

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

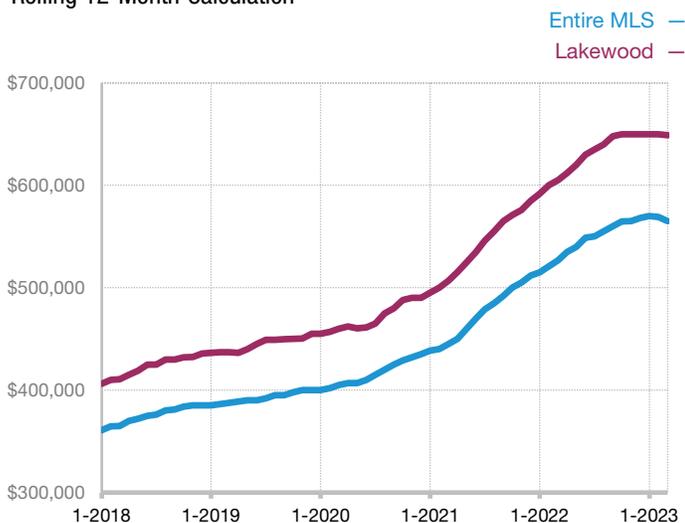
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	58	79	+ 36.2%	--	--	--
Under Contract	119	115	- 3.4%	315	290	- 7.9%
New Listings	144	146	+ 1.4%	341	282	- 17.3%
Sold Listings	122	98	- 19.7%	294	256	- 12.9%
Days on Market Until Sale	7	25	+ 257.1%	10	41	+ 310.0%
Median Sales Price*	\$650,000	\$635,000	- 2.3%	\$638,100	\$620,000	- 2.8%
Average Sales Price*	\$715,199	\$704,573	- 1.5%	\$693,785	\$685,594	- 1.2%
Percent of List Price Received*	108.7%	100.9%	- 7.2%	107.1%	99.9%	- 6.7%

* 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	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	31	60	+ 93.5%	--	--	--
Under Contract	98	72	- 26.5%	228	214	- 6.1%
New Listings	112	94	- 16.1%	243	214	- 11.9%
Sold Listings	80	80	0.0%	214	182	- 15.0%
Days on Market Until Sale	10	28	+ 180.0%	14	32	+ 128.6%
Median Sales Price*	\$390,000	\$377,500	- 3.2%	\$380,000	\$368,450	- 3.0%
Average Sales Price*	\$429,669	\$366,572	- 14.7%	\$397,222	\$374,625	- 5.7%
Percent of List Price Received*	107.5%	100.4%	- 6.6%	105.0%	99.6%	- 5.1%

* 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

