

# Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

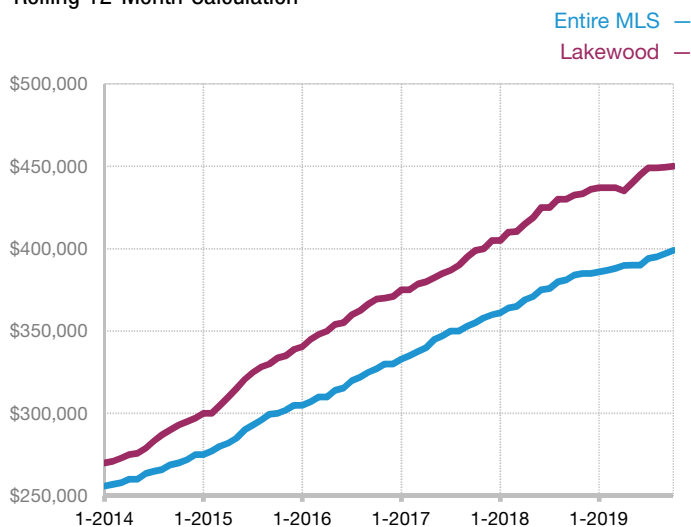
Single Family	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	234	167	- 28.6%	--	--	--
Under Contract	102	144	+ 41.2%	1,325	1,393	+ 5.1%
New Listings	123	134	+ 8.9%	1,602	1,607	+ 0.3%
Sold Listings	129	128	- 0.8%	1,293	1,330	+ 2.9%
Days on Market Until Sale	34	33	- 2.9%	22	25	+ 13.6%
Median Sales Price*	\$420,000	\$455,000	+ 8.3%	\$437,500	\$450,050	+ 2.9%
Average Sales Price*	\$478,759	\$496,371	+ 3.7%	\$489,338	\$502,688	+ 2.7%
Percent of List Price Received*	98.3%	98.9%	+ 0.6%	100.1%	99.5%	- 0.6%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	127	129	+ 1.6%	--	--	--
Under Contract	79	83	+ 5.1%	962	974	+ 1.2%
New Listings	93	94	+ 1.1%	1,075	1,129	+ 5.0%
Sold Listings	88	96	+ 9.1%	935	940	+ 0.5%
Days on Market Until Sale	15	21	+ 40.0%	14	20	+ 42.9%
Median Sales Price*	\$266,450	\$269,000	+ 1.0%	\$265,000	\$274,975	+ 3.8%
Average Sales Price*	\$278,163	\$302,923	+ 8.9%	\$282,284	\$295,616	+ 4.7%
Percent of List Price Received*	100.2%	99.2%	- 1.0%	101.3%	99.8%	- 1.5%

\* 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

