

Local Market Update – May 2020

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



90807 – Long Beach

Los Angeles County

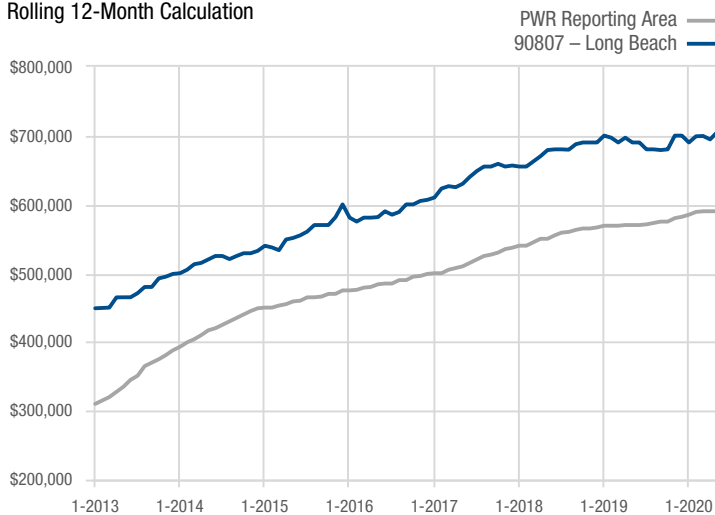
Single Family	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	36	26	- 27.8%	289	247	- 14.5%
Pending Sales	26	20	- 23.1%	220	210	- 4.5%
Closed Sales	16	16	0.0%	210	220	+ 4.8%
Days on Market Until Sale	41	11	- 73.2%	36	31	- 13.9%
Median Sales Price*	\$680,000	\$760,000	+ 11.8%	\$690,000	\$705,000	+ 2.2%
Average Sales Price*	\$751,750	\$843,406	+ 12.2%	\$755,242	\$786,158	+ 4.1%
Percent of Original List Price Received*	97.6%	101.9%	+ 4.4%	98.0%	99.1%	+ 1.1%
Inventory of Homes for Sale	43	31	- 27.9%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Townhouse-Condo	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	12	9	- 25.0%	90	82	- 8.9%
Pending Sales	6	3	- 50.0%	75	65	- 13.3%
Closed Sales	7	7	0.0%	79	69	- 12.7%
Days on Market Until Sale	22	30	+ 36.4%	27	26	- 3.7%
Median Sales Price*	\$345,000	\$357,000	+ 3.5%	\$360,000	\$357,500	- 0.7%
Average Sales Price*	\$370,857	\$349,129	- 5.9%	\$366,786	\$370,119	+ 0.9%
Percent of Original List Price Received*	98.2%	98.2%	0.0%	99.2%	99.8%	+ 0.6%
Inventory of Homes for Sale	14	12	- 14.3%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

* 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

