

Local Market Update for July 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

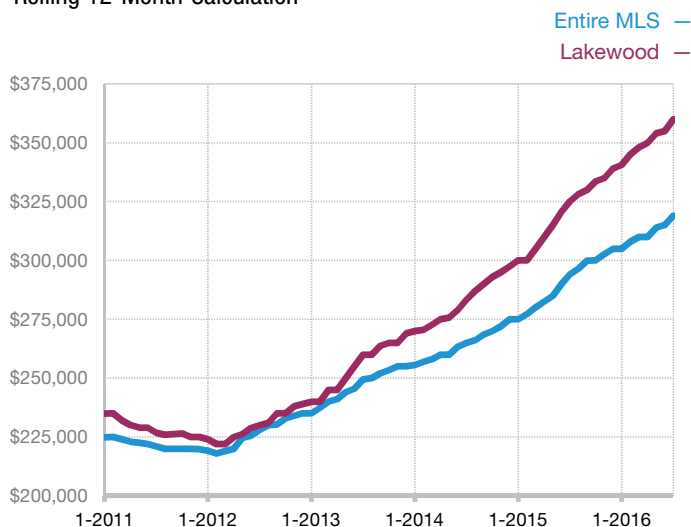
Single Family	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	237	178	- 24.9%	--	--	--
Under Contract	171	184	+ 7.6%	935	981	+ 4.9%
New Listings	226	198	- 12.4%	1,114	1,122	+ 0.7%
Sold Listings	161	152	- 5.6%	866	864	- 0.2%
Days on Market Until Sale	13	13	0.0%	19	25	+ 31.6%
Median Sales Price*	\$340,000	\$389,950	+ 14.7%	\$339,950	\$378,750	+ 11.4%
Average Sales Price*	\$376,545	\$435,697	+ 15.7%	\$368,265	\$410,310	+ 11.4%
Percent of List Price Received*	101.0%	100.4%	- 0.6%	101.0%	100.5%	- 0.5%

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

Townhouse-Condo	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	108	58	- 46.3%	--	--	--
Under Contract	104	105	+ 1.0%	683	586	- 14.2%
New Listings	129	113	- 12.4%	776	622	- 19.8%
Sold Listings	120	75	- 37.5%	596	523	- 12.2%
Days on Market Until Sale	9	14	+ 55.6%	10	17	+ 70.0%
Median Sales Price*	\$189,250	\$215,000	+ 13.6%	\$177,000	\$210,000	+ 18.6%
Average Sales Price*	\$192,577	\$224,397	+ 16.5%	\$189,833	\$227,941	+ 20.1%
Percent of List Price Received*	102.1%	102.2%	+ 0.1%	101.8%	101.6%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

