

Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

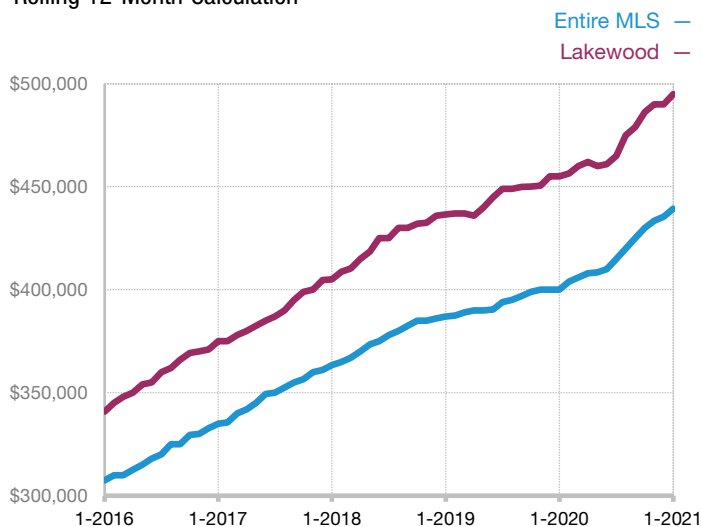
Single Family	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	108	36	- 66.7%	--	--	--
Under Contract	97	97	0.0%	97	97	0.0%
New Listings	94	96	+ 2.1%	94	96	+ 2.1%
Sold Listings	82	85	+ 3.7%	82	85	+ 3.7%
Days on Market Until Sale	50	16	- 68.0%	50	16	- 68.0%
Median Sales Price*	\$456,170	\$507,000	+ 11.1%	\$456,170	\$507,000	+ 11.1%
Average Sales Price*	\$501,994	\$555,212	+ 10.6%	\$501,994	\$555,212	+ 10.6%
Percent of List Price Received*	98.1%	101.3%	+ 3.3%	98.1%	101.3%	+ 3.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	76	30	- 60.5%	--	--	--
Under Contract	100	99	- 1.0%	100	99	- 1.0%
New Listings	100	89	- 11.0%	100	89	- 11.0%
Sold Listings	74	84	+ 13.5%	74	84	+ 13.5%
Days on Market Until Sale	34	19	- 44.1%	34	19	- 44.1%
Median Sales Price*	\$270,000	\$290,000	+ 7.4%	\$270,000	\$290,000	+ 7.4%
Average Sales Price*	\$284,284	\$306,864	+ 7.9%	\$284,284	\$306,864	+ 7.9%
Percent of List Price Received*	99.1%	100.0%	+ 0.9%	99.1%	100.0%	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

