

Local Market Update – July 2020

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



90802 – Long Beach

Los Angeles County

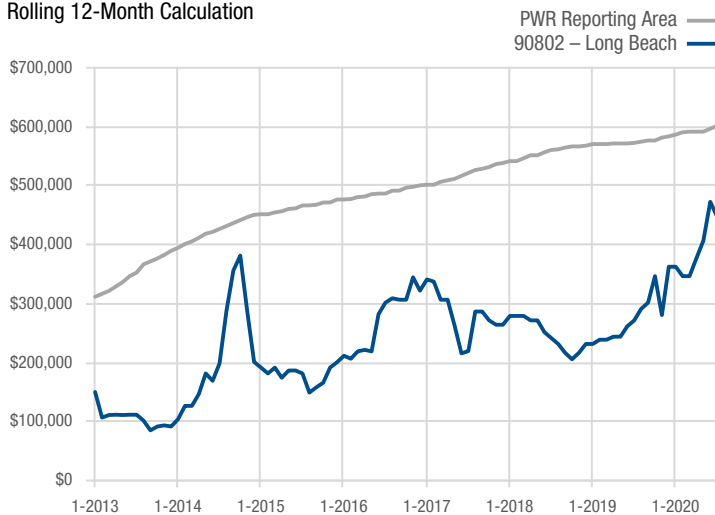
Single Family	July			Last 12 Months		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	9	4	- 55.6%	67	46	- 31.3%
Pending Sales	4	2	- 50.0%	44	34	- 22.7%
Closed Sales	4	1	- 75.0%	45	36	- 20.0%
Days on Market Until Sale	30	89	+ 196.7%	27	28	+ 3.7%
Median Sales Price*	\$405,000	\$150,000	- 63.0%	\$270,000	\$445,500	+ 65.0%
Average Sales Price*	\$458,750	\$150,000	- 67.3%	\$390,287	\$437,475	+ 12.1%
Percent of Original List Price Received*	95.8%	96.8%	+ 1.0%	96.8%	98.9%	+ 2.2%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	2.3	2.9	+ 26.1%	—	—	—

Townhouse-Condo	July			Last 12 Months		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	56	71	+ 26.8%	679	640	- 5.7%
Pending Sales	44	32	- 27.3%	477	409	- 14.3%
Closed Sales	39	32	- 17.9%	464	418	- 9.9%
Days on Market Until Sale	44	49	+ 11.4%	39	45	+ 15.4%
Median Sales Price*	\$405,000	\$421,000	+ 4.0%	\$394,750	\$399,000	+ 1.1%
Average Sales Price*	\$467,715	\$465,050	- 0.6%	\$462,287	\$459,534	- 0.6%
Percent of Original List Price Received*	99.4%	96.6%	- 2.8%	98.2%	97.6%	- 0.6%
Inventory of Homes for Sale	131	140	+ 6.9%	—	—	—
Months Supply of Inventory	3.3	4.1	+ 24.2%	—	—	—

* 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

