

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

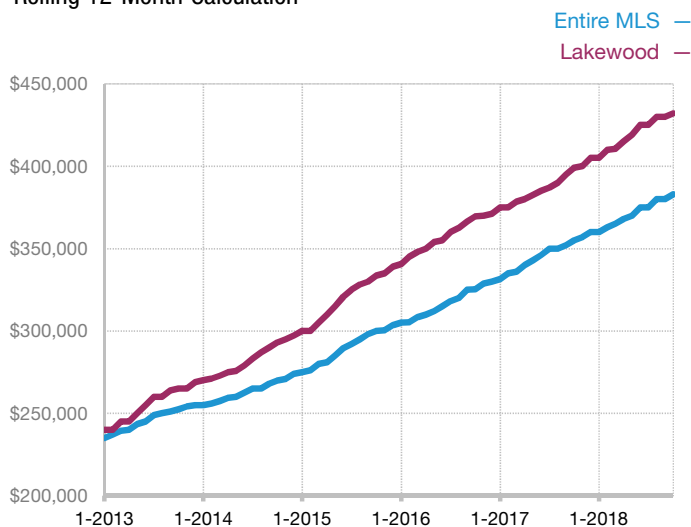
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	190	189	- 0.5%	--	--	--
Under Contract	138	105	- 23.9%	1,341	1,334	- 0.5%
New Listings	127	123	- 3.1%	1,561	1,611	+ 3.2%
Sold Listings	126	126	0.0%	1,314	1,290	- 1.8%
Days on Market Until Sale	26	35	+ 34.6%	20	22	+ 10.0%
Median Sales Price*	\$415,000	\$415,500	+ 0.1%	\$403,690	\$437,500	+ 8.4%
Average Sales Price*	\$450,486	\$473,793	+ 5.2%	\$446,221	\$488,657	+ 9.5%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	100.2%	100.1%	- 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.

Townhouse-Condo	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	93	100	+ 7.5%	--	--	--
Under Contract	88	82	- 6.8%	936	958	+ 2.4%
New Listings	88	93	+ 5.7%	1,029	1,064	+ 3.4%
Sold Listings	115	80	- 30.4%	904	918	+ 1.5%
Days on Market Until Sale	12	15	+ 25.0%	12	13	+ 8.3%
Median Sales Price*	\$235,000	\$259,950	+ 10.6%	\$236,550	\$263,250	+ 11.3%
Average Sales Price*	\$257,294	\$271,278	+ 5.4%	\$248,635	\$280,510	+ 12.8%
Percent of List Price Received*	100.8%	100.1%	- 0.7%	101.4%	101.3%	- 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

