

Local Market Update for December 2018

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



90638 – La Mirada

Los Angeles County

Single Family

Key Metrics	December			Last 12 Months		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	19	20	+ 5.3%	451	490	+ 8.6%
Pending Sales	21	9	- 57.1%	385	349	- 9.4%
Closed Sales	29	15	- 48.3%	382	361	- 5.5%
Days on Market Until Sale	28	42	+ 50.0%	30	29	- 3.3%
Median Sales Price*	\$605,000	\$625,000	+ 3.3%	\$570,000	\$600,000	+ 5.3%
Average Sales Price*	\$616,396	\$631,117	+ 2.4%	\$597,903	\$634,057	+ 6.0%
Percent of Original List Price Received*	99.2%	96.4%	- 2.8%	99.2%	98.8%	- 0.4%
Inventory of Homes for Sale	44	64	+ 45.5%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

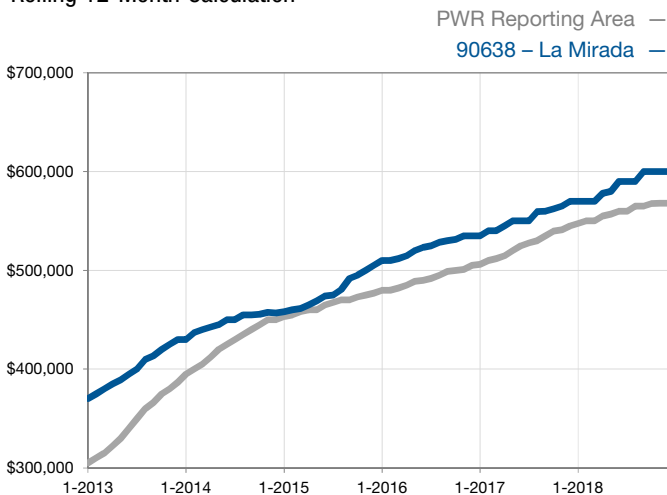
Townhouse-Condo

Key Metrics	December			Last 12 Months		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	3	4	+ 33.3%	79	102	+ 29.1%
Pending Sales	2	3	+ 50.0%	80	76	- 5.0%
Closed Sales	3	4	+ 33.3%	79	77	- 2.5%
Days on Market Until Sale	24	18	- 25.0%	34	27	- 20.6%
Median Sales Price*	\$325,000	\$422,500	+ 30.0%	\$390,000	\$405,000	+ 3.8%
Average Sales Price*	\$336,333	\$393,763	+ 17.1%	\$388,119	\$401,478	+ 3.4%
Percent of Original List Price Received*	93.6%	99.2%	+ 6.0%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	0.5	1.6	+ 220.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

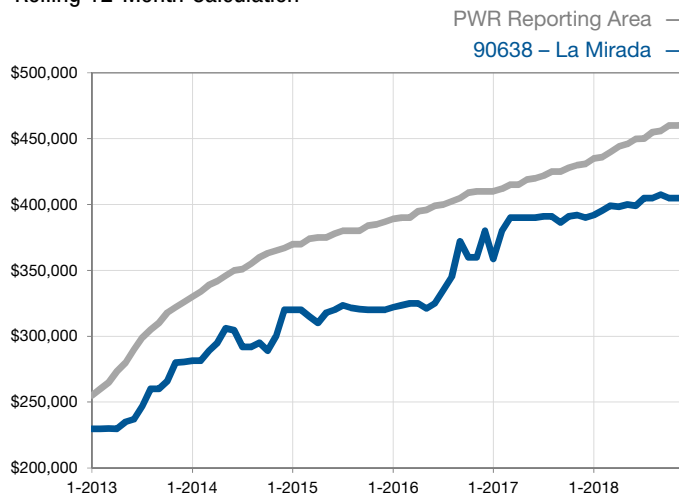
Median Sales Price – Single Family

Rolling 12-Month Calculation



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.