

Local Market Update – May 2020

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



90804 – Long Beach

Los Angeles County

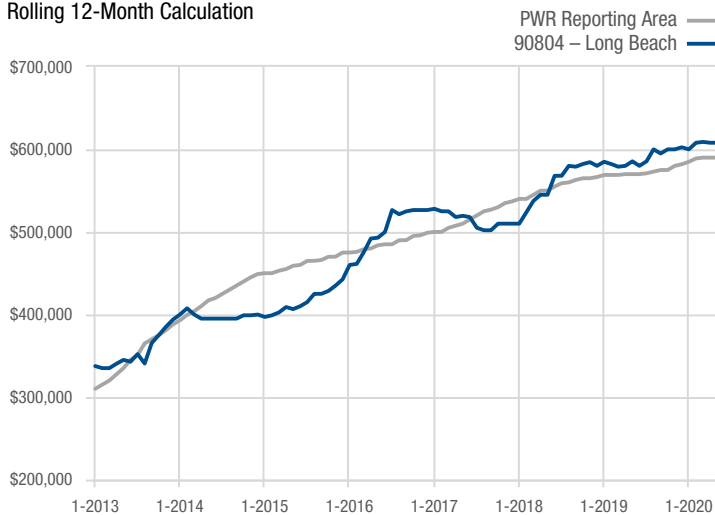
| Single Family | May | | | Last 12 Months | | |
|--|-----------|------------------|----------|----------------|------------------|----------|
| | 2019 | 2020 | % Change | Thru 5-2019 | Thru 5-2020 | % Change |
| New Listings | 14 | 11 | - 21.4% | 127 | 111 | - 12.6% |
| Pending Sales | 6 | 5 | - 16.7% | 84 | 88 | + 4.8% |
| Closed Sales | 12 | 2 | - 83.3% | 88 | 89 | + 1.1% |
| Days on Market Until Sale | 27 | 15 | - 44.4% | 29 | 31 | + 6.9% |
| Median Sales Price* | \$615,450 | \$882,500 | + 43.4% | \$585,500 | \$608,000 | + 3.8% |
| Average Sales Price* | \$650,908 | \$882,500 | + 35.6% | \$603,810 | \$660,081 | + 9.3% |
| Percent of Original List Price Received* | 96.5% | 99.7% | + 3.3% | 97.5% | 98.3% | + 0.8% |
| Inventory of Homes for Sale | 25 | 17 | - 32.0% | — | — | — |
| Months Supply of Inventory | 3.6 | 2.3 | - 36.1% | — | — | — |

| Townhouse-Condo | May | | | Last 12 Months | | |
|--|-----------|------------------|----------|----------------|------------------|----------|
| | 2019 | 2020 | % Change | Thru 5-2019 | Thru 5-2020 | % Change |
| New Listings | 27 | 11 | - 59.3% | 142 | 112 | - 21.1% |
| Pending Sales | 13 | 1 | - 92.3% | 99 | 91 | - 8.1% |
| Closed Sales | 12 | 3 | - 75.0% | 99 | 97 | - 2.0% |
| Days on Market Until Sale | 29 | 16 | - 44.8% | 34 | 34 | 0.0% |
| Median Sales Price* | \$336,500 | \$650,000 | + 93.2% | \$360,000 | \$349,000 | - 3.1% |
| Average Sales Price* | \$375,758 | \$546,667 | + 45.5% | \$386,944 | \$360,390 | - 6.9% |
| Percent of Original List Price Received* | 102.0% | 99.4% | - 2.5% | 99.0% | 98.6% | - 0.4% |
| Inventory of Homes for Sale | 22 | 20 | - 9.1% | — | — | — |
| Months Supply of Inventory | 2.7 | 2.6 | - 3.7% | — | — | — |

* 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

