

# Local Market Update for May 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

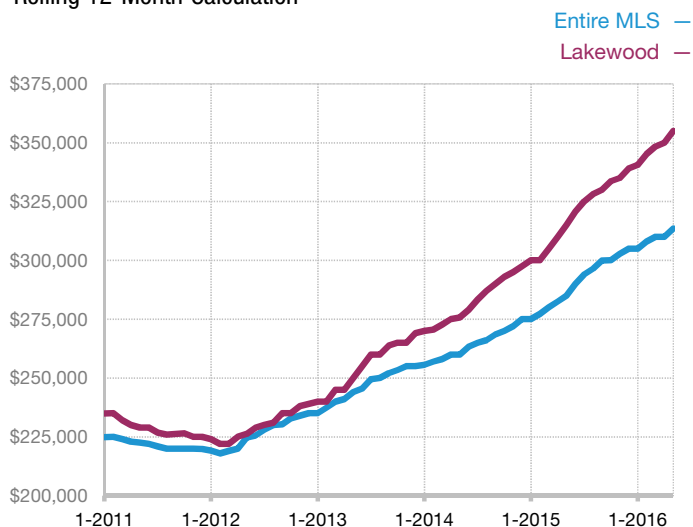
Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	184	107	- 41.8%	--	--	--
Under Contract	150	182	+ 21.3%	616	645	+ 4.7%
New Listings	176	188	+ 6.8%	710	689	- 3.0%
Sold Listings	140	130	- 7.1%	547	551	+ 0.7%
Days on Market Until Sale	10	27	+ 170.0%	21	32	+ 52.4%
Median Sales Price*	\$341,500	\$385,000	+ 12.7%	\$330,000	\$374,900	+ 13.6%
Average Sales Price*	\$356,346	\$415,172	+ 16.5%	\$357,276	\$404,197	+ 13.1%
Percent of List Price Received*	101.4%	101.0%	- 0.4%	100.9%	100.3%	- 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	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	65	32	- 50.8%	--	--	--
Under Contract	121	92	- 24.0%	455	399	- 12.3%
New Listings	115	78	- 32.2%	495	398	- 19.6%
Sold Listings	108	96	- 11.1%	364	371	+ 1.9%
Days on Market Until Sale	7	10	+ 42.9%	12	19	+ 58.3%
Median Sales Price*	\$175,500	\$215,250	+ 22.6%	\$170,500	\$205,000	+ 20.2%
Average Sales Price*	\$183,571	\$233,900	+ 27.4%	\$185,125	\$228,692	+ 23.5%
Percent of List Price Received*	102.3%	102.2%	- 0.1%	101.6%	101.3%	- 0.3%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

