

Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

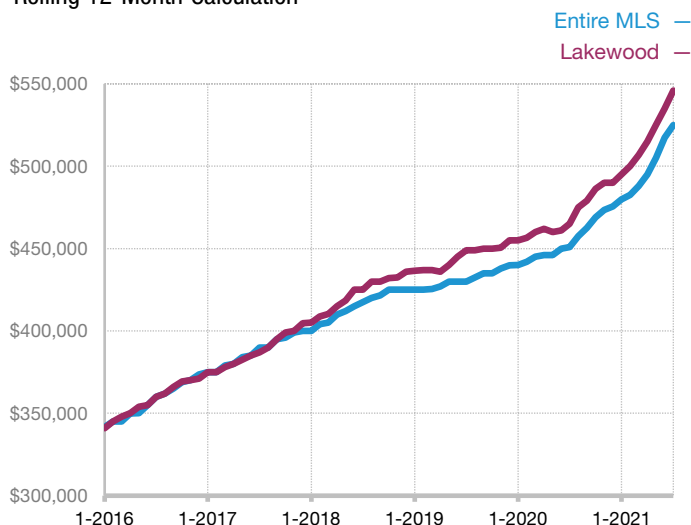
Single Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	158	98	- 38.0%	--	--	--
Under Contract	195	160	- 17.9%	961	1,008	+ 4.9%
New Listings	197	193	- 2.0%	1,077	1,113	+ 3.3%
Sold Listings	178	184	+ 3.4%	836	948	+ 13.4%
Days on Market Until Sale	17	7	- 58.8%	22	10	- 54.5%
Median Sales Price*	\$508,548	\$600,000	+ 18.0%	\$475,000	\$575,000	+ 21.1%
Average Sales Price*	\$543,711	\$671,084	+ 23.4%	\$518,996	\$632,846	+ 21.9%
Percent of List Price Received*	100.5%	105.1%	+ 4.6%	100.0%	105.3%	+ 5.3%

* 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	110	49	- 55.5%	--	--	--
Under Contract	142	106	- 25.4%	691	710	+ 2.7%
New Listings	164	116	- 29.3%	771	731	- 5.2%
Sold Listings	115	107	- 7.0%	596	672	+ 12.8%
Days on Market Until Sale	20	7	- 65.0%	22	12	- 45.5%
Median Sales Price*	\$290,000	\$350,000	+ 20.7%	\$285,000	\$325,000	+ 14.0%
Average Sales Price*	\$305,476	\$359,559	+ 17.7%	\$300,383	\$335,819	+ 11.8%
Percent of List Price Received*	99.9%	104.1%	+ 4.2%	99.8%	103.9%	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

