

Local Market Update – May 2020

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



Cerritos

Los Angeles County

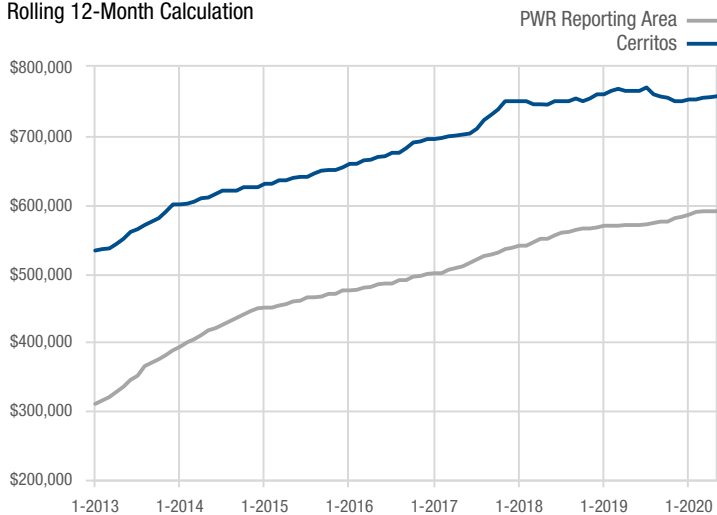
Single Family	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
Key Metrics						
New Listings	29	26	- 10.3%	350	244	- 30.3%
Pending Sales	25	7	- 72.0%	238	192	- 19.3%
Closed Sales	22	9	- 59.1%	231	214	- 7.4%
Days on Market Until Sale	36	28	- 22.2%	31	37	+ 19.4%
Median Sales Price*	\$716,500	\$765,000	+ 6.8%	\$765,000	\$757,250	- 1.0%
Average Sales Price*	\$788,800	\$792,000	+ 0.4%	\$795,080	\$813,018	+ 2.3%
Percent of Original List Price Received*	99.1%	99.4%	+ 0.3%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	53	39	- 26.4%	—	—	—
Months Supply of Inventory	2.7	2.4	- 11.1%	—	—	—

Townhouse-Condo	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
Key Metrics						
New Listings	8	5	- 37.5%	79	61	- 22.8%
Pending Sales	5	0	- 100.0%	59	51	- 13.6%
Closed Sales	9	1	- 88.9%	60	54	- 10.0%
Days on Market Until Sale	42	98	+ 133.3%	39	34	- 12.8%
Median Sales Price*	\$426,500	\$348,000	- 18.4%	\$423,250	\$419,000	- 1.0%
Average Sales Price*	\$449,015	\$348,000	- 22.5%	\$440,576	\$461,411	+ 4.7%
Percent of Original List Price Received*	97.5%	100.0%	+ 2.6%	98.0%	99.5%	+ 1.5%
Inventory of Homes for Sale	10	7	- 30.0%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

* 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

