

# Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

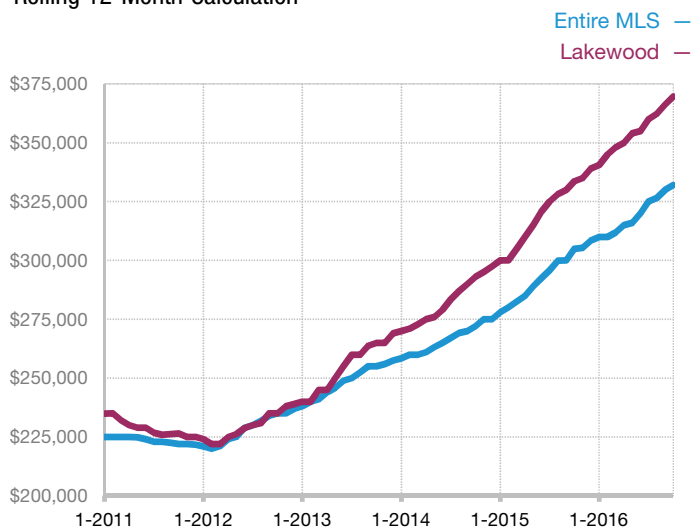
Single Family	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	246	171	- 30.5%	--	--	--
Under Contract	147	154	+ 4.8%	1,372	1,427	+ 4.0%
New Listings	161	144	- 10.6%	1,633	1,635	+ 0.1%
Sold Listings	132	136	+ 3.0%	1,310	1,340	+ 2.3%
Days on Market Until Sale	24	22	- 8.3%	20	23	+ 15.0%
Median Sales Price*	\$348,000	\$367,950	+ 5.7%	\$336,500	\$375,000	+ 11.4%
Average Sales Price*	\$360,634	\$397,893	+ 10.3%	\$368,877	\$408,281	+ 10.7%
Percent of List Price Received*	99.7%	99.1%	- 0.6%	100.6%	100.2%	- 0.4%

\* 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	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	85	49	- 42.4%	--	--	--
Under Contract	93	98	+ 5.4%	1,010	893	- 11.6%
New Listings	104	85	- 18.3%	1,098	937	- 14.7%
Sold Listings	102	81	- 20.6%	943	827	- 12.3%
Days on Market Until Sale	17	15	- 11.8%	11	15	+ 36.4%
Median Sales Price*	\$186,750	\$213,500	+ 14.3%	\$178,170	\$215,000	+ 20.7%
Average Sales Price*	\$193,595	\$227,808	+ 17.7%	\$189,829	\$229,978	+ 21.2%
Percent of List Price Received*	100.7%	101.2%	+ 0.5%	101.5%	101.6%	+ 0.1%

\* 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

