

Local Market Update – October 2023

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



Lakewood

Los Angeles County

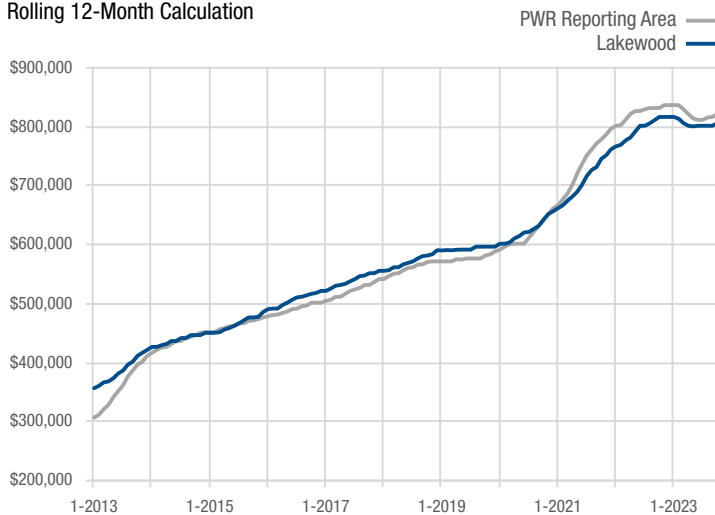
Single Family	October			Last 12 Months		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	41	46	+ 12.2%	735	487	- 33.7%
Pending Sales	46	18	- 60.9%	658	433	- 34.2%
Closed Sales	48	42	- 12.5%	681	463	- 32.0%
Days on Market Until Sale	27	13	- 51.9%	17	21	+ 23.5%
Median Sales Price*	\$800,000	\$857,500	+ 7.2%	\$815,000	\$804,500	- 1.3%
Average Sales Price*	\$812,312	\$869,771	+ 7.1%	\$834,459	\$813,965	- 2.5%
Percent of Original List Price Received*	97.6%	102.6%	+ 5.1%	102.3%	100.6%	- 1.7%
Inventory of Homes for Sale	78	55	- 29.5%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Townhouse-Condo	October			Last 12 Months		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	3	1	- 66.7%	56	22	- 60.7%
Pending Sales	5	0	- 100.0%	44	22	- 50.0%
Closed Sales	4	3	- 25.0%	49	27	- 44.9%
Days on Market Until Sale	33	32	- 3.0%	17	30	+ 76.5%
Median Sales Price*	\$610,500	\$517,000	- 15.3%	\$627,000	\$550,000	- 12.3%
Average Sales Price*	\$626,500	\$550,000	- 12.2%	\$601,811	\$539,074	- 10.4%
Percent of Original List Price Received*	100.5%	96.7%	- 3.8%	103.2%	99.3%	- 3.8%
Inventory of Homes for Sale	7	1	- 85.7%	—	—	—
Months Supply of Inventory	1.8	0.5	- 72.2%	—	—	—

* 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

