

# Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

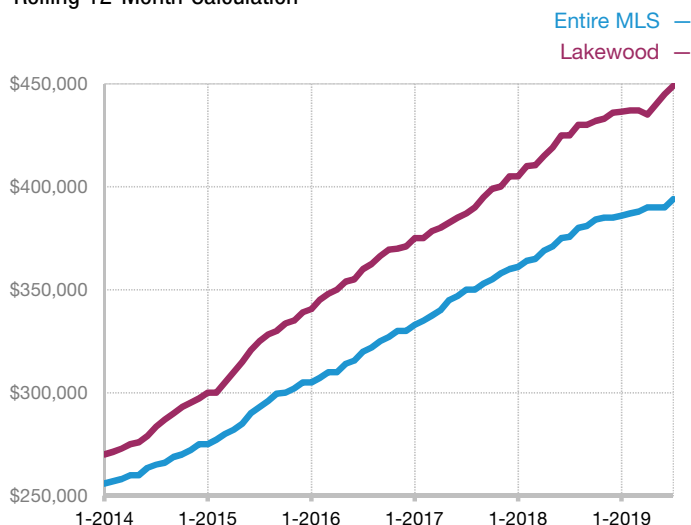
Single Family	July			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Inventory of Active Listings	204	193	- 5.4%	--	--	--
Under Contract	153	173	+ 13.1%	980	1,016	+ 3.7%
New Listings	155	175	+ 12.9%	1,163	1,183	+ 1.7%
Sold Listings	169	189	+ 11.8%	908	919	+ 1.2%
Days on Market Until Sale	16	20	+ 25.0%	20	24	+ 20.0%
Median Sales Price*	\$450,500	\$480,000	+ 6.5%	\$441,200	\$455,000	+ 3.1%
Average Sales Price*	\$507,993	\$534,045	+ 5.1%	\$492,572	\$507,026	+ 2.9%
Percent of List Price Received*	100.1%	99.9%	- 0.2%	100.5%	99.7%	- 0.8%

\* 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	July			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Inventory of Active Listings	96	119	+ 24.0%	--	--	--
Under Contract	107	123	+ 15.0%	697	693	- 0.6%
New Listings	113	127	+ 12.4%	754	792	+ 5.0%
Sold Listings	101	95	- 5.9%	641	618	- 3.6%
Days on Market Until Sale	11	15	+ 36.4%	12	20	+ 66.7%
Median Sales Price*	\$285,000	\$252,000	- 11.6%	\$260,000	\$275,000	+ 5.8%
Average Sales Price*	\$302,995	\$275,338	- 9.1%	\$280,446	\$294,677	+ 5.1%
Percent of List Price Received*	101.6%	99.4%	- 2.2%	101.7%	99.9%	- 1.8%

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



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

