

Local Market Update – May 2020

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



90814 – Long Beach

Los Angeles County

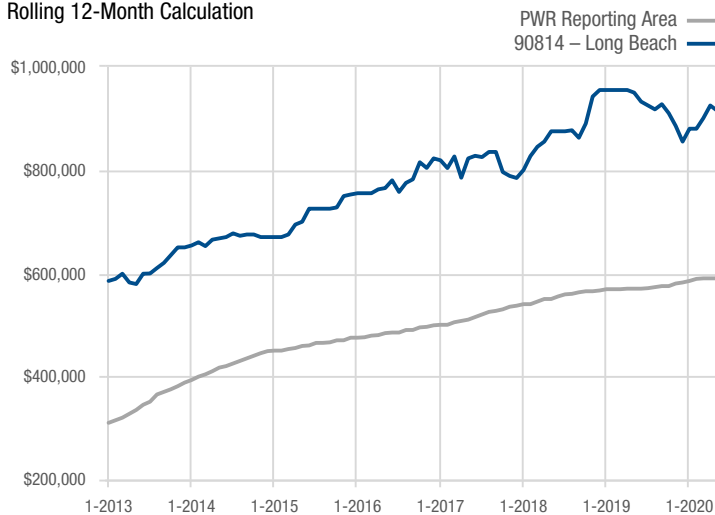
Single Family	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	7	10	+ 42.9%	108	88	- 18.5%
Pending Sales	9	2	- 77.8%	88	78	- 11.4%
Closed Sales	6	10	+ 66.7%	85	87	+ 2.4%
Days on Market Until Sale	39	29	- 25.6%	49	33	- 32.7%
Median Sales Price*	\$1,167,500	\$922,500	- 21.0%	\$949,888	\$915,000	- 3.7%
Average Sales Price*	\$1,069,417	\$916,000	- 14.3%	\$962,559	\$944,395	- 1.9%
Percent of Original List Price Received*	97.5%	98.7%	+ 1.2%	96.0%	97.0%	+ 1.0%
Inventory of Homes for Sale	17	14	- 17.6%	—	—	—
Months Supply of Inventory	2.3	2.2	- 4.3%	—	—	—

Townhouse-Condo	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	9	4	- 55.6%	89	92	+ 3.4%
Pending Sales	7	5	- 28.6%	75	72	- 4.0%
Closed Sales	7	4	- 42.9%	76	71	- 6.6%
Days on Market Until Sale	29	11	- 62.1%	27	32	+ 18.5%
Median Sales Price*	\$395,000	\$397,500	+ 0.6%	\$405,000	\$415,000	+ 2.5%
Average Sales Price*	\$407,071	\$387,200	- 4.9%	\$415,281	\$423,251	+ 1.9%
Percent of Original List Price Received*	97.9%	101.6%	+ 3.8%	98.5%	98.8%	+ 0.3%
Inventory of Homes for Sale	8	12	+ 50.0%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

* 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

