

# Local Market Update – May 2020

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



## Downey

Los Angeles County

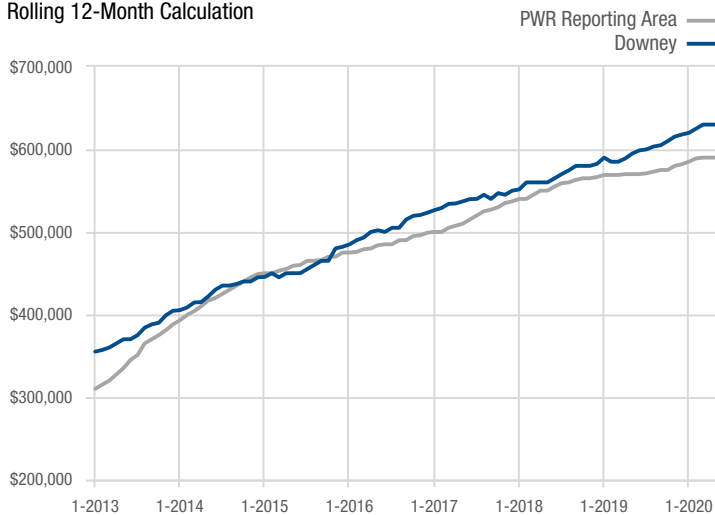
Single Family	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	68	35	- 48.5%	754	538	- 28.6%
Pending Sales	68	21	- 69.1%	539	408	- 24.3%
Closed Sales	54	28	- 48.1%	523	462	- 11.7%
Days on Market Until Sale	40	39	- 2.5%	43	37	- 14.0%
Median Sales Price*	\$630,000	<b>\$635,000</b>	+ 0.8%	\$595,000	<b>\$630,000</b>	+ 5.9%
Average Sales Price*	\$646,029	<b>\$675,945</b>	+ 4.6%	\$634,382	<b>\$679,320</b>	+ 7.1%
Percent of Original List Price Received*	98.1%	<b>99.0%</b>	+ 0.9%	97.6%	<b>98.8%</b>	+ 1.2%
Inventory of Homes for Sale	138	78	- 43.5%	—	—	—
Months Supply of Inventory	3.1	2.3	- 25.8%	—	—	—

Townhouse-Condo	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	8	7	- 12.5%	101	87	- 13.9%
Pending Sales	6	4	- 33.3%	84	66	- 21.4%
Closed Sales	8	4	- 50.0%	91	69	- 24.2%
Days on Market Until Sale	35	18	- 48.6%	31	39	+ 25.8%
Median Sales Price*	\$410,000	<b>\$365,000</b>	- 11.0%	\$397,000	<b>\$415,000</b>	+ 4.5%
Average Sales Price*	\$411,250	<b>\$378,750</b>	- 7.9%	\$393,692	<b>\$407,922</b>	+ 3.6%
Percent of Original List Price Received*	100.2%	<b>99.3%</b>	- 0.9%	97.5%	<b>99.1%</b>	+ 1.6%
Inventory of Homes for Sale	13	12	- 7.7%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

\* 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

