

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

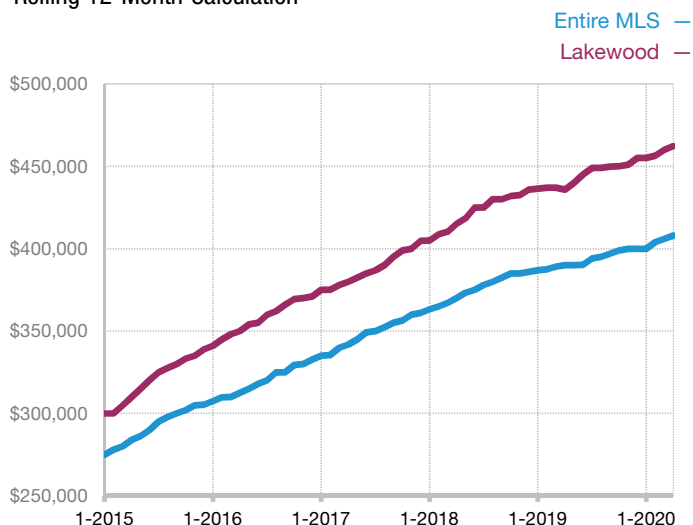
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	154	150	- 2.6%	--	--	--
Under Contract	155	96	- 38.1%	496	412	- 16.9%
New Listings	177	121	- 31.6%	554	509	- 8.1%
Sold Listings	136	96	- 29.4%	418	376	- 10.0%
Days on Market Until Sale	19	10	- 47.4%	29	27	- 6.9%
Median Sales Price*	\$440,000	\$460,825	+ 4.7%	\$435,000	\$460,000	+ 5.7%
Average Sales Price*	\$486,251	\$501,024	+ 3.0%	\$479,602	\$501,211	+ 4.5%
Percent of List Price Received*	100.0%	100.4%	+ 0.4%	99.2%	99.8%	+ 0.6%

* 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	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	65	84	+ 29.2%	--	--	--
Under Contract	123	44	- 64.2%	374	323	- 13.6%
New Listings	108	59	- 45.4%	376	368	- 2.1%
Sold Listings	106	62	- 41.5%	312	315	+ 1.0%
Days on Market Until Sale	19	9	- 52.6%	22	23	+ 4.5%
Median Sales Price*	\$257,500	\$279,250	+ 8.4%	\$274,975	\$279,950	+ 1.8%
Average Sales Price*	\$282,745	\$297,610	+ 5.3%	\$296,639	\$292,865	- 1.3%
Percent of List Price Received*	99.7%	100.4%	+ 0.7%	99.8%	99.8%	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

