

Local Market Update – May 2020

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



90806 – Long Beach

Los Angeles County

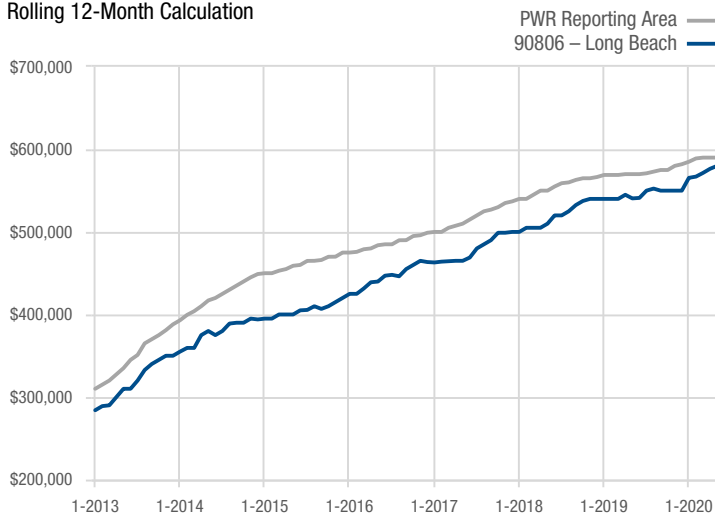
Single Family	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	15	11	- 26.7%	166	150	- 9.6%
Pending Sales	14	9	- 35.7%	138	127	- 8.0%
Closed Sales	9	9	0.0%	144	133	- 7.6%
Days on Market Until Sale	46	41	- 10.9%	36	34	- 5.6%
Median Sales Price*	\$545,000	\$568,000	+ 4.2%	\$540,600	\$580,000	+ 7.3%
Average Sales Price*	\$528,222	\$565,111	+ 7.0%	\$537,760	\$576,143	+ 7.1%
Percent of Original List Price Received*	97.7%	99.2%	+ 1.5%	99.0%	100.3%	+ 1.3%
Inventory of Homes for Sale	29	16	- 44.8%	—	—	—
Months Supply of Inventory	2.5	1.5	- 40.0%	—	—	—

Townhouse-Condo	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	2	0	- 100.0%	17	7	- 58.8%
Pending Sales	2	0	- 100.0%	10	6	- 40.0%
Closed Sales	1	1	0.0%	10	8	- 20.0%
Days on Market Until Sale	31	5	- 83.9%	31	9	- 71.0%
Median Sales Price*	\$353,000	\$450,000	+ 27.5%	\$374,000	\$407,500	+ 9.0%
Average Sales Price*	\$353,000	\$450,000	+ 27.5%	\$367,135	\$413,500	+ 12.6%
Percent of Original List Price Received*	98.1%	102.3%	+ 4.3%	101.7%	101.1%	- 0.6%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.8	1.0	- 64.3%	—	—	—

* 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

