

# Local Market Update for January 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

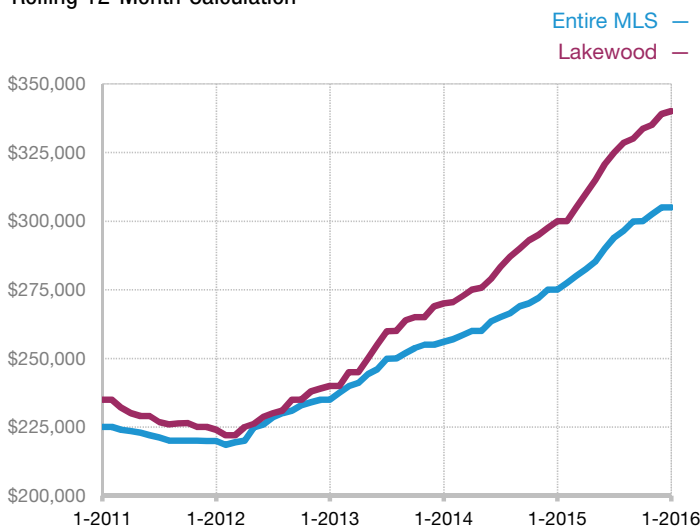
Single Family	January			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 01-2015	Thru 01-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	121	<b>107</b>	- 11.6%	--	--	--
Under Contract	106	<b>103</b>	- 2.8%	106	<b>103</b>	- 2.8%
New Listings	89	<b>104</b>	+ 16.9%	89	<b>104</b>	+ 16.9%
Sold Listings	99	<b>73</b>	- 26.3%	99	<b>73</b>	- 26.3%
Days on Market Until Sale	31	<b>48</b>	+ 54.8%	31	<b>48</b>	+ 54.8%
Median Sales Price*	\$310,000	<b>\$352,000</b>	+ 13.5%	\$310,000	<b>\$352,000</b>	+ 13.5%
Average Sales Price*	\$327,432	<b>\$403,104</b>	+ 23.1%	\$327,432	<b>\$403,104</b>	+ 23.1%
Percent of List Price Received*	99.4%	<b>99.2%</b>	- 0.2%	99.4%	<b>99.2%</b>	- 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.

Townhouse-Condo	January			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 01-2015	Thru 01-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	52	<b>35</b>	- 32.7%	--	--	--
Under Contract	54	<b>80</b>	+ 48.1%	54	<b>80</b>	+ 48.1%
New Listings	68	<b>73</b>	+ 7.4%	68	<b>73</b>	+ 7.4%
Sold Listings	39	<b>65</b>	+ 66.7%	39	<b>65</b>	+ 66.7%
Days on Market Until Sale	16	<b>15</b>	- 6.3%	16	<b>15</b>	- 6.3%
Median Sales Price*	\$157,000	<b>\$184,000</b>	+ 17.2%	\$157,000	<b>\$184,000</b>	+ 17.2%
Average Sales Price*	\$171,434	<b>\$203,894</b>	+ 18.9%	\$171,434	<b>\$203,894</b>	+ 18.9%
Percent of List Price Received*	99.7%	<b>99.8%</b>	+ 0.1%	99.7%	<b>99.8%</b>	+ 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

