

Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

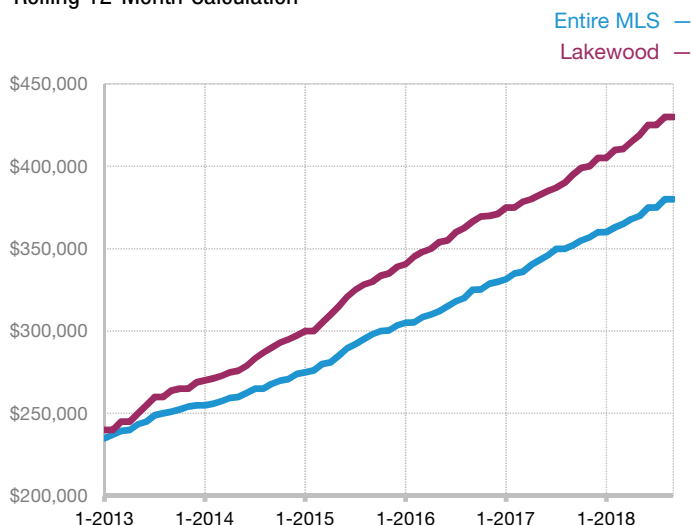
Single Family	September			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	241	187	- 22.4%	--	--	--
Under Contract	118	126	+ 6.8%	1,203	1,236	+ 2.7%
New Listings	148	162	+ 9.5%	1,434	1,489	+ 3.8%
Sold Listings	143	104	- 27.3%	1,188	1,163	- 2.1%
Days on Market Until Sale	23	20	- 13.0%	19	20	+ 5.3%
Median Sales Price*	\$412,500	\$437,750	+ 6.1%	\$400,000	\$440,000	+ 10.0%
Average Sales Price*	\$464,124	\$489,976	+ 5.6%	\$445,768	\$490,376	+ 10.0%
Percent of List Price Received*	99.5%	98.9%	- 0.6%	100.3%	100.3%	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	September			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	96	95	- 1.0%	--	--	--
Under Contract	116	82	- 29.3%	850	882	+ 3.8%
New Listings	131	114	- 13.0%	941	972	+ 3.3%
Sold Listings	90	87	- 3.3%	789	837	+ 6.1%
Days on Market Until Sale	10	14	+ 40.0%	12	13	+ 8.3%
Median Sales Price*	\$242,500	\$255,000	+ 5.2%	\$237,000	\$263,500	+ 11.2%
Average Sales Price*	\$246,921	\$271,346	+ 9.9%	\$247,373	\$281,405	+ 13.8%
Percent of List Price Received*	100.7%	100.4%	- 0.3%	101.5%	101.4%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

