

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

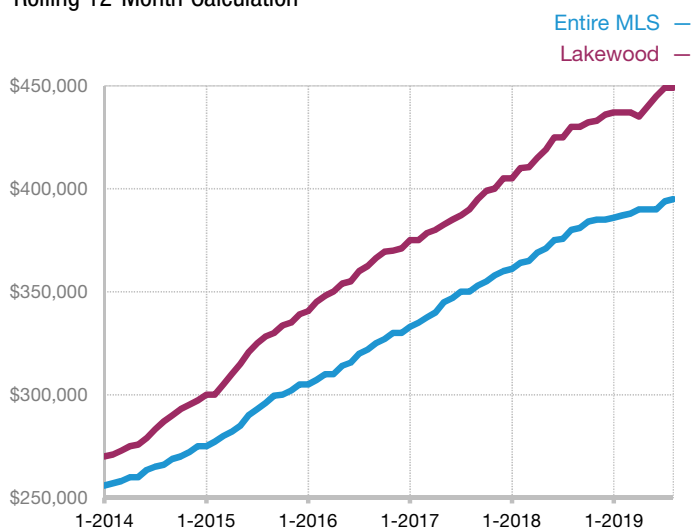
Single Family	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	212	203	- 4.2%	--	--	--
Under Contract	128	135	+ 5.5%	1,107	1,138	+ 2.8%
New Listings	160	160	0.0%	1,322	1,340	+ 1.4%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

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

