

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

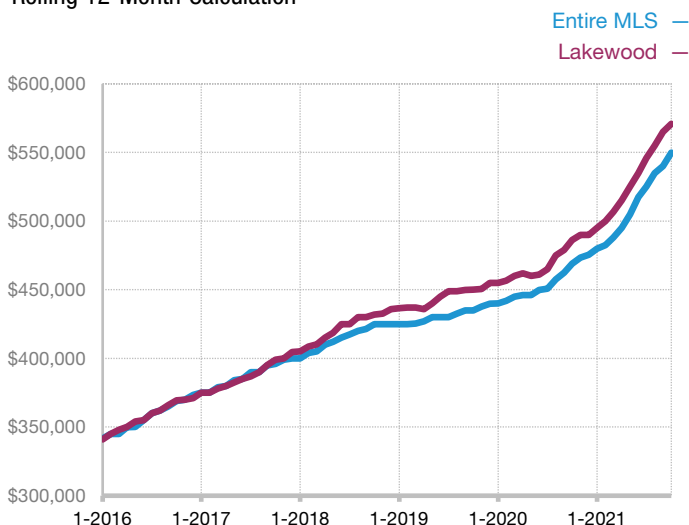
Single Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	121	84	- 30.6%	--	--	--
Under Contract	160	163	+ 1.9%	1,482	1,482	0.0%
New Listings	163	152	- 6.7%	1,597	1,615	+ 1.1%
Sold Listings	194	155	- 20.1%	1,410	1,405	- 0.4%
Days on Market Until Sale	20	13	- 35.0%	21	10	- 52.4%
Median Sales Price*	\$510,750	\$595,000	+ 16.5%	\$489,900	\$580,000	+ 18.4%
Average Sales Price*	\$557,723	\$658,408	+ 18.1%	\$534,388	\$639,538	+ 19.7%
Percent of List Price Received*	100.7%	101.2%	+ 0.5%	100.3%	104.2%	+ 3.9%

* 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	102	58	- 43.1%	--	--	--
Under Contract	105	94	- 10.5%	1,075	1,016	- 5.5%
New Listings	107	105	- 1.9%	1,157	1,069	- 7.6%
Sold Listings	129	102	- 20.9%	1,010	997	- 1.3%
Days on Market Until Sale	16	9	- 43.8%	19	12	- 36.8%
Median Sales Price*	\$296,000	\$356,500	+ 20.4%	\$288,500	\$337,000	+ 16.8%
Average Sales Price*	\$313,066	\$388,277	+ 24.0%	\$304,190	\$348,255	+ 14.5%
Percent of List Price Received*	100.4%	101.7%	+ 1.3%	100.0%	103.4%	+ 3.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

