

Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

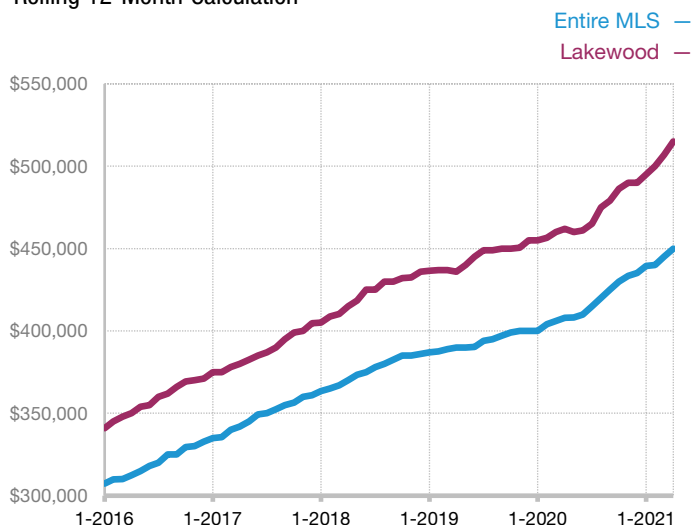
Single Family	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	193	39	- 79.8%	--	--	--
Under Contract	88	144	+ 63.6%	396	503	+ 27.0%
New Listings	121	166	+ 37.2%	507	517	+ 2.0%
Sold Listings	99	150	+ 51.5%	377	459	+ 21.8%
Days on Market Until Sale	13	7	- 46.2%	27	13	- 51.9%
Median Sales Price*	\$459,650	\$602,500	+ 31.1%	\$460,000	\$555,000	+ 20.7%
Average Sales Price*	\$500,943	\$650,871	+ 29.9%	\$502,202	\$607,521	+ 21.0%
Percent of List Price Received*	100.2%	105.1%	+ 4.9%	99.7%	104.1%	+ 4.4%

* 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	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	104	37	- 64.4%	--	--	--
Under Contract	41	102	+ 148.8%	318	389	+ 22.3%
New Listings	59	114	+ 93.2%	371	389	+ 4.9%
Sold Listings	63	88	+ 39.7%	317	357	+ 12.6%
Days on Market Until Sale	9	9	0.0%	22	17	- 22.7%
Median Sales Price*	\$281,000	\$320,000	+ 13.9%	\$280,000	\$312,500	+ 11.6%
Average Sales Price*	\$298,593	\$328,410	+ 10.0%	\$293,781	\$321,090	+ 9.3%
Percent of List Price Received*	100.4%	105.3%	+ 4.9%	99.9%	102.7%	+ 2.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

