

Local Market Update for October 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

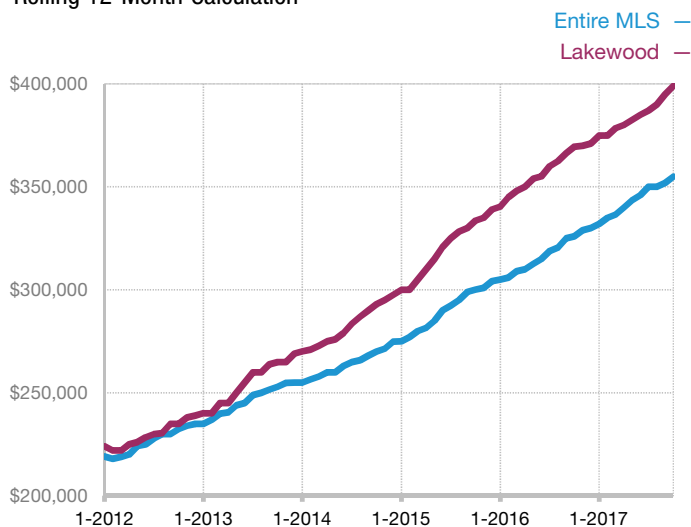
Single Family	October			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Inventory of Active Listings	236	130	- 44.9%	--	--	--
Under Contract	143	149	+ 4.2%	1,399	1,357	- 3.0%
New Listings	141	126	- 10.6%	1,622	1,556	- 4.1%
Sold Listings	144	122	- 15.3%	1,340	1,309	- 2.3%
Days on Market Until Sale	24	26	+ 8.3%	23	20	- 13.0%
Median Sales Price*	\$365,500	\$415,000	+ 13.5%	\$375,000	\$404,000	+ 7.7%
Average Sales Price*	\$396,580	\$450,534	+ 13.6%	\$408,250	\$446,348	+ 9.3%
Percent of List Price Received*	99.1%	99.1%	0.0%	100.2%	100.2%	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	October			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Inventory of Active Listings	73	60	- 17.8%	--	--	--
Under Contract	87	90	+ 3.4%	876	936	+ 6.8%
New Listings	84	87	+ 3.6%	931	1,018	+ 9.3%
Sold Listings	84	109	+ 29.8%	828	891	+ 7.6%
Days on Market Until Sale	15	13	- 13.3%	15	12	- 20.0%
Median Sales Price*	\$211,750	\$235,000	+ 11.0%	\$215,000	\$238,000	+ 10.7%
Average Sales Price*	\$226,464	\$259,581	+ 14.6%	\$229,027	\$249,460	+ 8.9%
Percent of List Price Received*	101.3%	100.8%	- 0.5%	101.6%	101.4%	- 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

