

Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

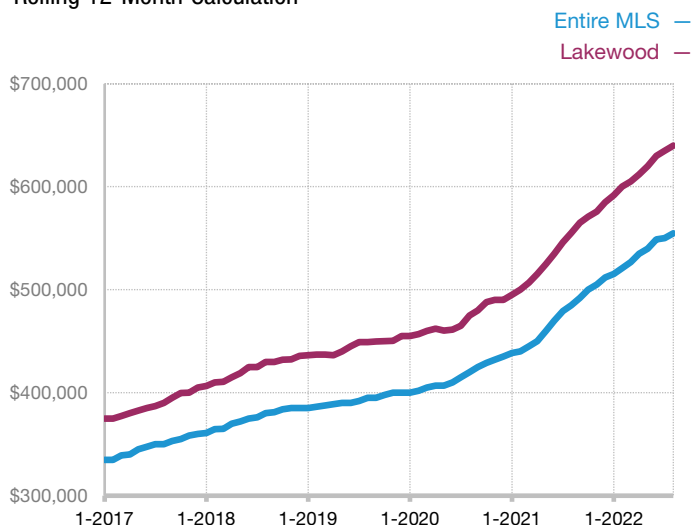
Single Family	August			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	131	193	+ 47.3%	--	--	--
Under Contract	161	145	- 9.9%	1,163	973	- 16.3%
New Listings	170	147	- 13.5%	1,288	1,243	- 3.5%
Sold Listings	158	116	- 26.6%	1,110	922	- 16.9%
Days on Market Until Sale	10	19	+ 90.0%	10	10	0.0%
Median Sales Price*	\$584,150	\$628,500	+ 7.6%	\$575,000	\$661,000	+ 15.0%
Average Sales Price*	\$652,273	\$695,706	+ 6.7%	\$635,362	\$736,729	+ 16.0%
Percent of List Price Received*	102.6%	98.7%	- 3.8%	104.9%	104.7%	- 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		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	72	91	+ 26.4%	--	--	--
Under Contract	124	86	- 30.6%	829	706	- 14.8%
New Listings	129	101	- 21.7%	871	819	- 6.0%
Sold Listings	99	91	- 8.1%	779	716	- 8.1%
Days on Market Until Sale	9	15	+ 66.7%	12	10	- 16.7%
Median Sales Price*	\$343,000	\$365,000	+ 6.4%	\$328,000	\$385,000	+ 17.4%
Average Sales Price*	\$357,461	\$386,096	+ 8.0%	\$340,251	\$408,872	+ 20.2%
Percent of List Price Received*	103.1%	100.0%	- 3.0%	103.8%	104.6%	+ 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

