

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

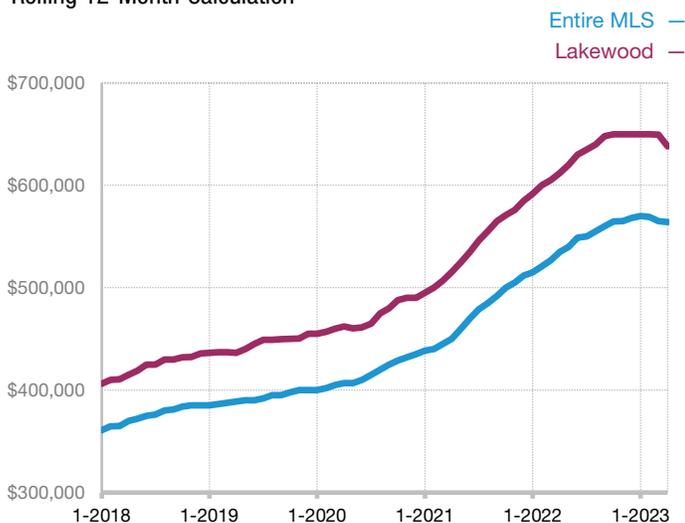
| Single Family | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 04-2022 | Thru 04-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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 | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 04-2022 | Thru 04-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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

