

Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

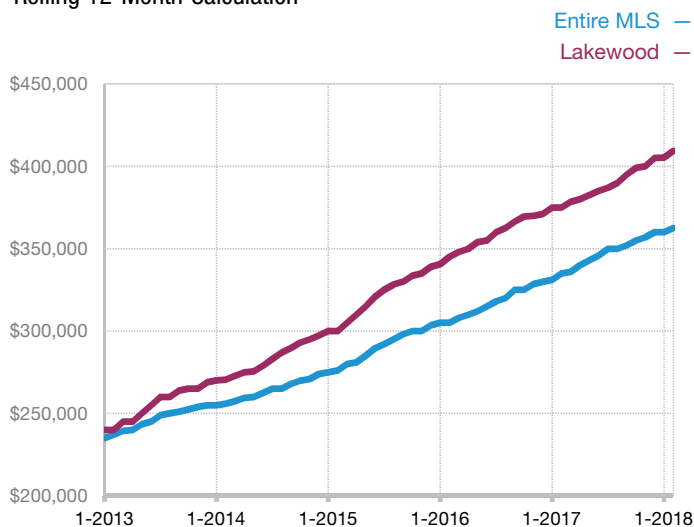
Single Family	February			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Inventory of Active Listings	118	90	- 23.7%	--	--	--
Under Contract	117	113	- 3.4%	210	203	- 3.3%
New Listings	114	121	+ 6.1%	213	216	+ 1.4%
Sold Listings	74	67	- 9.5%	177	146	- 17.5%
Days on Market Until Sale	37	21	- 43.2%	29	30	+ 3.4%
Median Sales Price*	\$397,450	\$440,000	+ 10.7%	\$385,000	\$425,000	+ 10.4%
Average Sales Price*	\$421,291	\$463,079	+ 9.9%	\$412,936	\$460,147	+ 11.4%
Percent of List Price Received*	99.4%	100.1%	+ 0.7%	99.6%	99.3%	- 0.3%

* 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	February			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Inventory of Active Listings	34	42	+ 23.5%	--	--	--
Under Contract	74	87	+ 17.6%	148	161	+ 8.8%
New Listings	82	86	+ 4.9%	146	157	+ 7.5%
Sold Listings	65	54	- 16.9%	126	121	- 4.0%
Days on Market Until Sale	19	15	- 21.1%	18	17	- 5.6%
Median Sales Price*	\$230,000	\$252,000	+ 9.6%	\$225,000	\$249,000	+ 10.7%
Average Sales Price*	\$234,483	\$278,989	+ 19.0%	\$243,277	\$278,307	+ 14.4%
Percent of List Price Received*	101.3%	101.6%	+ 0.3%	100.7%	100.8%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

