

Local Market Update for December 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

Single Family

	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	166	105	- 36.7%	--	--	--
Under Contract	80	96	+ 20.0%	1,565	1,617	+ 3.3%
New Listings	55	72	+ 30.9%	1,778	1,785	+ 0.4%
Sold Listings	138	118	- 14.5%	1,563	1,602	+ 2.5%
Days on Market Until Sale	26	29	+ 11.5%	21	24	+ 14.3%
Median Sales Price*	\$349,950	\$365,000	+ 4.3%	\$339,000	\$372,000	+ 9.7%
Average Sales Price*	\$377,328	\$400,419	+ 6.1%	\$369,192	\$405,563	+ 9.9%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	100.4%	100.0%	- 0.4%

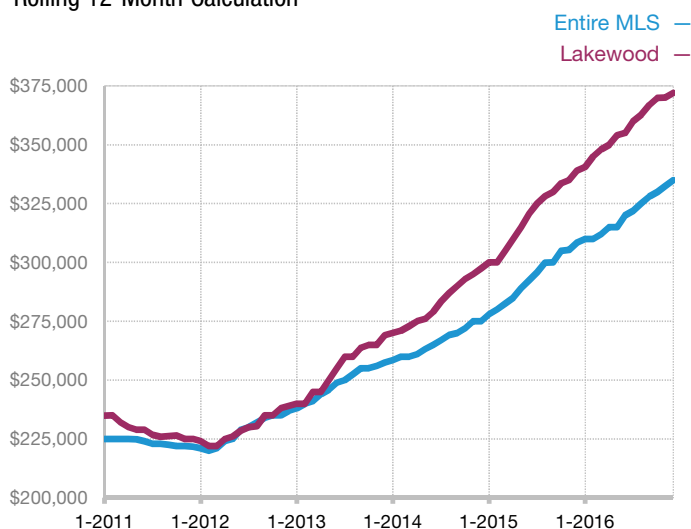
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo

	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	59	41	- 30.5%	--	--	--
Under Contract	52	51	- 1.9%	1,150	1,003	- 12.8%
New Listings	46	44	- 4.3%	1,220	1,041	- 14.7%
Sold Listings	97	86	- 11.3%	1,119	999	- 10.7%
Days on Market Until Sale	17	20	+ 17.6%	12	16	+ 33.3%
Median Sales Price*	\$199,900	\$223,750	+ 11.9%	\$180,000	\$216,000	+ 20.0%
Average Sales Price*	\$207,114	\$239,277	+ 15.5%	\$192,903	\$230,597	+ 19.5%
Percent of List Price Received*	100.4%	100.0%	- 0.4%	101.4%	101.4%	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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

