

Local Market Update – May 2020

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



90805 – Long Beach

Los Angeles County

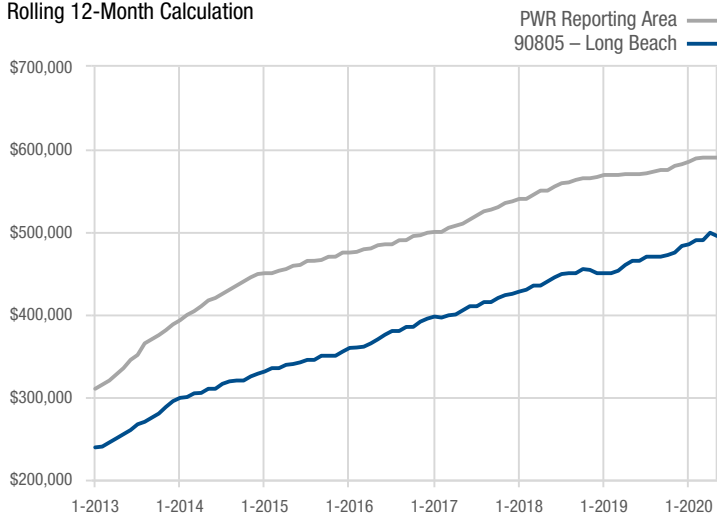
Single Family	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	32	20	- 37.5%	466	377	- 19.1%
Pending Sales	36	14	- 61.1%	369	303	- 17.9%
Closed Sales	39	15	- 61.5%	353	328	- 7.1%
Days on Market Until Sale	33	19	- 42.4%	33	27	- 18.2%
Median Sales Price*	\$501,000	\$465,000	- 7.2%	\$465,000	\$495,000	+ 6.5%
Average Sales Price*	\$495,282	\$498,567	+ 0.7%	\$466,113	\$502,357	+ 7.8%
Percent of Original List Price Received*	100.7%	100.4%	- 0.3%	99.4%	100.2%	+ 0.8%
Inventory of Homes for Sale	52	30	- 42.3%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

Townhouse-Condo	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	3	4	+ 33.3%	38	36	- 5.3%
Pending Sales	2	1	- 50.0%	26	30	+ 15.4%
Closed Sales	4	5	+ 25.0%	27	30	+ 11.1%
Days on Market Until Sale	37	20	- 45.9%	30	25	- 16.7%
Median Sales Price*	\$226,500	\$240,000	+ 6.0%	\$250,000	\$272,500	+ 9.0%
Average Sales Price*	\$234,500	\$242,000	+ 3.2%	\$258,327	\$269,780	+ 4.4%
Percent of Original List Price Received*	101.8%	96.9%	- 4.8%	99.7%	99.7%	0.0%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	3.2	2.2	- 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

