

# Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

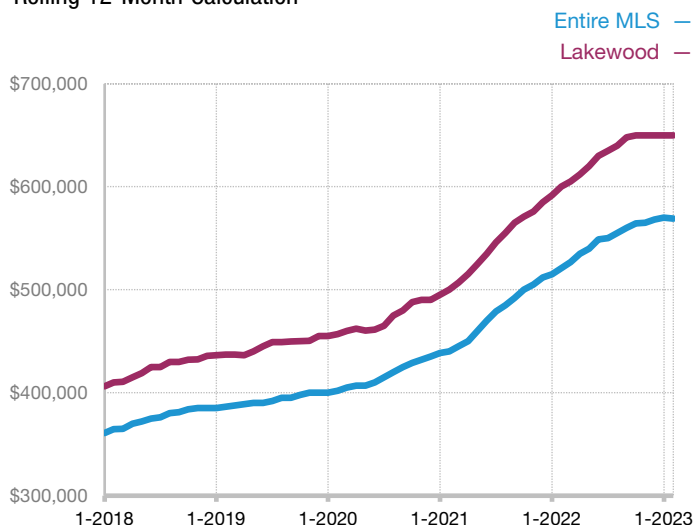
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	38	43	+ 13.2%	--	--	--
Under Contract	102	91	- 10.8%	196	182	- 7.1%
New Listings	101	68	- 32.7%	197	136	- 31.0%
Sold Listings	85	87	+ 2.4%	172	158	- 8.1%
Days on Market Until Sale	9	48	+ 433.3%	12	50	+ 316.7%
Median Sales Price*	\$652,000	\$624,500	- 4.2%	\$625,500	\$601,000	- 3.9%
Average Sales Price*	\$720,470	\$687,936	- 4.5%	\$678,596	\$673,822	- 0.7%
Percent of List Price Received*	107.9%	99.4%	- 7.9%	105.9%	99.2%	- 6.3%

\* 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	22	38	+ 72.7%	--	--	--
Under Contract	74	77	+ 4.1%	130	147	+ 13.1%
New Listings	73	61	- 16.4%	131	120	- 8.4%
Sold Listings	61	54	- 11.5%	134	100	- 25.4%
Days on Market Until Sale	14	36	+ 157.1%	16	35	+ 118.8%
Median Sales Price*	\$380,000	\$365,000	- 3.9%	\$379,400	\$360,490	- 5.0%
Average Sales Price*	\$376,794	\$382,032	+ 1.4%	\$377,850	\$384,990	+ 1.9%
Percent of List Price Received*	104.8%	100.1%	- 4.5%	103.5%	99.2%	- 4.2%

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



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

