

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

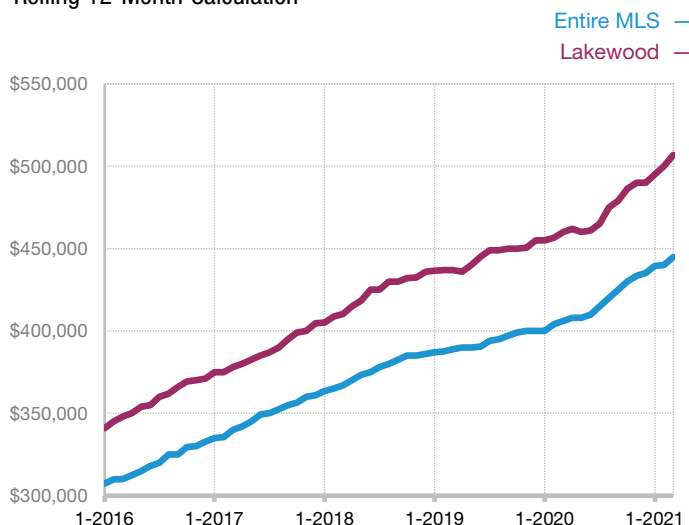
Single Family	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	172	20	- 88.4%	--	--	--
Under Contract	117	157	+ 34.2%	308	362	+ 17.5%
New Listings	184	145	- 21.2%	386	351	- 9.1%
Sold Listings	114	128	+ 12.3%	278	306	+ 10.1%
Days on Market Until Sale	19	14	- 26.3%	32	16	- 50.0%
Median Sales Price*	\$475,000	\$561,000	+ 18.1%	\$461,500	\$540,500	+ 17.1%
Average Sales Price*	\$513,072	\$606,700	+ 18.2%	\$502,651	\$587,380	+ 16.9%
Percent of List Price Received*	100.4%	105.9%	+ 5.5%	99.6%	103.7%	+ 4.1%

* 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	94	22	- 76.6%	--	--	--
Under Contract	83	107	+ 28.9%	277	292	+ 5.4%
New Listings	112	106	- 5.4%	312	276	- 11.5%
Sold Listings	100	103	+ 3.0%	254	266	+ 4.7%
Days on Market Until Sale	18	22	+ 22.2%	26	20	- 23.1%
Median Sales Price*	\$291,000	\$321,000	+ 10.3%	\$280,000	\$311,400	+ 11.2%
Average Sales Price*	\$302,307	\$329,624	+ 9.0%	\$292,582	\$318,681	+ 8.9%
Percent of List Price Received*	100.2%	103.5%	+ 3.3%	99.7%	101.8%	+ 2.1%

* 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

