

# Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

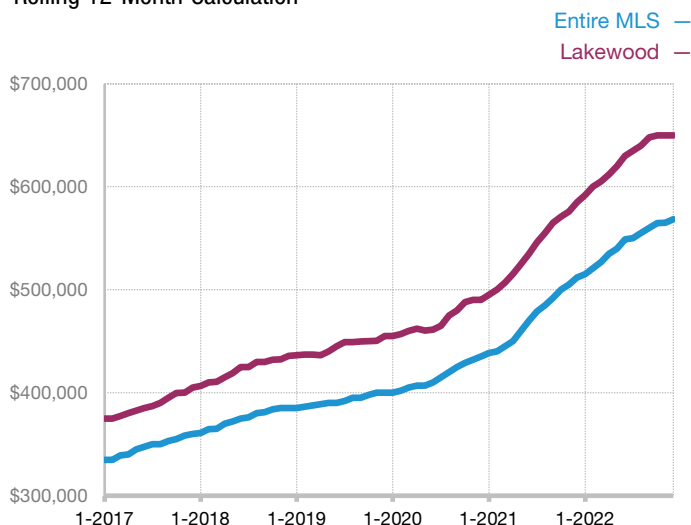
Single Family	December			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Inventory of Active Listings	47	97	+ 106.4%	--	--	--
Under Contract	85	76	- 10.6%	1,708	1,305	- 23.6%
New Listings	62	52	- 16.1%	1,799	1,600	- 11.1%
Sold Listings	138	59	- 57.2%	1,717	1,307	- 23.9%
Days on Market Until Sale	22	41	+ 86.4%	12	16	+ 33.3%
Median Sales Price*	\$625,000	\$623,258	- 0.3%	\$585,000	\$650,000	+ 11.1%
Average Sales Price*	\$655,139	\$627,784	- 4.2%	\$641,429	\$717,996	+ 11.9%
Percent of List Price Received*	101.7%	98.4%	- 3.2%	103.8%	102.8%	- 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Inventory of Active Listings	26	68	+ 161.5%	--	--	--
Under Contract	68	52	- 23.5%	1,196	962	- 19.6%
New Listings	50	40	- 20.0%	1,211	1,099	- 9.2%
Sold Listings	88	64	- 27.3%	1,214	1,016	- 16.3%
Days on Market Until Sale	14	27	+ 92.9%	13	14	+ 7.7%
Median Sales Price*	\$365,000	\$368,500	+ 1.0%	\$340,000	\$382,600	+ 12.5%
Average Sales Price*	\$368,631	\$372,631	+ 1.1%	\$354,128	\$401,724	+ 13.4%
Percent of List Price Received*	101.0%	97.7%	- 3.3%	103.0%	102.9%	- 0.1%

\* 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

