

Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

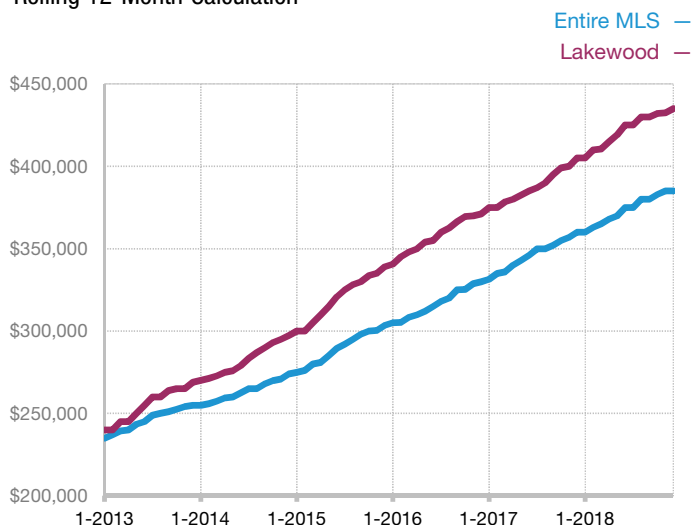
Single Family	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	126	123	- 2.4%	--	--	--
Under Contract	83	92	+ 10.8%	1,514	1,506	- 0.5%
New Listings	56	46	- 17.9%	1,706	1,784	+ 4.6%
Sold Listings	108	93	- 13.9%	1,549	1,490	- 3.8%
Days on Market Until Sale	25	25	0.0%	21	22	+ 4.8%
Median Sales Price*	\$410,000	\$449,000	+ 9.5%	\$405,000	\$435,000	+ 7.4%
Average Sales Price*	\$435,720	\$470,568	+ 8.0%	\$445,731	\$484,380	+ 8.7%
Percent of List Price Received*	99.0%	98.1%	- 0.9%	100.0%	99.9%	- 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	76	71	- 6.6%	--	--	--
Under Contract	57	61	+ 7.0%	1,058	1,102	+ 4.2%
New Listings	57	50	- 12.3%	1,142	1,206	+ 5.6%
Sold Listings	68	80	+ 17.6%	1,054	1,093	+ 3.7%
Days on Market Until Sale	22	23	+ 4.5%	14	15	+ 7.1%
Median Sales Price*	\$237,500	\$275,000	+ 15.8%	\$238,000	\$264,500	+ 11.1%
Average Sales Price*	\$256,083	\$287,725	+ 12.4%	\$250,578	\$281,335	+ 12.3%
Percent of List Price Received*	100.0%	99.3%	- 0.7%	101.2%	101.0%	- 0.2%

* 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

