

Local Market Update – May 2020

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



Seal Beach

Orange County

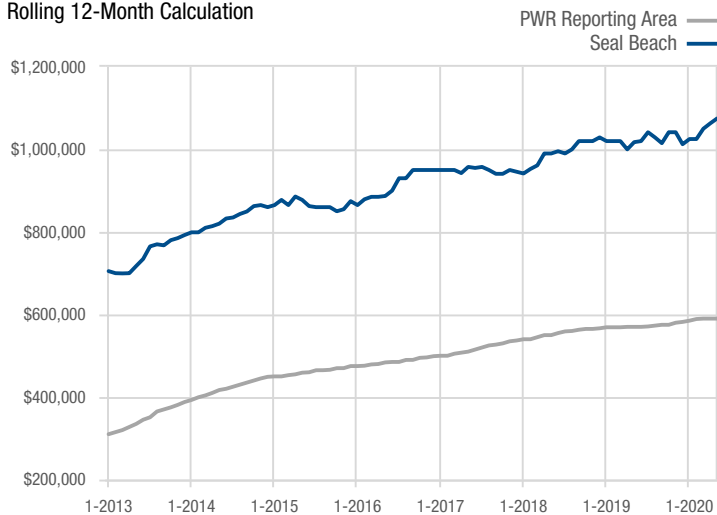
Single Family	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	10	11	+ 10.0%	149	131	- 12.1%
Pending Sales	11	6	- 45.5%	110	95	- 13.6%
Closed Sales	18	3	- 83.3%	108	94	- 13.0%
Days on Market Until Sale	38	9	- 76.3%	32	44	+ 37.5%
Median Sales Price*	\$1,020,000	\$905,000	- 11.3%	\$1,017,500	\$1,075,000	+ 5.7%
Average Sales Price*	\$1,200,056	\$976,667	- 18.6%	\$1,204,037	\$1,163,867	- 3.3%
Percent of Original List Price Received*	96.3%	96.7%	+ 0.4%	97.3%	95.9%	- 1.4%
Inventory of Homes for Sale	22	23	+ 4.5%	—	—	—
Months Supply of Inventory	2.4	2.9	+ 20.8%	—	—	—

Townhouse-Condo	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	56	49	- 12.5%	578	548	- 5.2%
Pending Sales	44	16	- 63.6%	388	428	+ 10.3%
Closed Sales	40	23	- 42.5%	385	464	+ 20.5%
Days on Market Until Sale	83	51	- 38.6%	63	73	+ 15.9%
Median Sales Price*	\$248,750	\$215,000	- 13.6%	\$245,000	\$223,250	- 8.9%
Average Sales Price*	\$264,018	\$260,917	- 1.2%	\$277,442	\$254,495	- 8.3%
Percent of Original List Price Received*	94.2%	93.6%	- 0.6%	93.8%	93.4%	- 0.4%
Inventory of Homes for Sale	171	121	- 29.2%	—	—	—
Months Supply of Inventory	5.3	3.4	- 35.8%	—	—	—

* 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

