

# Local Market Update for June 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

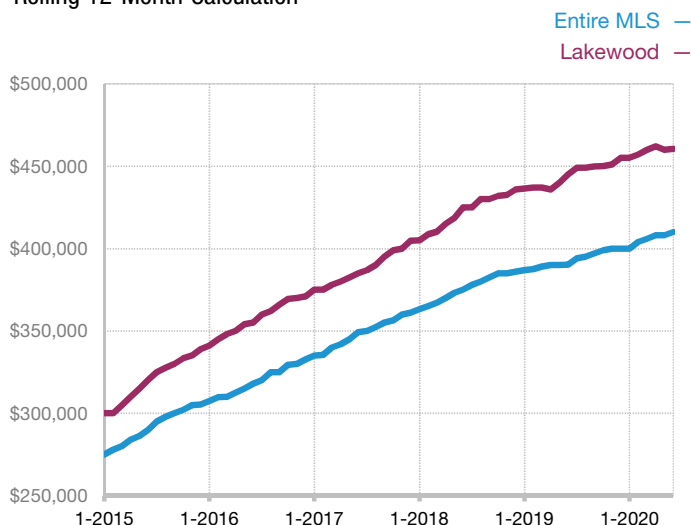
Single Family	June			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
Inventory of Active Listings	231	127	- 45.0%	--	--	--
Under Contract	176	186	+ 5.7%	840	782	- 6.9%
New Listings	207	194	- 6.3%	1,006	882	- 12.3%
Sold Listings	148	166	+ 12.2%	729	651	- 10.7%
Days on Market Until Sale	17	20	+ 17.6%	25	23	- 8.0%
Median Sales Price*	\$468,500	\$479,000	+ 2.2%	\$450,000	\$463,750	+ 3.1%
Average Sales Price*	\$517,199	\$536,216	+ 3.7%	\$500,419	\$510,984	+ 2.1%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	99.6%	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.

Townhouse/Condo	June			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
Inventory of Active Listings	143	78	- 45.5%	--	--	--
Under Contract	105	127	+ 21.0%	571	558	- 2.3%
New Listings	139	127	- 8.6%	666	608	- 8.7%
Sold Listings	101	113	+ 11.9%	528	478	- 9.5%
Days on Market Until Sale	19	20	+ 5.3%	21	22	+ 4.8%
Median Sales Price*	\$280,000	\$280,000	0.0%	\$277,950	\$280,600	+ 1.0%
Average Sales Price*	\$298,140	\$311,382	+ 4.4%	\$299,377	\$298,389	- 0.3%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	100.0%	99.7%	- 0.3%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

