

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

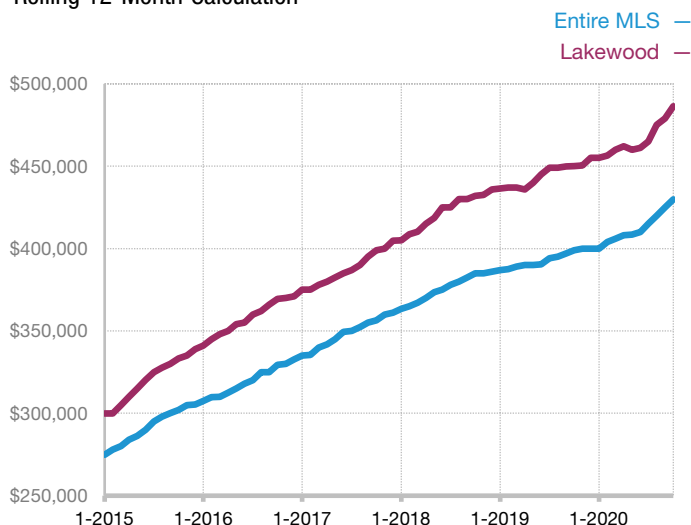
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	209	97	- 53.6%	--	--	--
Under Contract	135	164	+ 21.5%	1,381	1,488	+ 7.7%
New Listings	136	165	+ 21.3%	1,605	1,603	- 0.1%
Sold Listings	132	195	+ 47.7%	1,334	1,412	+ 5.8%
Days on Market Until Sale	33	20	- 39.4%	25	21	- 16.0%
Median Sales Price*	\$455,000	\$511,500	+ 12.4%	\$450,050	\$489,900	+ 8.9%
Average Sales Price*	\$497,633	\$557,988	+ 12.1%	\$502,755	\$534,254	+ 6.3%
Percent of List Price Received*	99.0%	100.7%	+ 1.7%	99.5%	100.3%	+ 0.8%

* 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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	156	82	- 47.4%	--	--	--
Under Contract	77	104	+ 35.1%	967	1,077	+ 11.4%
New Listings	94	107	+ 13.8%	1,130	1,153	+ 2.0%
Sold Listings	106	129	+ 21.7%	951	1,008	+ 6.0%
Days on Market Until Sale	22	16	- 27.3%	20	19	- 5.0%
Median Sales Price*	\$275,000	\$296,000	+ 7.6%	\$275,000	\$288,000	+ 4.7%
Average Sales Price*	\$311,714	\$309,527	- 0.7%	\$296,847	\$303,635	+ 2.3%
Percent of List Price Received*	99.2%	100.4%	+ 1.2%	99.7%	100.0%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

