

# Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

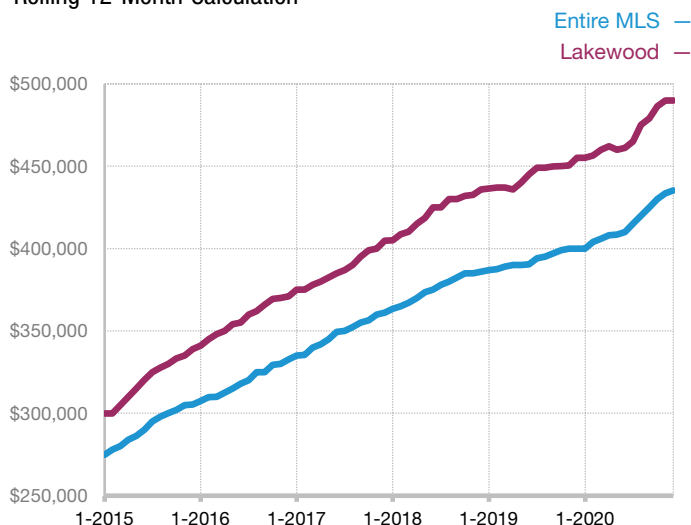
Single Family	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	119	37	- 68.9%	--	--	--
Under Contract	73	88	+ 20.5%	1,549	1,708	+ 10.3%
New Listings	56	68	+ 21.4%	1,734	1,778	+ 2.5%
Sold Listings	94	151	+ 60.6%	1,548	1,692	+ 9.3%
Days on Market Until Sale	37	17	- 54.1%	26	20	- 23.1%
Median Sales Price*	\$494,125	\$499,000	+ 1.0%	\$455,000	\$490,000	+ 7.7%
Average Sales Price*	\$555,014	\$576,768	+ 3.9%	\$507,326	\$540,451	+ 6.5%
Percent of List Price Received*	98.7%	100.7%	+ 2.0%	99.4%	100.4%	+ 1.0%

\* 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	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	83	42	- 49.4%	--	--	--
Under Contract	66	90	+ 36.4%	1,119	1,264	+ 13.0%
New Listings	41	75	+ 82.9%	1,245	1,315	+ 5.6%
Sold Listings	90	99	+ 10.0%	1,112	1,208	+ 8.6%
Days on Market Until Sale	36	17	- 52.8%	22	19	- 13.6%
Median Sales Price*	\$285,000	\$271,000	- 4.9%	\$275,000	\$287,500	+ 4.5%
Average Sales Price*	\$303,777	\$299,927	- 1.3%	\$296,658	\$304,062	+ 2.5%
Percent of List Price Received*	99.0%	99.9%	+ 0.9%	99.6%	100.0%	+ 0.4%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

