

Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

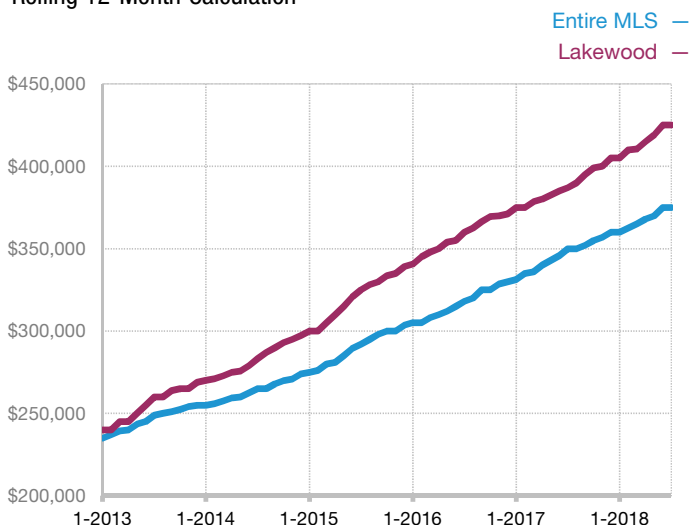
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	226	164	- 27.4%	--	--	--
Under Contract	131	162	+ 23.7%	926	993	+ 7.2%
New Listings	168	158	- 6.0%	1,105	1,167	+ 5.6%
Sold Listings	153	167	+ 9.2%	898	905	+ 0.8%
Days on Market Until Sale	14	16	+ 14.3%	19	20	+ 5.3%
Median Sales Price*	\$413,750	\$450,000	+ 8.8%	\$400,000	\$442,000	+ 10.5%
Average Sales Price*	\$457,682	\$507,190	+ 10.8%	\$443,077	\$492,617	+ 11.2%
Percent of List Price Received*	100.6%	100.1%	- 0.5%	100.5%	100.5%	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.

Townhouse-Condo	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	84	78	- 7.1%	--	--	--
Under Contract	102	109	+ 6.9%	637	698	+ 9.6%
New Listings	99	111	+ 12.1%	701	750	+ 7.0%
Sold Listings	93	98	+ 5.4%	591	635	+ 7.4%
Days on Market Until Sale	11	11	0.0%	12	12	0.0%
Median Sales Price*	\$242,500	\$287,000	+ 18.4%	\$235,000	\$260,000	+ 10.6%
Average Sales Price*	\$249,762	\$305,413	+ 22.3%	\$246,670	\$280,399	+ 13.7%
Percent of List Price Received*	101.3%	101.8%	+ 0.5%	101.8%	101.8%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

