

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

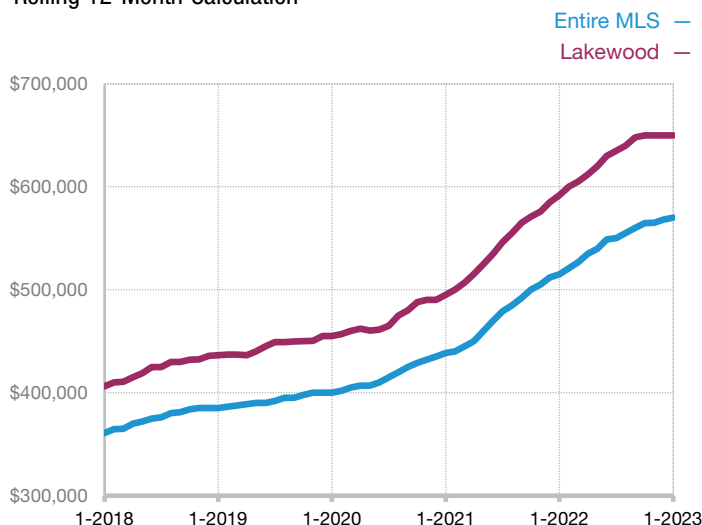
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	46	64	+ 39.1%	--	--	--
Under Contract	94	98	+ 4.3%	94	98	+ 4.3%
New Listings	96	69	- 28.1%	96	69	- 28.1%
Sold Listings	87	70	- 19.5%	87	70	- 19.5%
Days on Market Until Sale	15	54	+ 260.0%	15	54	+ 260.0%
Median Sales Price*	\$609,000	\$584,500	- 4.0%	\$609,000	\$584,500	- 4.0%
Average Sales Price*	\$637,685	\$655,007	+ 2.7%	\$637,685	\$655,007	+ 2.7%
Percent of List Price Received*	103.9%	99.0%	- 4.7%	103.9%	99.0%	- 4.7%

* 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	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	24	57	+ 137.5%	--	--	--
Under Contract	56	71	+ 26.8%	56	71	+ 26.8%
New Listings	58	58	0.0%	58	58	0.0%
Sold Listings	73	46	- 37.0%	73	46	- 37.0%
Days on Market Until Sale	17	33	+ 94.1%	17	33	+ 94.1%
Median Sales Price*	\$378,575	\$358,990	- 5.2%	\$378,575	\$358,990	- 5.2%
Average Sales Price*	\$378,733	\$388,463	+ 2.6%	\$378,733	\$388,463	+ 2.6%
Percent of List Price Received*	102.3%	98.0%	- 4.2%	102.3%	98.0%	- 4.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

