

Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

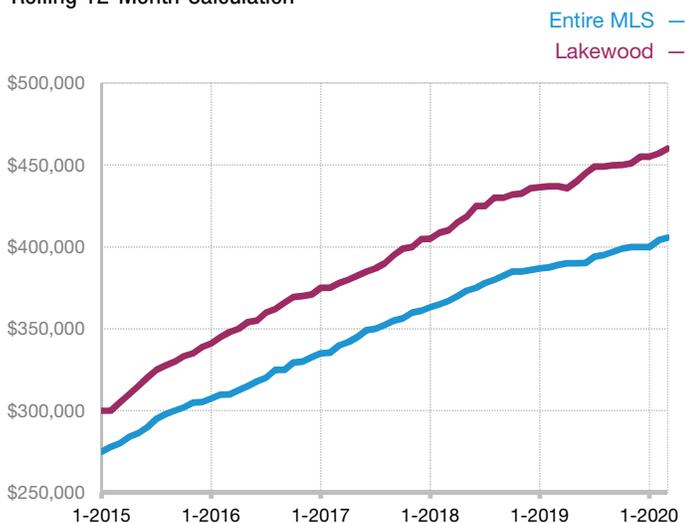
Single Family	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	143	127	- 11.2%	--	--	--
Under Contract	139	128	- 7.9%	341	327	- 4.1%
New Listings	137	185	+ 35.0%	377	390	+ 3.4%
Sold Listings	110	112	+ 1.8%	282	279	- 1.1%
Days on Market Until Sale	29	19	- 34.5%	33	32	- 3.0%
Median Sales Price*	\$430,000	\$475,000	+ 10.5%	\$435,000	\$460,000	+ 5.7%
Average Sales Price*	\$472,038	\$514,386	+ 9.0%	\$476,396	\$501,624	+ 5.3%
Percent of List Price Received*	99.5%	100.5%	+ 1.0%	98.8%	99.6%	+ 0.8%

* 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	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	88	71	- 19.3%	--	--	--
Under Contract	103	89	- 13.6%	251	287	+ 14.3%
New Listings	109	109	0.0%	268	308	+ 14.9%
Sold Listings	80	95	+ 18.8%	206	250	+ 21.4%
Days on Market Until Sale	16	18	+ 12.5%	24	26	+ 8.3%
Median Sales Price*	\$280,475	\$290,500	+ 3.6%	\$281,500	\$280,000	- 0.5%
Average Sales Price*	\$296,411	\$301,432	+ 1.7%	\$303,789	\$292,267	- 3.8%
Percent of List Price Received*	100.1%	100.2%	+ 0.1%	99.8%	99.7%	- 0.1%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

