

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

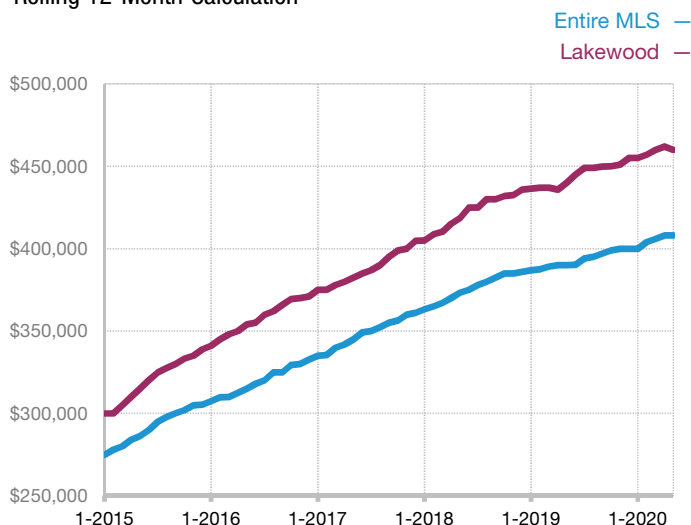
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	215	130	- 39.5%	--	--	--
Under Contract	168	204	+ 21.4%	664	604	- 9.0%
New Listings	245	181	- 26.1%	799	689	- 13.8%
Sold Listings	163	104	- 36.2%	581	481	- 17.2%
Days on Market Until Sale	22	16	- 27.3%	27	24	- 11.1%
Median Sales Price*	\$475,000	\$463,000	- 2.5%	\$449,000	\$460,000	+ 2.4%
Average Sales Price*	\$538,568	\$510,585	- 5.2%	\$496,145	\$503,069	+ 1.4%
Percent of List Price Received*	100.2%	99.7%	- 0.5%	99.5%	99.7%	+ 0.2%

* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	117	70	- 40.2%	--	--	--
Under Contract	92	123	+ 33.7%	466	440	- 5.6%
New Listings	151	111	- 26.5%	527	480	- 8.9%
Sold Listings	115	48	- 58.3%	427	364	- 14.8%
Days on Market Until Sale	20	23	+ 15.0%	22	23	+ 4.5%
Median Sales Price*	\$285,000	\$292,000	+ 2.5%	\$277,000	\$280,600	+ 1.3%
Average Sales Price*	\$307,889	\$302,663	- 1.7%	\$299,669	\$294,344	- 1.8%
Percent of List Price Received*	100.7%	99.2%	- 1.5%	100.0%	99.8%	- 0.2%

* 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

