

Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

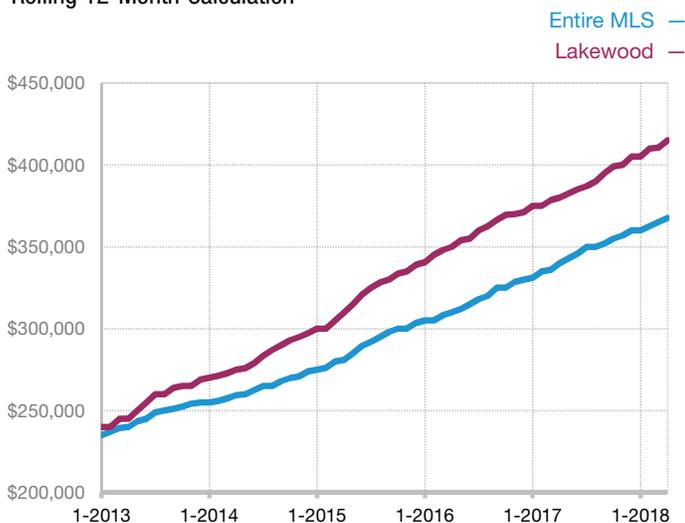
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	145	106	- 26.9%	--	--	--
Under Contract	157	181	+ 15.3%	498	519	+ 4.2%
New Listings	170	193	+ 13.5%	552	581	+ 5.3%
Sold Listings	125	135	+ 8.0%	431	405	- 6.0%
Days on Market Until Sale	13	19	+ 46.2%	24	25	+ 4.2%
Median Sales Price*	\$400,000	\$445,000	+ 11.3%	\$395,000	\$436,000	+ 10.4%
Average Sales Price*	\$442,697	\$497,070	+ 12.3%	\$428,998	\$479,207	+ 11.7%
Percent of List Price Received*	100.9%	101.2%	+ 0.3%	100.2%	100.5%	+ 0.3%

* 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	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	64	44	- 31.3%	--	--	--
Under Contract	96	112	+ 16.7%	335	382	+ 14.0%
New Listings	107	123	+ 15.0%	370	387	+ 4.6%
Sold Listings	79	98	+ 24.1%	287	316	+ 10.1%
Days on Market Until Sale	8	11	+ 37.5%	13	14	+ 7.7%
Median Sales Price*	\$245,000	\$257,250	+ 5.0%	\$230,000	\$250,000	+ 8.7%
Average Sales Price*	\$255,232	\$268,067	+ 5.0%	\$245,797	\$273,210	+ 11.2%
Percent of List Price Received*	102.6%	102.2%	- 0.4%	101.6%	101.6%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

