

# Local Market Update for February 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

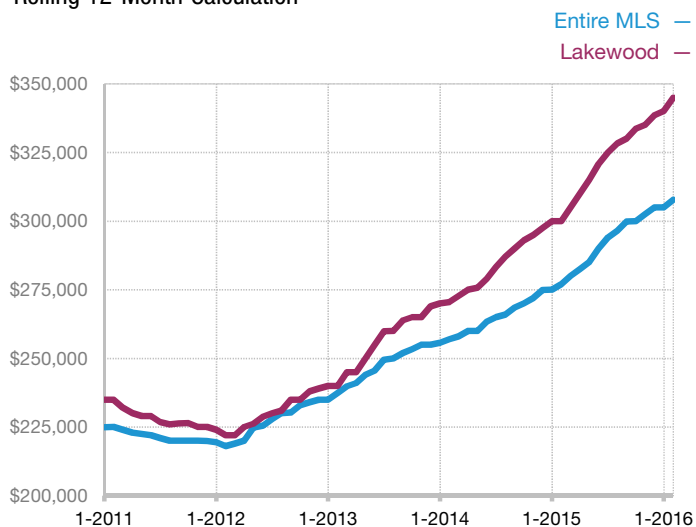
Single Family	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	131	92	- 29.8%	--	--	--
Under Contract	91	131	+ 44.0%	197	221	+ 12.2%
New Listings	111	112	+ 0.9%	200	214	+ 7.0%
Sold Listings	82	84	+ 2.4%	181	160	- 11.6%
Days on Market Until Sale	30	40	+ 33.3%	30	43	+ 43.3%
Median Sales Price*	\$303,000	\$370,000	+ 22.1%	\$308,000	\$363,500	+ 18.0%
Average Sales Price*	\$336,652	\$389,624	+ 15.7%	\$331,609	\$394,843	+ 19.1%
Percent of List Price Received*	100.9%	99.3%	- 1.6%	100.1%	99.2%	- 0.9%

\* 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	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	51	28	- 45.1%	--	--	--
Under Contract	65	75	+ 15.4%	119	152	+ 27.7%
New Listings	69	70	+ 1.4%	137	142	+ 3.6%
Sold Listings	48	63	+ 31.3%	87	129	+ 48.3%
Days on Market Until Sale	27	31	+ 14.8%	22	23	+ 4.5%
Median Sales Price*	\$150,000	\$210,333	+ 40.2%	\$156,000	\$193,900	+ 24.3%
Average Sales Price*	\$166,404	\$227,368	+ 36.6%	\$168,659	\$215,425	+ 27.7%
Percent of List Price Received*	100.4%	100.7%	+ 0.3%	100.1%	100.3%	+ 0.2%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

