

Local Market Update for January 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

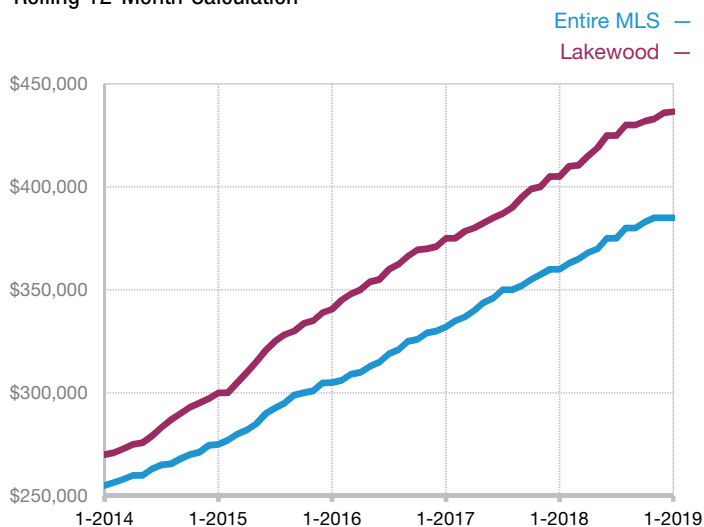
Single Family	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	120	98	- 18.3%	--	--	--
Under Contract	89	108	+ 21.3%	89	108	+ 21.3%
New Listings	94	107	+ 13.8%	94	107	+ 13.8%
Sold Listings	79	72	- 8.9%	79	72	- 8.9%
Days on Market Until Sale	40	38	- 5.0%	40	38	- 5.0%
Median Sales Price*	\$415,000	\$434,500	+ 4.7%	\$415,000	\$434,500	+ 4.7%
Average Sales Price*	\$457,660	\$459,482	+ 0.4%	\$457,660	\$459,482	+ 0.4%
Percent of List Price Received*	98.6%	98.0%	- 0.6%	98.6%	98.0%	- 0.6%

* 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	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	66	63	- 4.5%	--	--	--
Under Contract	73	81	+ 11.0%	73	81	+ 11.0%
New Listings	72	75	+ 4.2%	72	75	+ 4.2%
Sold Listings	67	45	- 32.8%	67	45	- 32.8%
Days on Market Until Sale	18	27	+ 50.0%	18	27	+ 50.0%
Median Sales Price*	\$248,000	\$295,000	+ 19.0%	\$248,000	\$295,000	+ 19.0%
Average Sales Price*	\$277,758	\$320,808	+ 15.5%	\$277,758	\$320,808	+ 15.5%
Percent of List Price Received*	100.2%	98.9%	- 1.3%	100.2%	98.9%	- 1.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

