

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

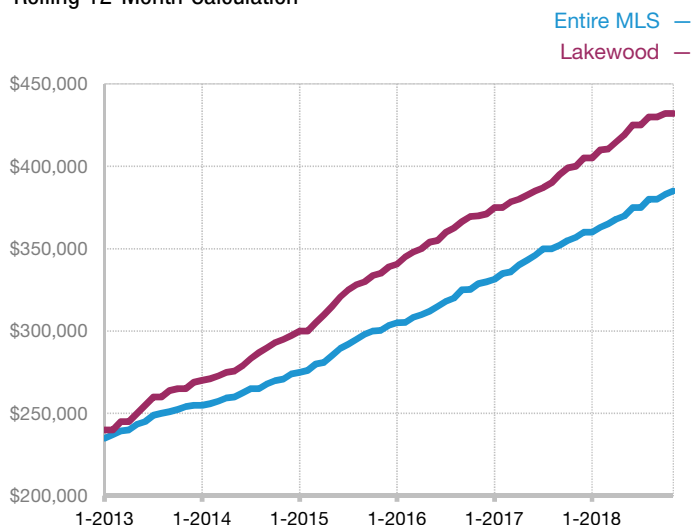
Single Family	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	163	191	+ 17.2%	--	--	--
Under Contract	90	95	+ 5.6%	1,431	1,423	- 0.6%
New Listings	89	128	+ 43.8%	1,650	1,738	+ 5.3%
Sold Listings	127	96	- 24.4%	1,441	1,390	- 3.5%
Days on Market Until Sale	29	25	- 13.8%	21	22	+ 4.8%
Median Sales Price*	\$410,000	\$396,250	- 3.4%	\$404,000	\$435,000	+ 7.7%
Average Sales Price*	\$449,174	\$434,203	- 3.3%	\$446,481	\$484,781	+ 8.6%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	100.1%	100.0%	- 0.1%

* 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	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	83	80	- 3.6%	--	--	--
Under Contract	65	91	+ 40.0%	1,001	1,048	+ 4.7%
New Listings	56	91	+ 62.5%	1,085	1,157	+ 6.6%
Sold Listings	82	87	+ 6.1%	986	1,011	+ 2.5%
Days on Market Until Sale	23	18	- 21.7%	13	14	+ 7.7%
Median Sales Price*	\$256,250	\$258,000	+ 0.7%	\$238,000	\$263,500	+ 10.7%
Average Sales Price*	\$267,432	\$278,555	+ 4.2%	\$250,198	\$280,724	+ 12.2%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	101.3%	101.2%	- 0.1%

* 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

