

# Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

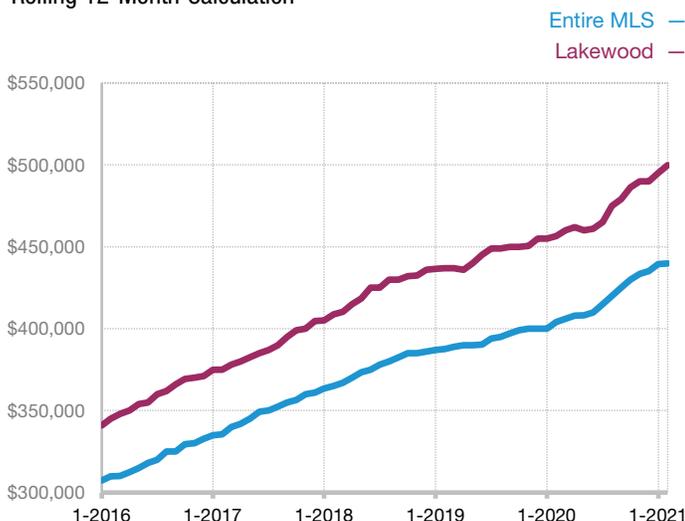
Single Family	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	111	35	- 68.5%	--	--	--
Under Contract	94	114	+ 21.3%	191	207	+ 8.4%
New Listings	108	111	+ 2.8%	202	206	+ 2.0%
Sold Listings	82	91	+ 11.0%	164	178	+ 8.5%
Days on Market Until Sale	34	17	- 50.0%	42	17	- 59.5%
Median Sales Price*	\$450,500	\$545,000	+ 21.0%	\$453,000	\$523,750	+ 15.6%
Average Sales Price*	\$488,820	\$586,978	+ 20.1%	\$495,407	\$572,701	+ 15.6%
Percent of List Price Received*	100.0%	103.1%	+ 3.1%	99.0%	102.2%	+ 3.2%

\* 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	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	72	22	- 69.4%	--	--	--
Under Contract	94	93	- 1.1%	194	189	- 2.6%
New Listings	100	81	- 19.0%	200	170	- 15.0%
Sold Listings	80	75	- 6.3%	154	160	+ 3.9%
Days on Market Until Sale	28	17	- 39.3%	31	18	- 41.9%
Median Sales Price*	\$274,000	\$321,500	+ 17.3%	\$272,000	\$305,500	+ 12.3%
Average Sales Price*	\$288,223	\$318,255	+ 10.4%	\$286,330	\$312,292	+ 9.1%
Percent of List Price Received*	99.8%	101.6%	+ 1.8%	99.4%	100.8%	+ 1.4%

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



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

