

# Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

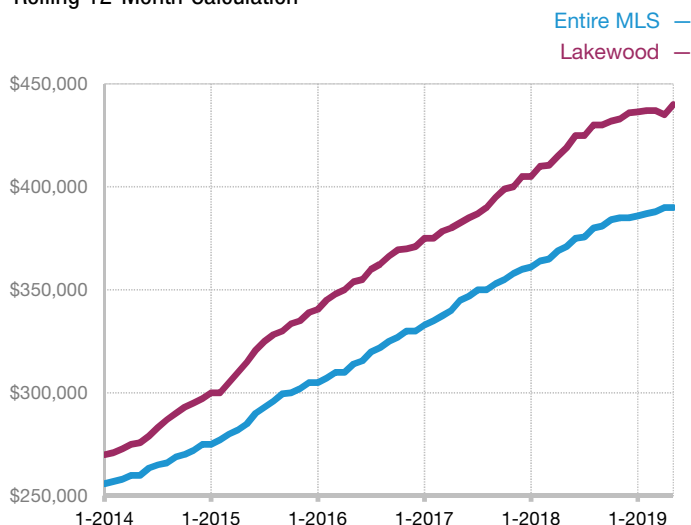
Single Family	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	204	185	- 9.3%	--	--	--
Under Contract	163	177	+ 8.6%	662	674	+ 1.8%
New Listings	236	246	+ 4.2%	814	801	- 1.6%
Sold Listings	157	162	+ 3.2%	566	581	+ 2.7%
Days on Market Until Sale	14	22	+ 57.1%	22	27	+ 22.7%
Median Sales Price*	\$445,000	\$475,000	+ 6.7%	\$437,750	\$449,000	+ 2.6%
Average Sales Price*	\$504,707	\$537,464	+ 6.5%	\$485,924	\$495,666	+ 2.0%
Percent of List Price Received*	100.6%	100.2%	- 0.4%	100.5%	99.5%	- 1.0%

\* 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	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	74	97	+ 31.1%	--	--	--
Under Contract	111	99	- 10.8%	484	471	- 2.7%
New Listings	122	149	+ 22.1%	511	523	+ 2.3%
Sold Listings	104	112	+ 7.7%	425	421	- 0.9%
Days on Market Until Sale	10	19	+ 90.0%	13	21	+ 61.5%
Median Sales Price*	\$268,000	\$282,450	+ 5.4%	\$255,000	\$275,000	+ 7.8%
Average Sales Price*	\$282,334	\$304,415	+ 7.8%	\$275,042	\$297,286	+ 8.1%
Percent of List Price Received*	102.1%	100.6%	- 1.5%	101.7%	100.0%	- 1.7%

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



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

