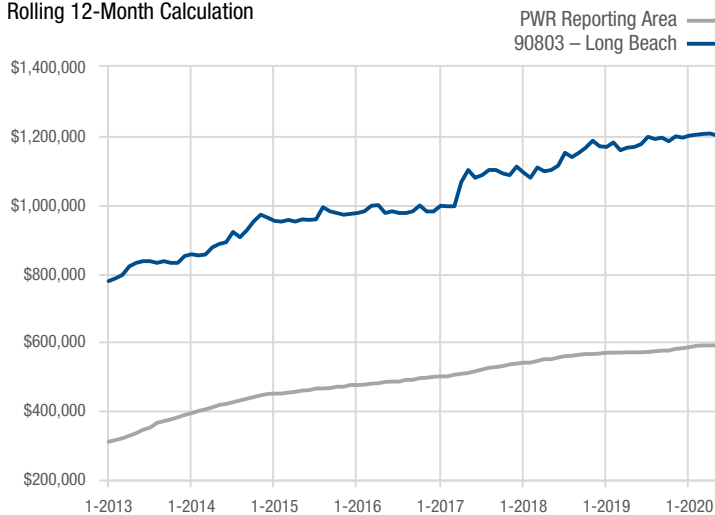
Single Family	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	23	26	+ 13.0%	309	298	- 3.6%
Pending Sales	20	3	- 85.0%	190	205	+ 7.9%
Closed Sales	15	14	- 6.7%	188	222	+ 18.1%
Days on Market Until Sale	68	66	- 2.9%	58	60	+ 3.4%
Median Sales Price*	\$1,315,000	\$1,137,500	- 13.5%	\$1,167,000	\$1,200,000	+ 2.8%
Average Sales Price*	\$1,377,467	\$1,466,251	+ 6.4%	\$1,430,620	\$1,371,881	- 4.1%
Percent of Original List Price Received*	93.6%	91.3%	- 2.5%	95.2%	95.5%	+ 0.3%
Inventory of Homes for Sale	98	88	- 10.2%	—	—	—
Months Supply of Inventory	6.2	5.2	- 16.1%	—	—	—

Townhouse-Condo	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	14	22	+ 57.1%	155	180	+ 16.1%
Pending Sales	12	7	- 41.7%	136	115	- 15.4%
Closed Sales	14	5	- 64.3%	144	119	- 17.4%
Days on Market Until Sale	41	33	- 19.5%	37	42	+ 13.5%
Median Sales Price*	\$545,500	\$535,000	- 1.9%	\$520,000	\$572,500	+ 10.1%
Average Sales Price*	\$577,279	\$587,330	+ 1.7%	\$578,550	\$644,110	+ 11.3%
Percent of Original List Price Received*	98.3%	95.6%	- 2.7%	97.4%	97.1%	- 0.3%
Inventory of Homes for Sale	19	38	+ 100.0%	—	—	—
Months Supply of Inventory	1.7	4.0	+ 135.3%	—	—	—

* 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

