

Local Market Update – May 2020

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



Lakewood

Los Angeles County

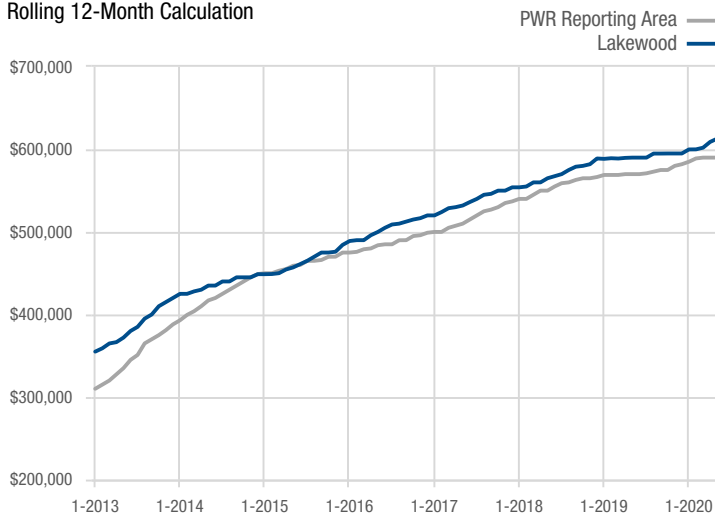
Single Family	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	83	51	- 38.6%	840	730	- 13.1%
Pending Sales	82	34	- 58.5%	729	654	- 10.3%
Closed Sales	71	44	- 38.0%	731	698	- 4.5%
Days on Market Until Sale	26	14	- 46.2%	30	21	- 30.0%
Median Sales Price*	\$599,900	\$649,950	+ 8.3%	\$590,000	\$612,950	+ 3.9%
Average Sales Price*	\$601,849	\$658,884	+ 9.5%	\$607,465	\$629,230	+ 3.6%
Percent of Original List Price Received*	99.3%	100.9%	+ 1.6%	98.6%	100.0%	+ 1.4%
Inventory of Homes for Sale	88	56	- 36.4%	—	—	—
Months Supply of Inventory	1.4	1.0	- 28.6%	—	—	—

Townhouse-Condo	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	3	5	+ 66.7%	46	53	+ 15.2%
Pending Sales	4	4	0.0%	38	42	+ 10.5%
Closed Sales	3	2	- 33.3%	44	42	- 4.5%
Days on Market Until Sale	7	25	+ 257.1%	30	27	- 10.0%
Median Sales Price*	\$320,000	\$497,450	+ 55.5%	\$402,500	\$390,000	- 3.1%
Average Sales Price*	\$352,033	\$497,450	+ 41.3%	\$415,709	\$431,190	+ 3.7%
Percent of Original List Price Received*	102.2%	100.6%	- 1.6%	98.9%	102.8%	+ 3.9%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

* 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

