

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

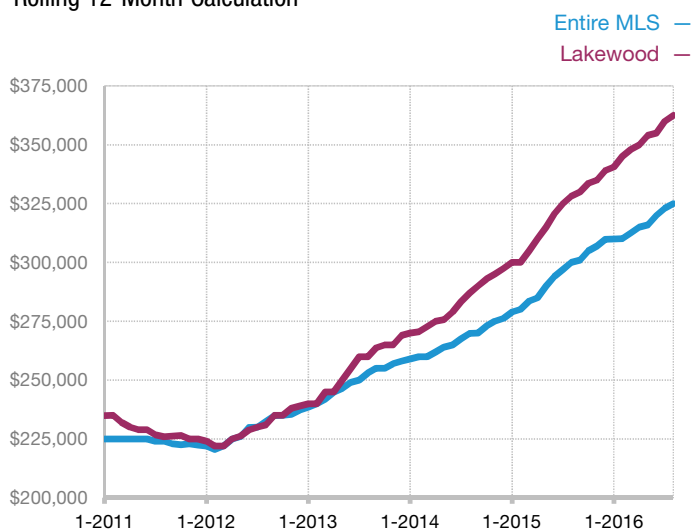
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	243	169	- 30.5%	--	--	--
Under Contract	163	183	+ 12.3%	1,098	1,147	+ 4.5%
New Listings	191	182	- 4.7%	1,305	1,303	- 0.2%
Sold Listings	157	167	+ 6.4%	1,023	1,034	+ 1.1%
Days on Market Until Sale	19	17	- 10.5%	19	24	+ 26.3%
Median Sales Price*	\$345,000	\$355,000	+ 2.9%	\$340,000	\$375,000	+ 10.3%
Average Sales Price*	\$380,411	\$388,383	+ 2.1%	\$370,129	\$406,548	+ 9.8%
Percent of List Price Received*	100.5%	100.1%	- 0.4%	100.9%	100.4%	- 0.5%

* 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		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	80	63	- 21.3%	--	--	--
Under Contract	121	121	0.0%	804	697	- 13.3%
New Listings	95	123	+ 29.5%	871	745	- 14.5%
Sold Listings	124	109	- 12.1%	720	636	- 11.7%
Days on Market Until Sale	9	9	0.0%	10	15	+ 50.0%
Median Sales Price*	\$172,500	\$220,000	+ 27.5%	\$177,000	\$215,000	+ 21.5%
Average Sales Price*	\$183,841	\$239,725	+ 30.4%	\$188,801	\$229,750	+ 21.7%
Percent of List Price Received*	102.0%	102.2%	+ 0.2%	101.8%	101.7%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

