

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

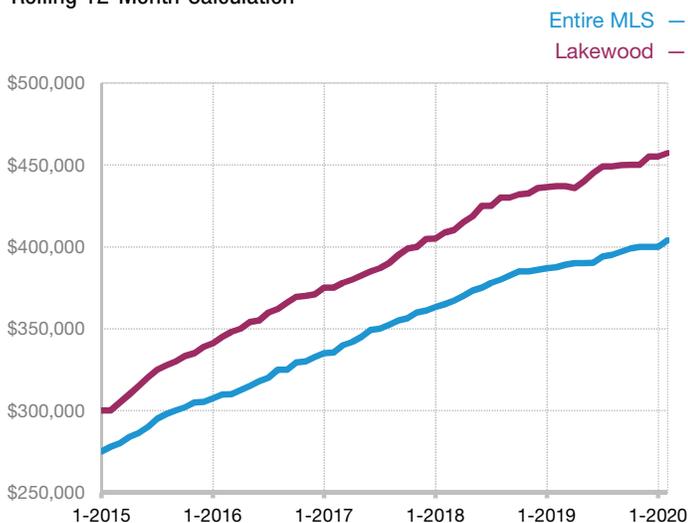
Single Family	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	157	75	- 52.2%	--	--	--
Under Contract	102	111	+ 8.8%	202	213	+ 5.4%
New Listings	135	110	- 18.5%	240	205	- 14.6%
Sold Listings	98	77	- 21.4%	172	160	- 7.0%
Days on Market Until Sale	35	35	0.0%	36	42	+ 16.7%
Median Sales Price*	\$445,000	\$451,000	+ 1.3%	\$440,000	\$455,000	+ 3.4%
Average Sales Price*	\$494,927	\$490,075	- 1.0%	\$479,183	\$494,633	+ 3.2%
Percent of List Price Received*	98.7%	99.9%	+ 1.2%	98.4%	98.9%	+ 0.5%

* 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	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	91	48	- 47.3%	--	--	--
Under Contract	74	107	+ 44.6%	149	207	+ 38.9%
New Listings	84	101	+ 20.2%	159	200	+ 25.8%
Sold Listings	76	78	+ 2.6%	126	151	+ 19.8%
Days on Market Until Sale	25	27	+ 8.0%	29	31	+ 6.9%
Median Sales Price*	\$272,000	\$271,500	- 0.2%	\$286,051	\$270,000	- 5.6%
Average Sales Price*	\$297,128	\$282,166	- 5.0%	\$308,473	\$284,185	- 7.9%
Percent of List Price Received*	100.0%	99.7%	- 0.3%	99.6%	99.4%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

