

# Local Market Update for October 2015

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

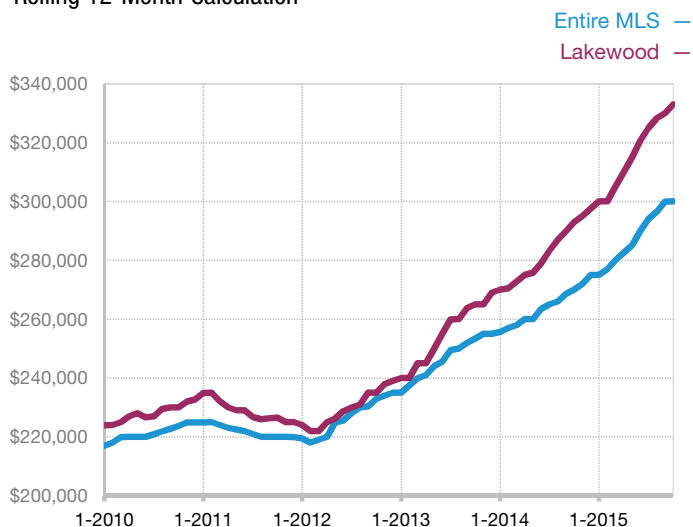
Single Family	October			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 10-2014	Thru 10-2015	Percent Change from Previous Year
Inventory of Active Listings	248	201	- 19.0%	--	--	--
Under Contract	139	164	+ 18.0%	1,404	1,390	- 1.0%
New Listings	144	161	+ 11.8%	1,619	1,634	+ 0.9%
Sold Listings	123	123	0.0%	1,330	1,299	- 2.3%
Days on Market Until Sale	25	21	- 16.0%	32	20	- 37.5%
Median Sales Price*	\$304,000	\$340,000	+ 11.8%	\$295,000	\$335,000	+ 13.6%
Average Sales Price*	\$332,690	\$355,280	+ 6.8%	\$325,528	\$368,695	+ 13.3%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	99.2%	100.6%	+ 1.4%

\* 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	2014	2015	Percent Change from Previous Year	Thru 10-2014	Thru 10-2015	Percent Change from Previous Year
Inventory of Active Listings	96	61	- 36.5%	--	--	--
Under Contract	109	101	- 7.3%	874	1,020	+ 16.7%
New Listings	94	105	+ 11.7%	952	1,099	+ 15.4%
Sold Listings	95	96	+ 1.1%	813	936	+ 15.1%
Days on Market Until Sale	18	17	- 5.6%	20	11	- 45.0%
Median Sales Price*	\$151,000	\$183,500	+ 21.5%	\$155,000	\$178,000	+ 14.8%
Average Sales Price*	\$164,416	\$191,371	+ 16.4%	\$164,088	\$189,668	+ 15.6%
Percent of List Price Received*	99.0%	100.7%	+ 1.7%	99.1%	101.5%	+ 2.4%

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



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

