

# Local Market Update for November 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

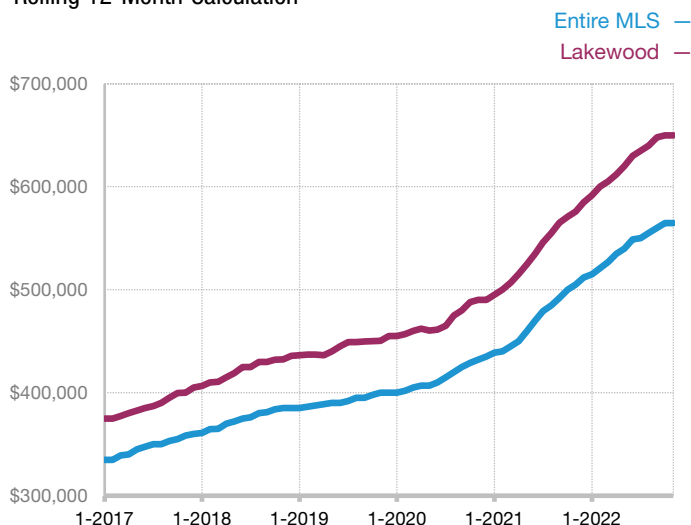
Single Family	November			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
Inventory of Active Listings	84	146	+ 73.8%	--	--	--
Under Contract	139	66	- 52.5%	1,623	1,236	- 23.8%
New Listings	112	55	- 50.9%	1,737	1,551	- 10.7%
Sold Listings	160	87	- 45.6%	1,579	1,249	- 20.9%
Days on Market Until Sale	13	35	+ 169.2%	11	15	+ 36.4%
Median Sales Price*	\$605,000	\$610,000	+ 0.8%	\$582,000	\$650,000	+ 11.7%
Average Sales Price*	\$654,157	\$665,598	+ 1.7%	\$640,231	\$722,142	+ 12.8%
Percent of List Price Received*	102.0%	97.6%	- 4.3%	104.0%	103.0%	- 1.0%

\* 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	November			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
Inventory of Active Listings	48	92	+ 91.7%	--	--	--
Under Contract	100	61	- 39.0%	1,128	910	- 19.3%
New Listings	69	59	- 14.5%	1,161	1,056	- 9.0%
Sold Listings	113	66	- 41.6%	1,126	951	- 15.5%
Days on Market Until Sale	18	21	+ 16.7%	13	13	0.0%
Median Sales Price*	\$375,000	\$391,750	+ 4.5%	\$340,000	\$385,000	+ 13.2%
Average Sales Price*	\$380,591	\$400,555	+ 5.2%	\$353,005	\$403,499	+ 14.3%
Percent of List Price Received*	101.3%	98.7%	- 2.6%	103.2%	103.2%	0.0%

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



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

