

# Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

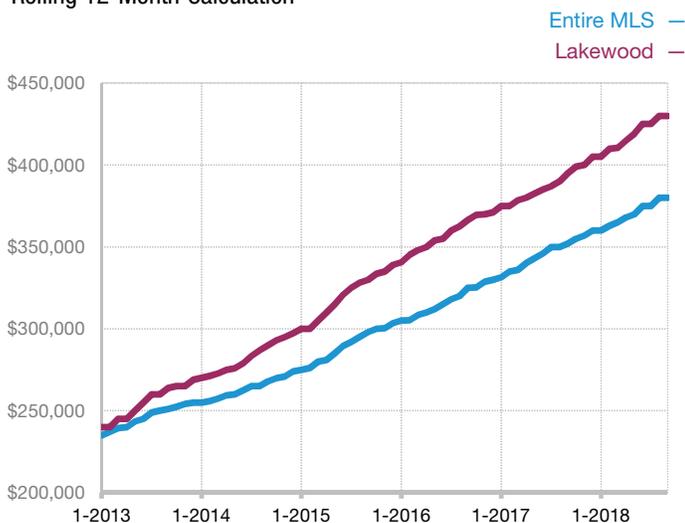
Single Family	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	241	<b>187</b>	- 22.4%	--	--	--
Under Contract	118	<b>126</b>	+ 6.8%	1,203	<b>1,236</b>	+ 2.7%
New Listings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

\* 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

