

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

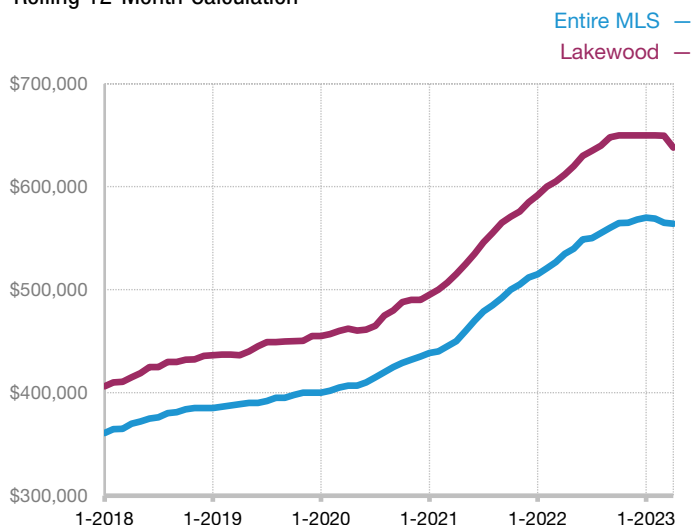
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	97	69	- 28.9%	--	--	--
Under Contract	132	139	+ 5.3%	447	424	- 5.1%
New Listings	172	131	- 23.8%	513	413	- 19.5%
Sold Listings	132	115	- 12.9%	426	372	- 12.7%
Days on Market Until Sale	6	18	+ 200.0%	9	34	+ 277.8%
Median Sales Price*	\$677,500	\$622,800	- 8.1%	\$651,750	\$621,500	- 4.6%
Average Sales Price*	\$762,794	\$687,151	- 9.9%	\$715,168	\$686,063	- 4.1%
Percent of List Price Received*	109.2%	102.5%	- 6.1%	107.7%	100.7%	- 6.5%

* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	46	60	+ 30.4%	--	--	--
Under Contract	97	91	- 6.2%	325	299	- 8.0%
New Listings	113	87	- 23.0%	356	301	- 15.4%
Sold Listings	104	63	- 39.4%	318	245	- 23.0%
Days on Market Until Sale	4	14	+ 250.0%	11	27	+ 145.5%
Median Sales Price*	\$407,500	\$380,000	- 6.7%	\$385,000	\$373,500	- 3.0%
Average Sales Price*	\$430,258	\$396,570	- 7.8%	\$408,026	\$380,268	- 6.8%
Percent of List Price Received*	108.7%	100.6%	- 7.5%	106.2%	99.9%	- 5.9%

* 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

