

# Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

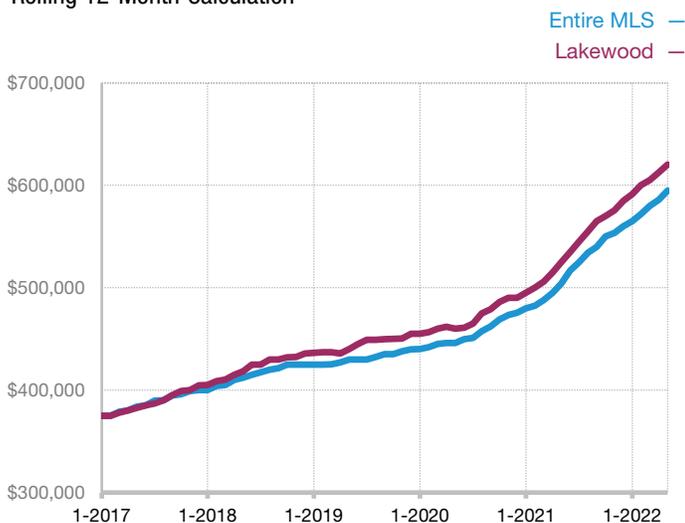
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	67	87	+ 29.9%	--	--	--
Under Contract	170	157	- 7.6%	657	601	- 8.5%
New Listings	180	177	- 1.7%	695	689	- 0.9%
Sold Listings	132	130	- 1.5%	588	553	- 6.0%
Days on Market Until Sale	5	7	+ 40.0%	12	9	- 25.0%
Median Sales Price*	\$610,000	\$720,000	+ 18.0%	\$565,000	\$668,000	+ 18.2%
Average Sales Price*	\$637,463	\$811,904	+ 27.4%	\$615,973	\$737,801	+ 19.8%
Percent of List Price Received*	107.2%	105.8%	- 1.3%	104.8%	107.2%	+ 2.3%

\* 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		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	29	38	+ 31.0%	--	--	--
Under Contract	106	111	+ 4.7%	488	432	- 11.5%
New Listings	88	115	+ 30.7%	477	466	- 2.3%
Sold Listings	95	101	+ 6.3%	455	415	- 8.8%
Days on Market Until Sale	6	5	- 16.7%	15	9	- 40.0%
Median Sales Price*	\$330,000	\$402,000	+ 21.8%	\$315,000	\$390,000	+ 23.8%
Average Sales Price*	\$344,342	\$416,329	+ 20.9%	\$326,390	\$410,925	+ 25.9%
Percent of List Price Received*	105.4%	106.4%	+ 0.9%	103.3%	106.2%	+ 2.8%

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



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

