

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

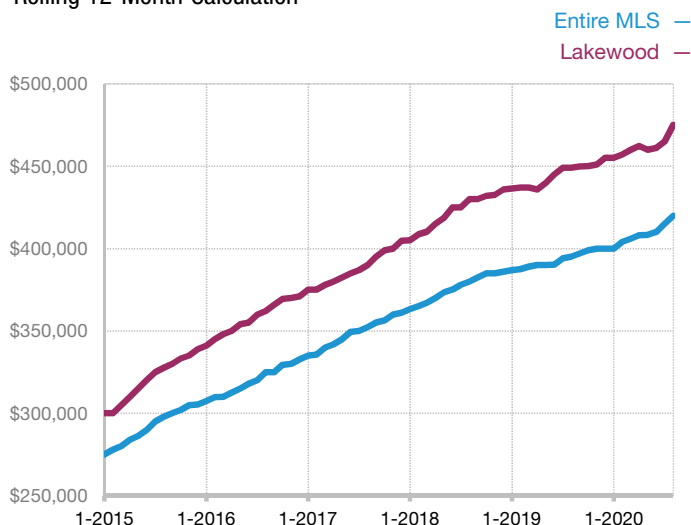
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	236	98	- 58.5%	--	--	--
Under Contract	129	207	+ 60.5%	1,128	1,173	+ 4.0%
New Listings	158	192	+ 21.5%	1,336	1,271	- 4.9%
Sold Listings	159	199	+ 25.2%	1,080	1,036	- 4.1%
Days on Market Until Sale	26	16	- 38.5%	24	21	- 12.5%
Median Sales Price*	\$444,000	\$514,500	+ 15.9%	\$450,050	\$480,000	+ 6.7%
Average Sales Price*	\$484,417	\$558,438	+ 15.3%	\$503,639	\$526,331	+ 4.5%
Percent of List Price Received*	99.2%	100.7%	+ 1.5%	99.6%	100.1%	+ 0.5%

\* 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	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	147	67	- 54.4%	--	--	--
Under Contract	106	158	+ 49.1%	797	848	+ 6.4%
New Listings	130	127	- 2.3%	923	896	- 2.9%
Sold Listings	135	144	+ 6.7%	760	739	- 2.8%
Days on Market Until Sale	21	16	- 23.8%	21	21	0.0%
Median Sales Price*	\$275,000	\$296,500	+ 7.8%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*	\$296,824	\$305,624	+ 3.0%	\$296,236	\$301,253	+ 1.7%
Percent of List Price Received*	99.6%	100.1%	+ 0.5%	99.9%	99.8%	- 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

