

# Local Market Update – May 2020

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



## Long Beach

Los Angeles County

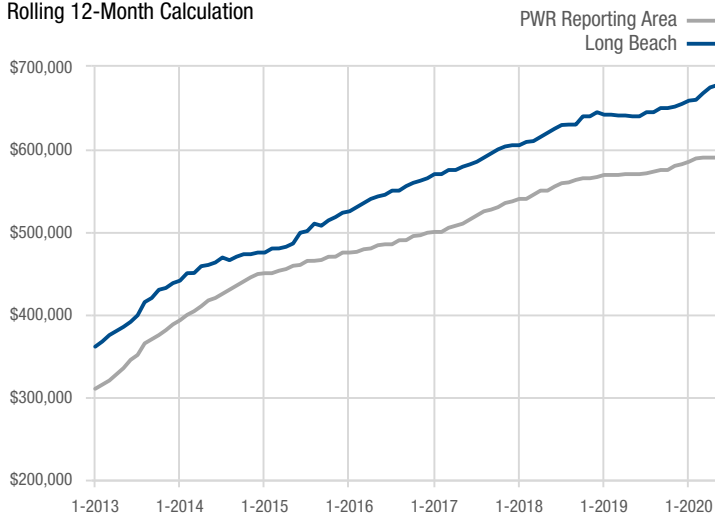
Single Family	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	256	187	- 27.0%	2,715	2,290	- 15.7%
Pending Sales	215	97	- 54.9%	2,081	1,882	- 9.6%
Closed Sales	204	113	- 44.6%	2,045	2,012	- 1.6%
Days on Market Until Sale	33	26	- 21.2%	36	33	- 8.3%
Median Sales Price*	\$643,000	\$740,000	+ 15.1%	\$640,000	\$677,750	+ 5.9%
Average Sales Price*	\$709,542	\$810,629	+ 14.2%	\$718,826	\$756,083	+ 5.2%
Percent of Original List Price Received*	98.8%	98.8%	0.0%	98.0%	98.8%	+ 0.8%
Inventory of Homes for Sale	439	328	- 25.3%	—	—	—
Months Supply of Inventory	2.5	2.1	- 16.0%	—	—	—

Townhouse-Condo	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	153	121	- 20.9%	1,448	1,345	- 7.1%
Pending Sales	105	46	- 56.2%	1,059	942	- 11.0%
Closed Sales	110	50	- 54.5%	1,104	989	- 10.4%
Days on Market Until Sale	33	27	- 18.2%	34	38	+ 11.8%
Median Sales Price*	\$386,750	\$397,500	+ 2.8%	\$385,250	\$398,000	+ 3.3%
Average Sales Price*	\$448,436	\$407,353	- 9.2%	\$439,221	\$451,716	+ 2.8%
Percent of Original List Price Received*	99.5%	97.7%	- 1.8%	98.4%	98.3%	- 0.1%
Inventory of Homes for Sale	239	265	+ 10.9%	—	—	—
Months Supply of Inventory	2.7	3.4	+ 25.9%	—	—	—

\* 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

