

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

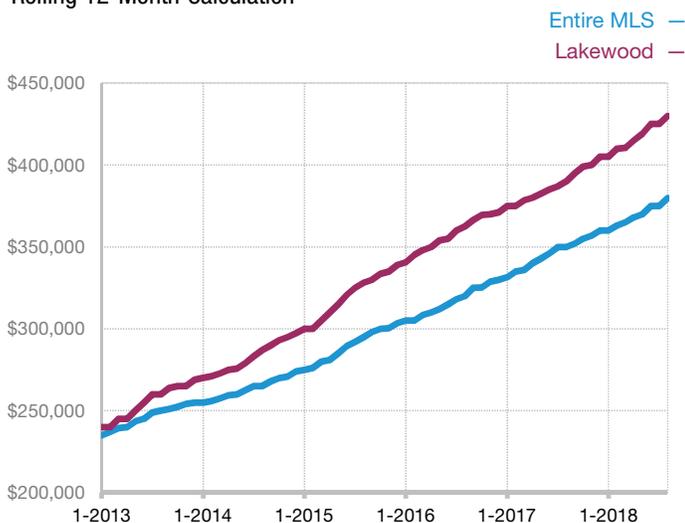
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	230	<b>176</b>	- 23.5%	--	--	--
Under Contract	159	<b>131</b>	- 17.6%	1,085	<b>1,116</b>	+ 2.9%
New Listings	181	<b>161</b>	- 11.0%	1,286	<b>1,327</b>	+ 3.2%
Sold Listings	147	<b>147</b>	0.0%	1,045	<b>1,054</b>	+ 0.9%
Days on Market Until Sale	18	<b>20</b>	+ 11.1%	19	<b>20</b>	+ 5.3%
Median Sales Price*	\$395,000	<b>\$435,000</b>	+ 10.1%	\$400,000	<b>\$440,000</b>	+ 10.0%
Average Sales Price*	\$444,353	<b>\$477,596</b>	+ 7.5%	\$443,257	<b>\$490,686</b>	+ 10.7%
Percent of List Price Received*	99.8%	<b>99.9%</b>	+ 0.1%	100.4%	<b>100.4%</b>	0.0%

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

Townhouse-Condo	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	91	<b>77</b>	- 15.4%	--	--	--
Under Contract	97	<b>105</b>	+ 8.2%	734	<b>799</b>	+ 8.9%
New Listings	109	<b>108</b>	- 0.9%	810	<b>858</b>	+ 5.9%
Sold Listings	108	<b>106</b>	- 1.9%	699	<b>744</b>	+ 6.4%
Days on Market Until Sale	15	<b>16</b>	+ 6.7%	12	<b>13</b>	+ 8.3%
Median Sales Price*	\$247,000	<b>\$284,750</b>	+ 15.3%	\$235,000	<b>\$265,000</b>	+ 12.8%
Average Sales Price*	\$251,597	<b>\$290,586</b>	+ 15.5%	\$247,431	<b>\$281,636</b>	+ 13.8%
Percent of List Price Received*	100.6%	<b>100.6%</b>	0.0%	101.6%	<b>101.6%</b>	0.0%

\* 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

