

# Local Market Update – July 2020

A Research Tool Provided by California Regional Multiple Listing Service, Inc



## Los Angeles County

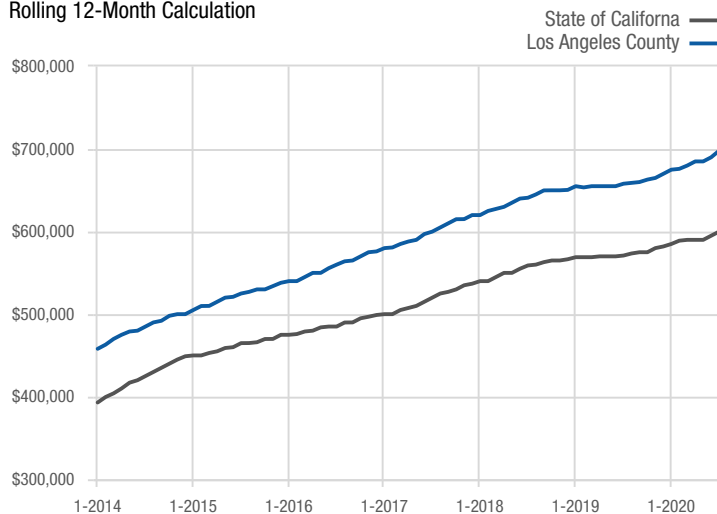
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
<b>Key Metrics</b>						
New Listings	6,414	<b>6,041</b>	- 5.8%	42,894	<b>34,154</b>	- 20.4%
Pending Sales	4,537	<b>3,908</b>	- 13.9%	28,789	<b>22,980</b>	- 20.2%
Closed Sales	4,608	<b>4,375</b>	- 5.1%	26,424	<b>21,838</b>	- 17.4%
Days on Market Until Sale	37	<b>34</b>	- 8.1%	41	<b>36</b>	- 12.2%
Median Sales Price*	\$695,000	<b>\$760,000</b>	+ 9.4%	\$660,000	<b>\$709,000</b>	+ 7.4%
Average Sales Price*	\$1,032,349	<b>\$1,119,594</b>	+ 8.5%	\$969,388	<b>\$1,029,935</b>	+ 6.2%
Percent of List Price Received*	99.6%	<b>100.2%</b>	+ 0.6%	99.4%	<b>99.9%</b>	+ 0.5%
Inventory of Homes for Sale	13,763	<b>9,499</b>	- 31.0%	—	—	—
Months Supply of Inventory	3.6	<b>2.7</b>	- 25.0%	—	—	—

Townhouse/Condo	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
<b>Key Metrics</b>						
New Listings	2,067	<b>2,480</b>	+ 20.0%	13,869	<b>12,399</b>	- 10.6%
Pending Sales	1,449	<b>1,255</b>	- 13.4%	9,537	<b>7,615</b>	- 20.2%
Closed Sales	1,431	<b>1,410</b>	- 1.5%	8,823	<b>7,427</b>	- 15.8%
Days on Market Until Sale	35	<b>32</b>	- 8.6%	40	<b>36</b>	- 10.0%
Median Sales Price*	\$519,900	<b>\$539,000</b>	+ 3.7%	\$507,000	<b>\$525,000</b>	+ 3.6%
Average Sales Price*	\$640,937	<b>\$639,093</b>	- 0.3%	\$632,469	<b>\$633,046</b>	+ 0.1%
Percent of List Price Received*	99.7%	<b>100.0%</b>	+ 0.3%	99.4%	<b>99.8%</b>	+ 0.4%
Inventory of Homes for Sale	4,102	<b>4,131</b>	+ 0.7%	—	—	—
Months Supply of Inventory	3.2	<b>3.6</b>	+ 12.5%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

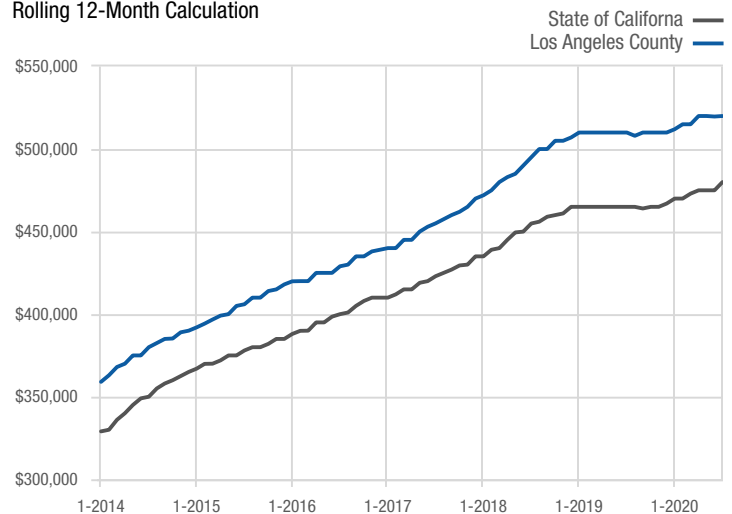
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.