

# Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

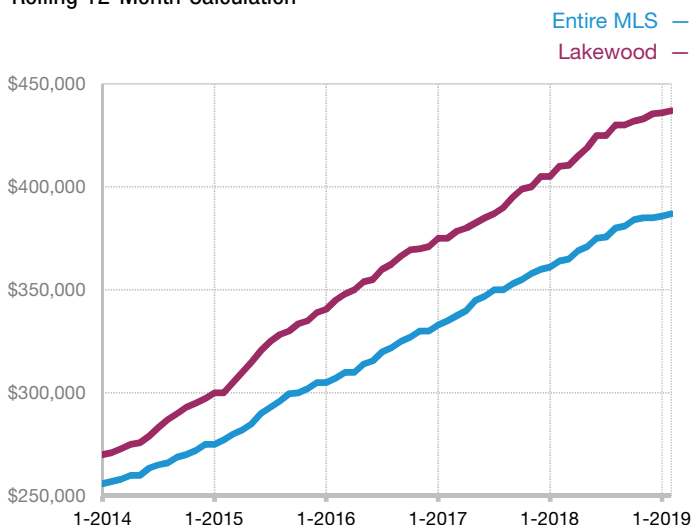
Single Family	February			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Inventory of Active Listings	128	127	- 0.8%	--	--	--
Under Contract	104	108	+ 3.8%	193	208	+ 7.8%
New Listings	122	134	+ 9.8%	216	240	+ 11.1%
Sold Listings	70	97	+ 38.6%	149	170	+ 14.1%
Days on Market Until Sale	25	36	+ 44.0%	33	37	+ 12.1%
Median Sales Price*	\$446,000	\$445,000	- 0.2%	\$425,000	\$440,000	+ 3.5%
Average Sales Price*	\$464,062	\$496,163	+ 6.9%	\$460,667	\$479,974	+ 4.2%
Percent of List Price Received*	100.1%	98.7%	- 1.4%	99.3%	98.4%	- 0.9%

\* 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	February			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Inventory of Active Listings	66	68	+ 3.0%	--	--	--
Under Contract	83	77	- 7.2%	156	153	- 1.9%
New Listings	86	84	- 2.3%	158	158	0.0%
Sold Listings	58	69	+ 19.0%	125	119	- 4.8%
Days on Market Until Sale	16	24	+ 50.0%	17	28	+ 64.7%
Median Sales Price*	\$261,000	\$267,000	+ 2.3%	\$250,000	\$290,000	+ 16.0%
Average Sales Price*	\$283,817	\$295,031	+ 4.0%	\$280,569	\$307,924	+ 9.7%
Percent of List Price Received*	101.6%	100.1%	- 1.5%	100.8%	99.6%	- 1.2%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

