

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

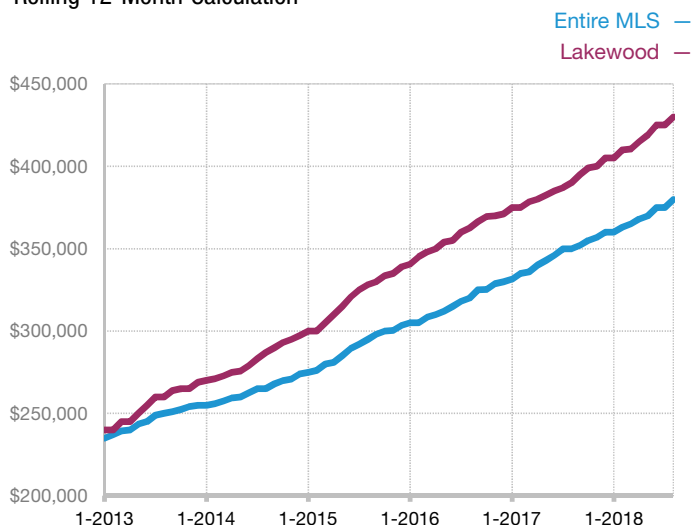
Single Family	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	230	176	- 23.5%	--	--	--
Under Contract	159	131	- 17.6%	1,085	1,116	+ 2.9%
New Listings	181	161	- 11.0%	1,286	1,327	+ 3.2%
Sold Listings	147	147	0.0%	1,045	1,054	+ 0.9%
Days on Market Until Sale	18	20	+ 11.1%	19	20	+ 5.3%
Median Sales Price*	\$395,000	\$435,000	+ 10.1%	\$400,000	\$440,000	+ 10.0%
Average Sales Price*	\$444,353	\$477,596	+ 7.5%	\$443,257	\$490,686	+ 10.7%
Percent of List Price Received*	99.8%	99.9%	+ 0.1%	100.4%	100.4%	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.

Townhouse-Condo	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	91	77	- 15.4%	--	--	--
Under Contract	97	105	+ 8.2%	734	799	+ 8.9%
New Listings	109	108	- 0.9%	810	858	+ 5.9%
Sold Listings	108	106	- 1.9%	699	744	+ 6.4%
Days on Market Until Sale	15	16	+ 6.7%	12	13	+ 8.3%
Median Sales Price*	\$247,000	\$284,750	+ 15.3%	\$235,000	\$265,000	+ 12.8%
Average Sales Price*	\$251,597	\$290,586	+ 15.5%	\$247,431	\$281,636	+ 13.8%
Percent of List Price Received*	100.6%	100.6%	0.0%	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

