

# Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

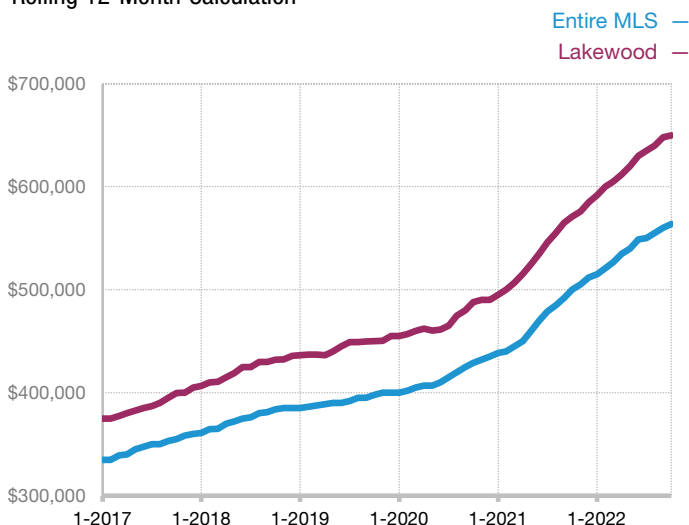
Single Family	October			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	127	172	+ 35.4%	--	--	--
Under Contract	159	107	- 32.7%	1,484	1,181	- 20.4%
New Listings	150	115	- 23.3%	1,625	1,498	- 7.8%
Sold Listings	164	107	- 34.8%	1,419	1,163	- 18.0%
Days on Market Until Sale	14	25	+ 78.6%	11	13	+ 18.2%
Median Sales Price*	\$593,250	\$605,000	+ 2.0%	\$580,000	\$652,000	+ 12.4%
Average Sales Price*	\$653,820	\$654,964	+ 0.2%	\$638,660	\$726,138	+ 13.7%
Percent of List Price Received*	101.1%	98.0%	- 3.1%	104.2%	103.4%	- 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.

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	80	103	+ 28.8%	--	--	--
Under Contract	96	67	- 30.2%	1,029	851	- 17.3%
New Listings	107	70	- 34.6%	1,092	996	- 8.8%
Sold Listings	108	77	- 28.7%	1,014	883	- 12.9%
Days on Market Until Sale	11	23	+ 109.1%	12	12	0.0%
Median Sales Price*	\$362,000	\$360,000	- 0.6%	\$337,000	\$383,000	+ 13.6%
Average Sales Price*	\$391,497	\$382,040	- 2.4%	\$349,961	\$403,686	+ 15.4%
Percent of List Price Received*	101.7%	99.2%	- 2.5%	103.4%	103.6%	+ 0.2%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

