

Local Market Update for September 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

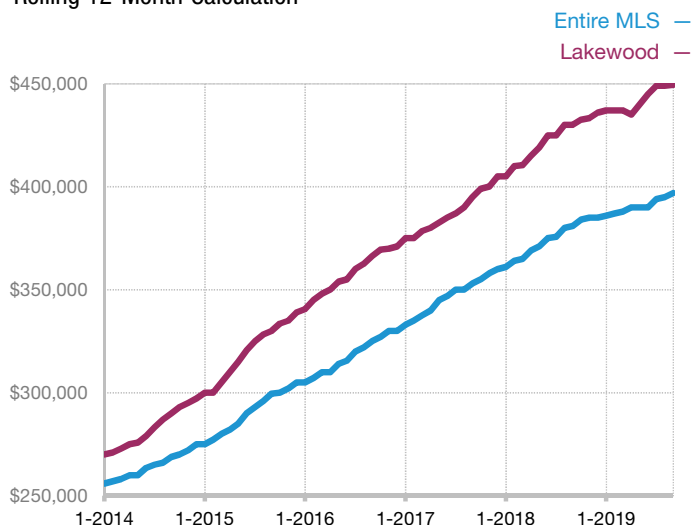
| Single Family | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2018 | 2019 | Percent Change from Previous Year | Thru 09-2018 | Thru 09-2019 | Percent Change from Previous Year |
| Inventory of Active Listings | 236 | 193 | - 18.2% | -- | -- | -- |
| Under Contract | 116 | 127 | + 9.5% | 1,223 | 1,259 | + 2.9% |
| New Listings | 157 | 133 | - 15.3% | 1,479 | 1,472 | - 0.5% |
| Sold Listings | 105 | 119 | + 13.3% | 1,164 | 1,200 | + 3.1% |
| Days on Market Until Sale | 21 | 26 | + 23.8% | 20 | 24 | + 20.0% |
| Median Sales Price* | \$438,000 | \$450,000 | + 2.7% | \$440,000 | \$450,000 | + 2.3% |
| Average Sales Price* | \$492,261 | \$500,853 | + 1.7% | \$490,511 | \$503,308 | + 2.6% |
| Percent of List Price Received* | 98.9% | 98.8% | - 0.1% | 100.3% | 99.5% | - 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 | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2018 | 2019 | Percent Change from Previous Year | Thru 09-2018 | Thru 09-2019 | Percent Change from Previous Year |
| Inventory of Active Listings | 119 | 132 | + 10.9% | -- | -- | -- |
| Under Contract | 80 | 99 | + 23.8% | 883 | 898 | + 1.7% |
| New Listings | 117 | 112 | - 4.3% | 982 | 1,035 | + 5.4% |
| Sold Listings | 92 | 78 | - 15.2% | 847 | 837 | - 1.2% |
| Days on Market Until Sale | 16 | 14 | - 12.5% | 14 | 20 | + 42.9% |
| Median Sales Price* | \$257,500 | \$266,250 | + 3.4% | \$265,000 | \$275,000 | + 3.8% |
| Average Sales Price* | \$279,656 | \$277,544 | - 0.8% | \$282,712 | \$294,176 | + 4.1% |
| Percent of List Price Received* | 100.5% | 99.4% | - 1.1% | 101.4% | 99.8% | - 1.6% |

* 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

