

# Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

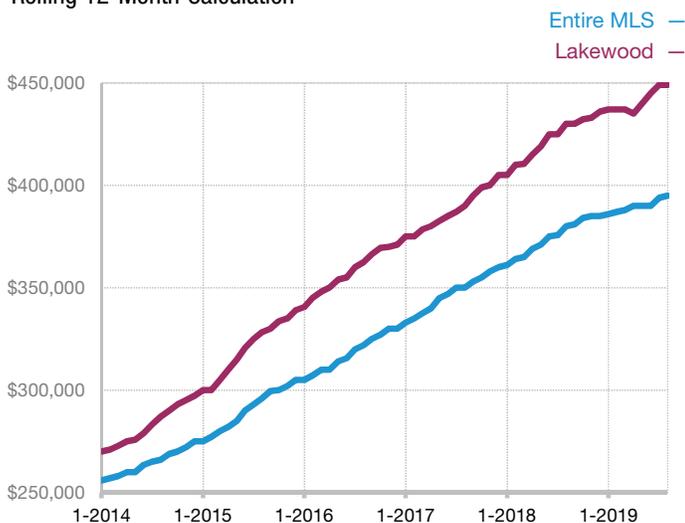
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	212	<b>203</b>	- 4.2%	--	--	--
Under Contract	128	<b>135</b>	+ 5.5%	1,107	<b>1,138</b>	+ 2.8%
New Listings	160	<b>160</b>	0.0%	1,322	<b>1,340</b>	+ 1.4%
Sold Listings	152	<b>157</b>	+ 3.3%	1,059	<b>1,079</b>	+ 1.9%
Days on Market Until Sale	21	<b>26</b>	+ 23.8%	20	<b>24</b>	+ 20.0%
Median Sales Price*	\$435,000	<b>\$440,000</b>	+ 1.1%	\$440,000	<b>\$450,000</b>	+ 2.3%
Average Sales Price*	\$475,847	<b>\$482,244</b>	+ 1.3%	\$490,338	<b>\$503,306</b>	+ 2.6%
Percent of List Price Received*	99.9%	<b>99.2%</b>	- 0.7%	100.4%	<b>99.6%</b>	- 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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	93	<b>118</b>	+ 26.9%	--	--	--
Under Contract	105	<b>113</b>	+ 7.6%	803	<b>807</b>	+ 0.5%
New Listings	110	<b>131</b>	+ 19.1%	865	<b>924</b>	+ 6.8%
Sold Listings	113	<b>130</b>	+ 15.0%	755	<b>754</b>	- 0.1%
Days on Market Until Sale	18	<b>20</b>	+ 11.1%	13	<b>20</b>	+ 53.8%
Median Sales Price*	\$288,000	<b>\$275,000</b>	- 4.5%	\$265,000	<b>\$275,000</b>	+ 3.8%
Average Sales Price*	\$297,626	<b>\$294,114</b>	- 1.2%	\$283,085	<b>\$295,339</b>	+ 4.3%
Percent of List Price Received*	100.5%	<b>99.6%</b>	- 0.9%	101.6%	<b>99.9%</b>	- 1.7%

\* 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

