

# Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

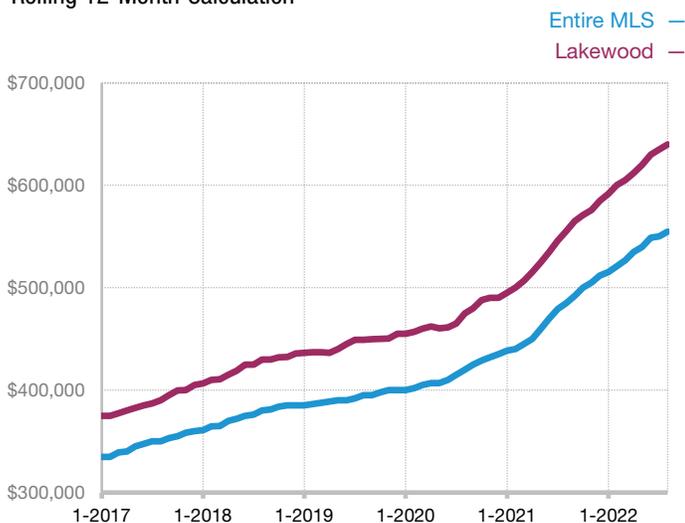
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	131	<b>193</b>	+ 47.3%	--	--	--
Under Contract	161	<b>145</b>	- 9.9%	1,163	<b>973</b>	- 16.3%
New Listings	170	<b>147</b>	- 13.5%	1,288	<b>1,243</b>	- 3.5%
Sold Listings	158	<b>116</b>	- 26.6%	1,110	<b>922</b>	- 16.9%
Days on Market Until Sale	10	<b>19</b>	+ 90.0%	10	<b>10</b>	0.0%
Median Sales Price*	\$584,150	<b>\$628,500</b>	+ 7.6%	\$575,000	<b>\$661,000</b>	+ 15.0%
Average Sales Price*	\$652,273	<b>\$695,706</b>	+ 6.7%	\$635,362	<b>\$736,729</b>	+ 16.0%
Percent of List Price Received*	102.6%	<b>98.7%</b>	- 3.8%	104.9%	<b>104.7%</b>	- 0.2%

\* 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	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	72	<b>91</b>	+ 26.4%	--	--	--
Under Contract	124	<b>86</b>	- 30.6%	829	<b>706</b>	- 14.8%
New Listings	129	<b>101</b>	- 21.7%	871	<b>819</b>	- 6.0%
Sold Listings	99	<b>91</b>	- 8.1%	779	<b>716</b>	- 8.1%
Days on Market Until Sale	9	<b>15</b>	+ 66.7%	12	<b>10</b>	- 16.7%
Median Sales Price*	\$343,000	<b>\$365,000</b>	+ 6.4%	\$328,000	<b>\$385,000</b>	+ 17.4%
Average Sales Price*	\$357,461	<b>\$386,096</b>	+ 8.0%	\$340,251	<b>\$408,872</b>	+ 20.2%
Percent of List Price Received*	103.1%	<b>100.0%</b>	- 3.0%	103.8%	<b>104.6%</b>	+ 0.8%

\* 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

