

Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

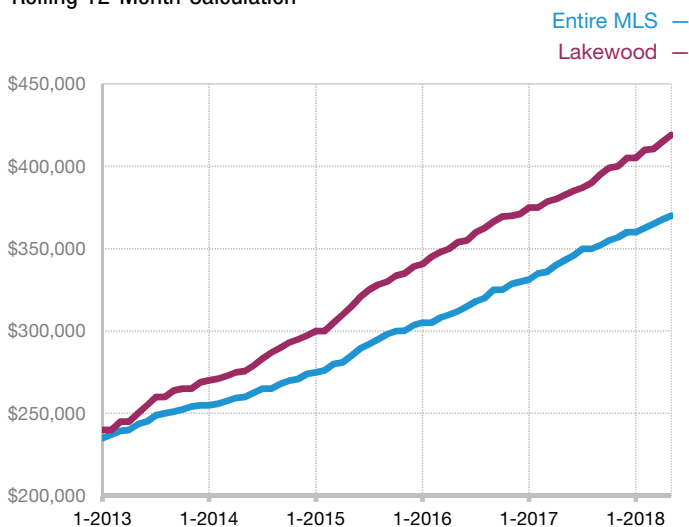
Single Family	May			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	162	166	+ 2.5%	--	--	--
Under Contract	151	172	+ 13.9%	649	677	+ 4.3%
New Listings	181	237	+ 30.9%	733	816	+ 11.3%
Sold Listings	154	148	- 3.9%	585	555	- 5.1%
Days on Market Until Sale	16	14	- 12.5%	22	22	0.0%
Median Sales Price*	\$411,500	\$445,000	+ 8.1%	\$400,000	\$438,000	+ 9.5%
Average Sales Price*	\$463,309	\$504,907	+ 9.0%	\$438,031	\$486,045	+ 11.0%
Percent of List Price Received*	101.4%	100.6%	- 0.8%	100.5%	100.6%	+ 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.

Townhouse-Condo	May			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	80	56	- 30.0%	--	--	--
Under Contract	97	115	+ 18.6%	432	487	+ 12.7%
New Listings	115	121	+ 5.2%	485	509	+ 4.9%
Sold Listings	100	97	- 3.0%	387	417	+ 7.8%
Days on Market Until Sale	10	9	- 10.0%	12	13	+ 8.3%
Median Sales Price*	\$233,000	\$266,000	+ 14.2%	\$230,000	\$254,000	+ 10.4%
Average Sales Price*	\$237,685	\$281,688	+ 18.5%	\$243,701	\$274,358	+ 12.6%
Percent of List Price Received*	102.4%	102.1%	- 0.3%	101.8%	101.7%	- 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

