

Local Market Update for November 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

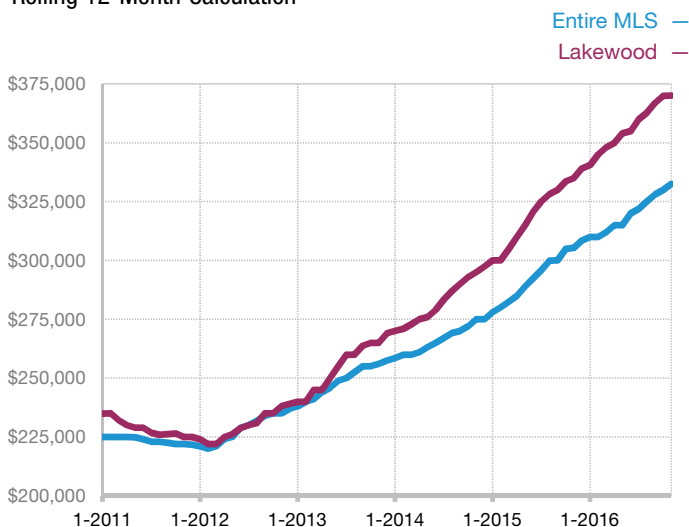
Single Family	November			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
Inventory of Active Listings	200	131	- 34.5%	--	--	--
Under Contract	113	126	+ 11.5%	1,485	1,532	+ 3.2%
New Listings	90	91	+ 1.1%	1,723	1,713	- 0.6%
Sold Listings	115	143	+ 24.3%	1,425	1,481	+ 3.9%
Days on Market Until Sale	25	23	- 8.0%	21	23	+ 9.5%
Median Sales Price*	\$332,000	\$359,900	+ 8.4%	\$335,000	\$372,000	+ 11.0%
Average Sales Price*	\$363,020	\$383,759	+ 5.7%	\$368,404	\$406,013	+ 10.2%
Percent of List Price Received*	99.8%	98.6%	- 1.2%	100.5%	100.0%	- 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	November			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
Inventory of Active Listings	70	38	- 45.7%	--	--	--
Under Contract	88	82	- 6.8%	1,098	958	- 12.8%
New Listings	76	67	- 11.8%	1,174	997	- 15.1%
Sold Listings	79	84	+ 6.3%	1,022	910	- 11.0%
Days on Market Until Sale	19	20	+ 5.3%	12	16	+ 33.3%
Median Sales Price*	\$198,382	\$226,250	+ 14.0%	\$179,000	\$215,000	+ 20.1%
Average Sales Price*	\$212,149	\$236,471	+ 11.5%	\$191,554	\$229,795	+ 20.0%
Percent of List Price Received*	101.4%	100.6%	- 0.8%	101.5%	101.5%	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

