

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

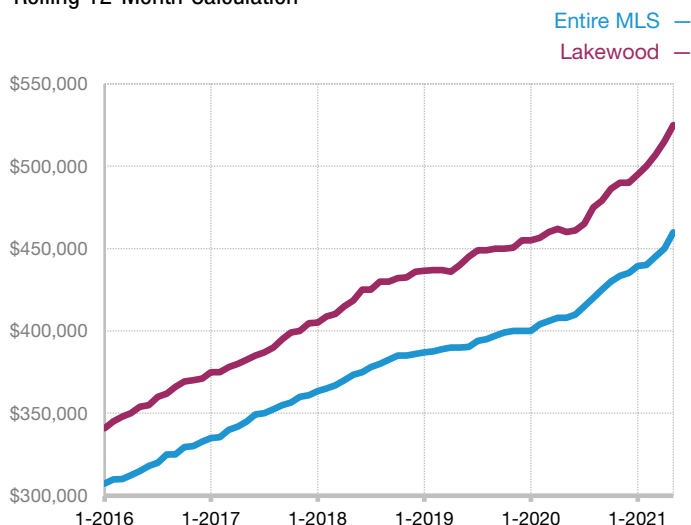
| Single Family | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2020 | 2021 | Percent Change from Previous Year | Thru 05-2020 | Thru 05-2021 | Percent Change from Previous Year |
| Inventory of Active Listings | 163 | 40 | - 75.5% | -- | -- | -- |
| Under Contract | 194 | 183 | - 5.7% | 590 | 679 | + 15.1% |
| New Listings | 180 | 181 | + 0.6% | 687 | 698 | + 1.6% |
| Sold Listings | 108 | 133 | + 23.1% | 485 | 594 | + 22.5% |
| Days on Market Until Sale | 17 | 5 | - 70.6% | 25 | 12 | - 52.0% |
| Median Sales Price* | \$463,000 | \$605,000 | + 30.7% | \$461,000 | \$565,000 | + 22.6% |
| Average Sales Price* | \$508,230 | \$636,836 | + 25.3% | \$503,545 | \$615,675 | + 22.3% |
| Percent of List Price Received* | 99.7% | 107.3% | + 7.6% | 99.7% | 104.8% | + 5.1% |

* 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 | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2020 | 2021 | Percent Change from Previous Year | Thru 05-2020 | Thru 05-2021 | Percent Change from Previous Year |
| Inventory of Active Listings | 88 | 17 | - 80.7% | -- | -- | -- |
| Under Contract | 113 | 108 | - 4.4% | 431 | 491 | + 13.9% |
| New Listings | 111 | 85 | - 23.4% | 482 | 473 | - 1.9% |
| Sold Listings | 49 | 93 | + 89.8% | 366 | 450 | + 23.0% |
| Days on Market Until Sale | 23 | 6 | - 73.9% | 23 | 15 | - 34.8% |
| Median Sales Price* | \$294,000 | \$330,000 | + 12.2% | \$281,000 | \$315,000 | + 12.1% |
| Average Sales Price* | \$302,578 | \$340,519 | + 12.5% | \$294,962 | \$325,263 | + 10.3% |
| Percent of List Price Received* | 99.2% | 105.3% | + 6.1% | 99.8% | 103.3% | + 3.5% |

* 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

