

Local Market Update – August 2020

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



Los Angeles County

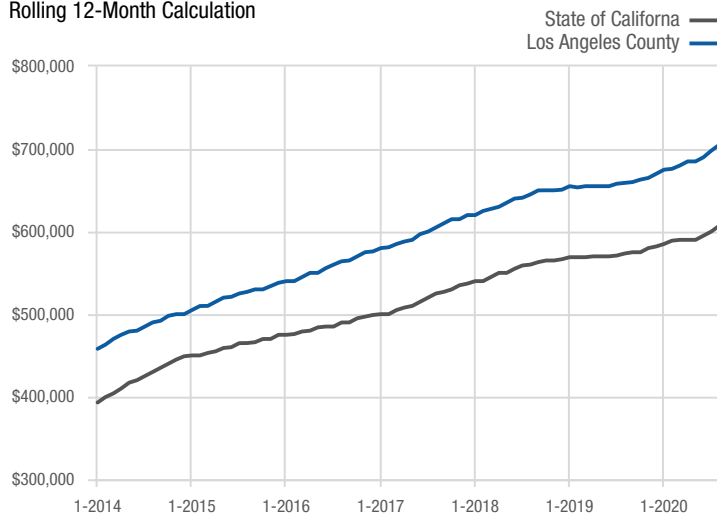
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
Key Metrics						
New Listings	5,701	5,948	+ 4.3%	48,599	40,202	- 17.3%
Pending Sales	4,303	3,664	- 14.9%	33,095	27,632	- 16.5%
Closed Sales	4,601	4,373	- 5.0%	31,028	26,218	- 15.5%
Days on Market Until Sale	38	31	- 18.4%	40	35	- 12.5%
Median Sales Price*	\$680,000	\$779,000	+ 14.6%	\$665,000	\$720,000	+ 8.3%
Average Sales Price*	\$989,149	\$1,138,119	+ 15.1%	\$972,282	\$1,048,510	+ 7.8%
Percent of List Price Received*	99.6%	100.6%	+ 1.0%	99.5%	100.0%	+ 0.5%
Inventory of Homes for Sale	13,737	10,216	- 25.6%	—	—	—
Months Supply of Inventory	3.6	2.9	- 19.4%	—	—	—

Townhouse/Condo	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
Key Metrics						
New Listings	2,086	2,434	+ 16.7%	15,956	14,865	- 6.8%
Pending Sales	1,408	1,190	- 15.5%	10,944	9,257	- 15.4%
Closed Sales	1,488	1,460	- 1.9%	10,311	8,894	- 13.7%
Days on Market Until Sale	34	32	- 5.9%	39	35	- 10.3%
Median Sales Price*	\$510,000	\$550,000	+ 7.8%	\$508,477	\$528,000	+ 3.8%
Average Sales Price*	\$646,078	\$661,954	+ 2.5%	\$634,434	\$637,827	+ 0.5%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	99.5%	99.8%	+ 0.3%
Inventory of Homes for Sale	4,260	4,472	+ 5.0%	—	—	—
Months Supply of Inventory	3.4	3.8	+ 11.8%	—	—	—

* 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.

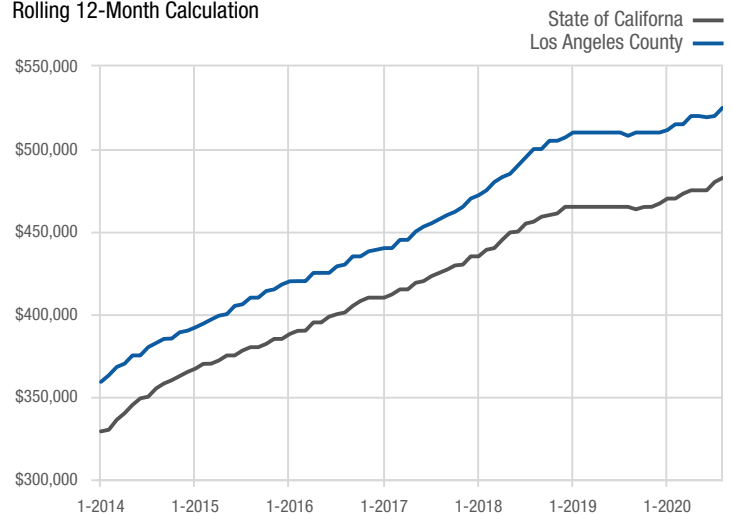
Median Sales Price - Single Family

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.