

Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

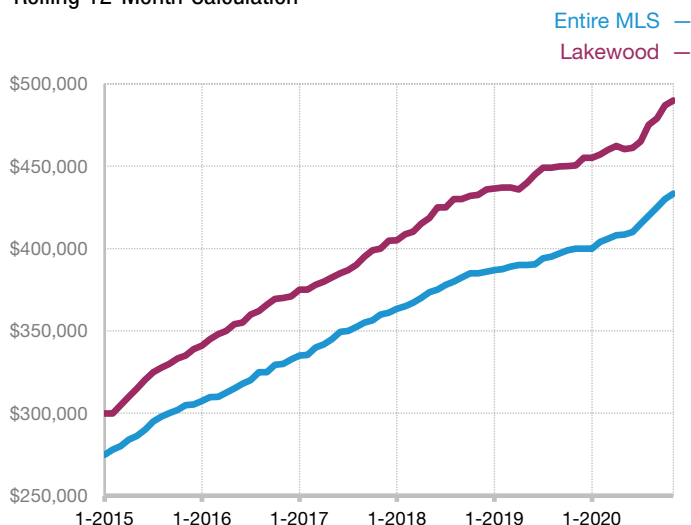
Single Family	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	167	52	- 68.9%	--	--	--
Under Contract	96	144	+ 50.0%	1,477	1,628	+ 10.2%
New Listings	74	110	+ 48.6%	1,679	1,711	+ 1.9%
Sold Listings	120	131	+ 9.2%	1,454	1,542	+ 6.1%
Days on Market Until Sale	31	15	- 51.6%	26	20	- 23.1%
Median Sales Price*	\$462,250	\$516,000	+ 11.6%	\$451,000	\$490,000	+ 8.6%
Average Sales Price*	\$520,791	\$563,846	+ 8.3%	\$504,243	\$536,940	+ 6.5%
Percent of List Price Received*	98.8%	101.1%	+ 2.3%	99.4%	100.3%	+ 0.9%

* 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	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	130	60	- 53.8%	--	--	--
Under Contract	85	103	+ 21.2%	1,052	1,182	+ 12.4%
New Listings	73	86	+ 17.8%	1,203	1,241	+ 3.2%
Sold Listings	71	97	+ 36.6%	1,022	1,106	+ 8.2%
Days on Market Until Sale	28	17	- 39.3%	21	19	- 9.5%
Median Sales Price*	\$283,500	\$292,500	+ 3.2%	\$275,000	\$289,900	+ 5.4%
Average Sales Price*	\$285,099	\$306,418	+ 7.5%	\$296,031	\$303,849	+ 2.6%
Percent of List Price Received*	98.8%	100.1%	+ 1.3%	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

