

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

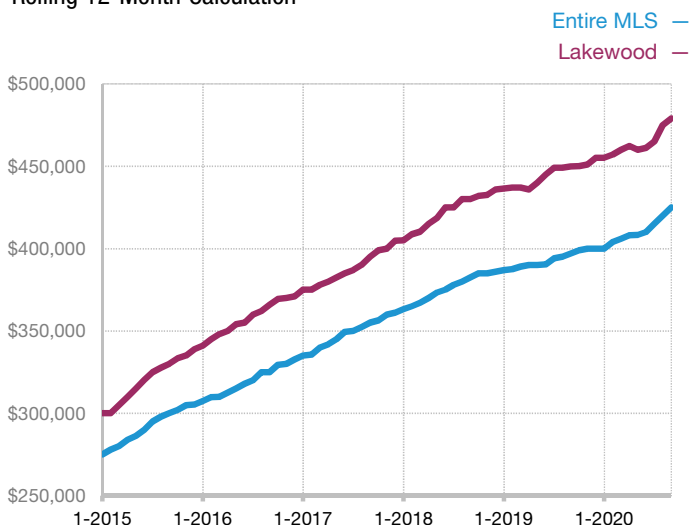
Single Family	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	228	102	- 55.3%	--	--	--
Under Contract	118	168	+ 42.4%	1,246	1,332	+ 6.9%
New Listings	133	169	+ 27.1%	1,469	1,440	- 2.0%
Sold Listings	121	168	+ 38.8%	1,201	1,214	+ 1.1%
Days on Market Until Sale	26	20	- 23.1%	24	21	- 12.5%
Median Sales Price*	\$450,000	\$500,000	+ 11.1%	\$450,000	\$482,000	+ 7.1%
Average Sales Price*	\$501,500	\$554,039	+ 10.5%	\$503,424	\$530,404	+ 5.4%
Percent of List Price Received*	98.9%	100.7%	+ 1.8%	99.5%	100.2%	+ 0.7%

* 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	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	155	82	- 47.1%	--	--	--
Under Contract	93	135	+ 45.2%	890	977	+ 9.8%
New Listings	113	149	+ 31.9%	1,036	1,045	+ 0.9%
Sold Listings	85	133	+ 56.5%	845	876	+ 3.7%
Days on Market Until Sale	16	14	- 12.5%	20	20	0.0%
Median Sales Price*	\$270,000	\$289,900	+ 7.4%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*	\$284,005	\$309,754	+ 9.1%	\$295,005	\$302,761	+ 2.6%
Percent of List Price Received*	99.4%	100.3%	+ 0.9%	99.8%	99.9%	+ 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

