

# Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

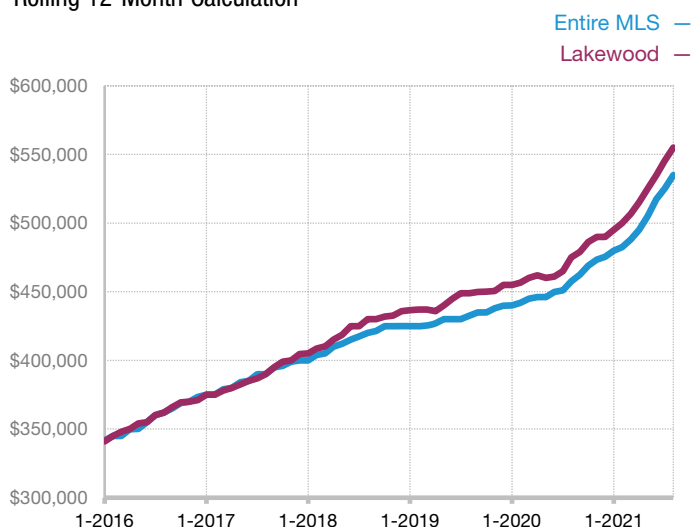
Single Family	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	136	86	- 36.8%	--	--	--
Under Contract	198	171	- 13.6%	1,159	1,175	+ 1.4%
New Listings	190	171	- 10.0%	1,267	1,282	+ 1.2%
Sold Listings	209	154	- 26.3%	1,045	1,104	+ 5.6%
Days on Market Until Sale	17	9	- 47.1%	21	10	- 52.4%
Median Sales Price*	\$514,500	\$584,150	+ 13.5%	\$480,000	\$575,000	+ 19.8%
Average Sales Price*	\$558,873	\$651,573	+ 16.6%	\$526,971	\$635,137	+ 20.5%
Percent of List Price Received*	100.7%	102.8%	+ 2.1%	100.1%	104.9%	+ 4.8%

\* 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	82	50	- 39.0%	--	--	--
Under Contract	153	128	- 16.3%	844	829	- 1.8%
New Listings	128	124	- 3.1%	899	853	- 5.1%
Sold Listings	148	97	- 34.5%	744	767	+ 3.1%
Days on Market Until Sale	17	10	- 41.2%	21	12	- 42.9%
Median Sales Price*	\$297,500	\$355,000	+ 19.3%	\$285,000	\$328,000	+ 15.1%
Average Sales Price*	\$307,124	\$365,792	+ 19.1%	\$301,726	\$339,133	+ 12.4%
Percent of List Price Received*	100.1%	103.0%	+ 2.9%	99.8%	103.8%	+ 4.0%

\* 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

