

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

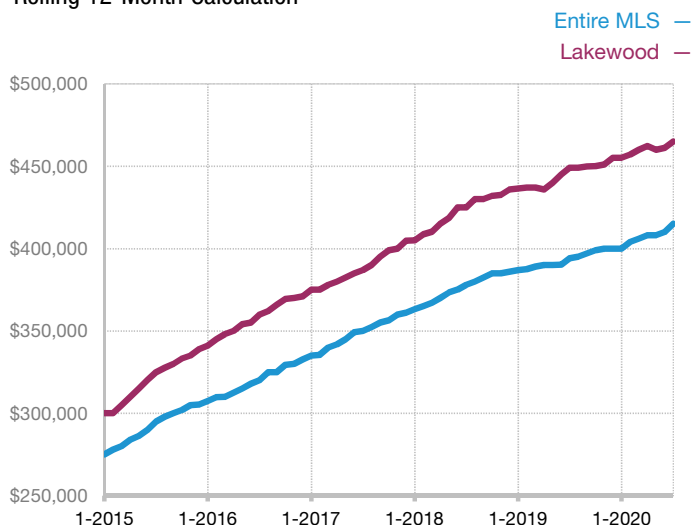
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	229	115	- 49.8%	--	--	--
Under Contract	159	206	+ 29.6%	999	978	- 2.1%
New Listings	172	200	+ 16.3%	1,178	1,081	- 8.2%
Sold Listings	192	171	- 10.9%	921	829	- 10.0%
Days on Market Until Sale	20	17	- 15.0%	24	22	- 8.3%
Median Sales Price*	\$472,500	\$507,095	+ 7.3%	\$455,000	\$475,000	+ 4.4%
Average Sales Price*	\$531,783	\$544,860	+ 2.5%	\$506,958	\$518,836	+ 2.3%
Percent of List Price Received*	99.9%	100.7%	+ 0.8%	99.7%	100.0%	+ 0.3%

* 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	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	135	93	- 31.1%	--	--	--
Under Contract	120	146	+ 21.7%	691	696	+ 0.7%
New Listings	127	160	+ 26.0%	793	768	- 3.2%
Sold Listings	97	108	+ 11.3%	625	589	- 5.8%
Days on Market Until Sale	17	20	+ 17.6%	20	22	+ 10.0%
Median Sales Price*	\$255,000	\$289,250	+ 13.4%	\$275,000	\$284,250	+ 3.4%
Average Sales Price*	\$278,321	\$304,531	+ 9.4%	\$296,109	\$299,887	+ 1.3%
Percent of List Price Received*	99.4%	99.9%	+ 0.5%	99.9%	99.8%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

