

Local Market Update – May 2020

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



90815 – Long Beach

Los Angeles County

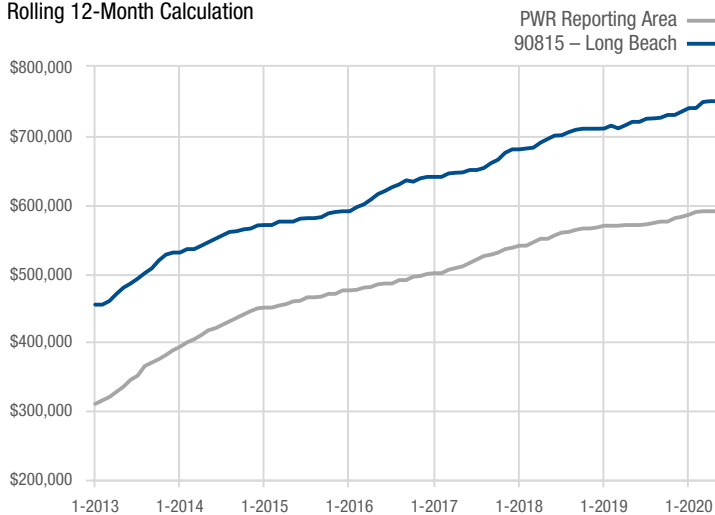
Single Family	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	47	26	- 44.7%	424	325	- 23.3%
Pending Sales	35	16	- 54.3%	341	293	- 14.1%
Closed Sales	43	15	- 65.1%	342	320	- 6.4%
Days on Market Until Sale	19	16	- 15.8%	32	31	- 3.1%
Median Sales Price*	\$743,000	\$720,000	- 3.1%	\$720,000	\$750,000	+ 4.2%
Average Sales Price*	\$785,267	\$729,367	- 7.1%	\$792,433	\$801,776	+ 1.2%
Percent of Original List Price Received*	98.5%	99.3%	+ 0.8%	97.5%	99.1%	+ 1.6%
Inventory of Homes for Sale	63	37	- 41.3%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

Townhouse-Condo	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	10	7	- 30.0%	111	102	- 8.1%
Pending Sales	6	5	- 16.7%	78	94	+ 20.5%
Closed Sales	4	3	- 25.0%	85	94	+ 10.6%
Days on Market Until Sale	53	16	- 69.8%	35	30	- 14.3%
Median Sales Price*	\$483,750	\$345,000	- 28.7%	\$435,000	\$433,500	- 0.3%
Average Sales Price*	\$492,875	\$459,333	- 6.8%	\$445,069	\$450,749	+ 1.3%
Percent of Original List Price Received*	97.5%	99.1%	+ 1.6%	98.2%	98.8%	+ 0.6%
Inventory of Homes for Sale	22	12	- 45.5%	—	—	—
Months Supply of Inventory	3.4	1.5	- 55.9%	—	—	—

* 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

