

Local Market Update for August 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

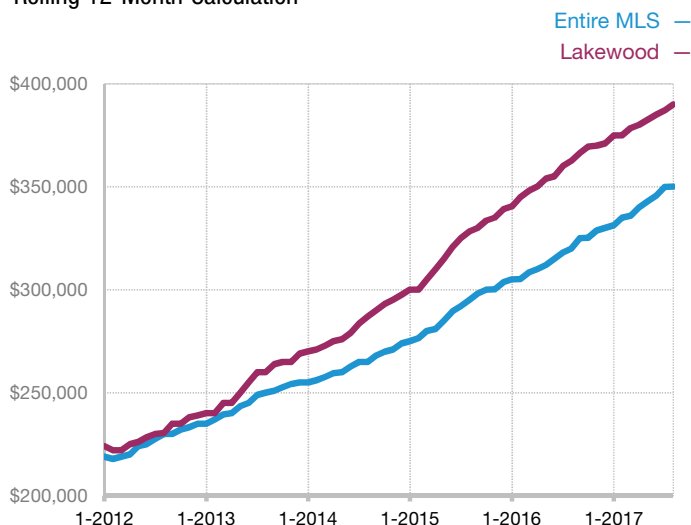
Single Family	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	230	180	- 21.7%	--	--	--
Under Contract	164	169	+ 3.0%	1,120	1,099	- 1.9%
New Listings	181	181	0.0%	1,302	1,283	- 1.5%
Sold Listings	170	144	- 15.3%	1,038	1,042	+ 0.4%
Days on Market Until Sale	17	19	+ 11.8%	24	19	- 20.8%
Median Sales Price*	\$357,750	\$395,000	+ 10.4%	\$375,000	\$400,000	+ 6.7%
Average Sales Price*	\$388,667	\$443,784	+ 14.2%	\$406,429	\$443,186	+ 9.0%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	100.4%	100.4%	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	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	84	58	- 31.0%	--	--	--
Under Contract	112	99	- 11.6%	690	736	+ 6.7%
New Listings	123	108	- 12.2%	747	807	+ 8.0%
Sold Listings	112	103	- 8.0%	642	690	+ 7.5%
Days on Market Until Sale	9	15	+ 66.7%	15	12	- 20.0%
Median Sales Price*	\$221,000	\$250,000	+ 13.1%	\$215,000	\$236,800	+ 10.1%
Average Sales Price*	\$241,306	\$254,890	+ 5.6%	\$229,782	\$248,420	+ 8.1%
Percent of List Price Received*	102.1%	100.8%	- 1.3%	101.7%	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

