

Local Market Update for January 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

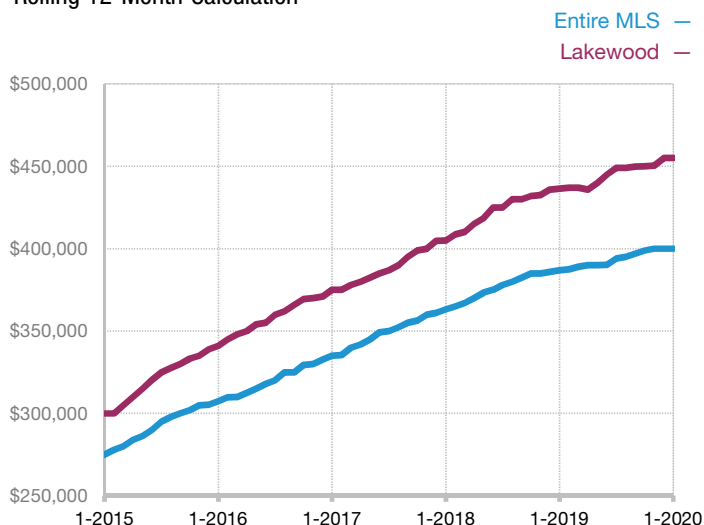
Single Family	January			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	139	84	- 39.6%	--	--	--
Under Contract	100	101	+ 1.0%	100	101	+ 1.0%
New Listings	105	95	- 9.5%	105	95	- 9.5%
Sold Listings	74	82	+ 10.8%	74	82	+ 10.8%
Days on Market Until Sale	37	50	+ 35.1%	37	50	+ 35.1%
Median Sales Price*	\$434,500	\$455,000	+ 4.7%	\$434,500	\$455,000	+ 4.7%
Average Sales Price*	\$458,333	\$498,299	+ 8.7%	\$458,333	\$498,299	+ 8.7%
Percent of List Price Received*	98.1%	98.1%	0.0%	98.1%	98.1%	0.0%

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

Townhouse/Condo	January			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	87	59	- 32.2%	--	--	--
Under Contract	75	99	+ 32.0%	75	99	+ 32.0%
New Listings	75	99	+ 32.0%	75	99	+ 32.0%
Sold Listings	50	73	+ 46.0%	50	73	+ 46.0%
Days on Market Until Sale	34	35	+ 2.9%	34	35	+ 2.9%
Median Sales Price*	\$300,450	\$270,000	- 10.1%	\$300,450	\$270,000	- 10.1%
Average Sales Price*	\$325,716	\$286,343	- 12.1%	\$325,716	\$286,343	- 12.1%
Percent of List Price Received*	98.9%	99.1%	+ 0.2%	98.9%	99.1%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

