

# Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

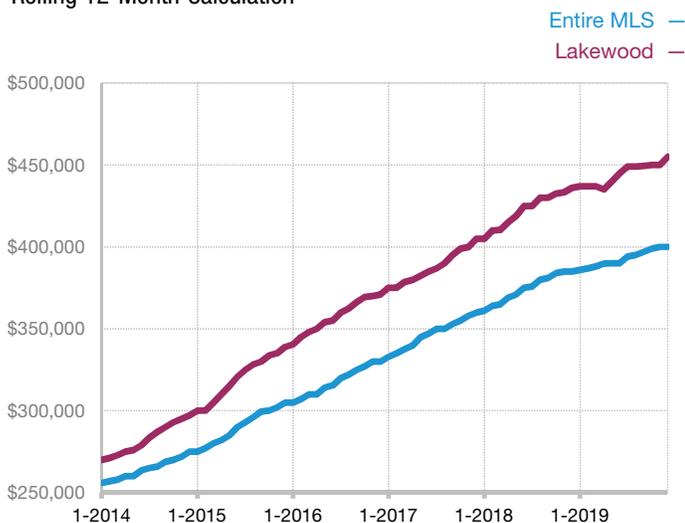
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	174	97	- 44.3%	--	--	--
Under Contract	89	76	- 14.6%	1,497	1,556	+ 3.9%
New Listings	45	56	+ 24.4%	1,775	1,736	- 2.2%
Sold Listings	99	93	- 6.1%	1,492	1,546	+ 3.6%
Days on Market Until Sale	27	37	+ 37.0%	22	26	+ 18.2%
Median Sales Price*	\$449,999	<b>\$499,000</b>	+ 10.9%	\$436,000	<b>\$455,000</b>	+ 4.4%
Average Sales Price*	\$472,801	<b>\$560,573</b>	+ 18.6%	\$484,873	<b>\$507,562</b>	+ 4.7%
Percent of List Price Received*	98.1%	<b>98.7%</b>	+ 0.6%	99.9%	<b>99.4%</b>	- 0.5%

\* 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	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	107	71	- 33.6%	--	--	--
Under Contract	57	69	+ 21.1%	1,104	1,121	+ 1.5%
New Listings	50	41	- 18.0%	1,217	1,242	+ 2.1%
Sold Listings	85	88	+ 3.5%	1,112	1,108	- 0.4%
Days on Market Until Sale	26	37	+ 42.3%	16	22	+ 37.5%
Median Sales Price*	\$275,000	<b>\$285,000</b>	+ 3.6%	\$265,000	<b>\$275,000</b>	+ 3.8%
Average Sales Price*	\$289,817	<b>\$297,238</b>	+ 2.6%	\$282,885	<b>\$295,936</b>	+ 4.6%
Percent of List Price Received*	99.3%	<b>99.0%</b>	- 0.3%	101.0%	<b>99.6%</b>	- 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.

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



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

