

# Local Market Update for November 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

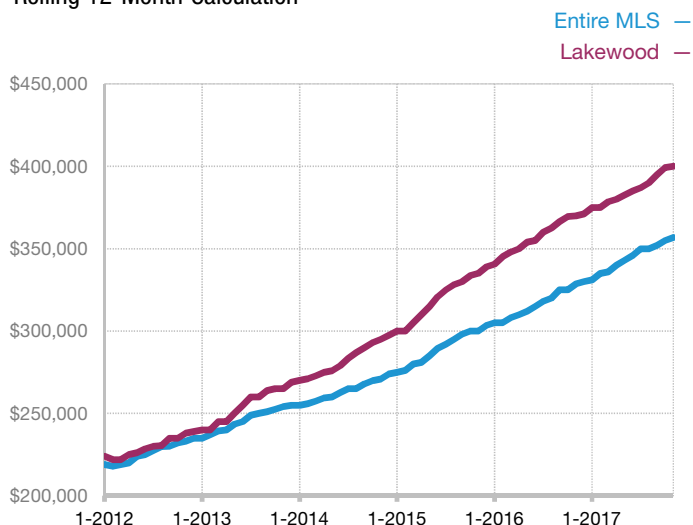
Single Family	November			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 11-2016	Thru 11-2017	Percent Change from Previous Year
Inventory of Active Listings	190	117	- 38.4%	--	--	--
Under Contract	118	90	- 23.7%	1,517	1,432	- 5.6%
New Listings	90	87	- 3.3%	1,712	1,644	- 4.0%
Sold Listings	144	125	- 13.2%	1,484	1,438	- 3.1%
Days on Market Until Sale	23	29	+ 26.1%	23	21	- 8.7%
Median Sales Price*	\$359,950	\$410,000	+ 13.9%	\$372,000	\$404,500	+ 8.7%
Average Sales Price*	\$385,173	\$449,876	+ 16.8%	\$406,011	\$446,718	+ 10.0%
Percent of List Price Received*	99.0%	99.0%	0.0%	100.1%	100.1%	0.0%

\* 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	November			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 11-2016	Thru 11-2017	Percent Change from Previous Year
Inventory of Active Listings	56	49	- 12.5%	--	--	--
Under Contract	78	68	- 12.8%	954	1,001	+ 4.9%
New Listings	67	56	- 16.4%	998	1,073	+ 7.5%
Sold Listings	87	80	- 8.0%	915	972	+ 6.2%
Days on Market Until Sale	19	24	+ 26.3%	16	13	- 18.8%
Median Sales Price*	\$227,500	\$256,250	+ 12.6%	\$215,000	\$239,000	+ 11.2%
Average Sales Price*	\$236,421	\$267,705	+ 13.2%	\$229,730	\$250,939	+ 9.2%
Percent of List Price Received*	100.6%	99.8%	- 0.8%	101.5%	101.3%	- 0.2%

\* 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

