

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

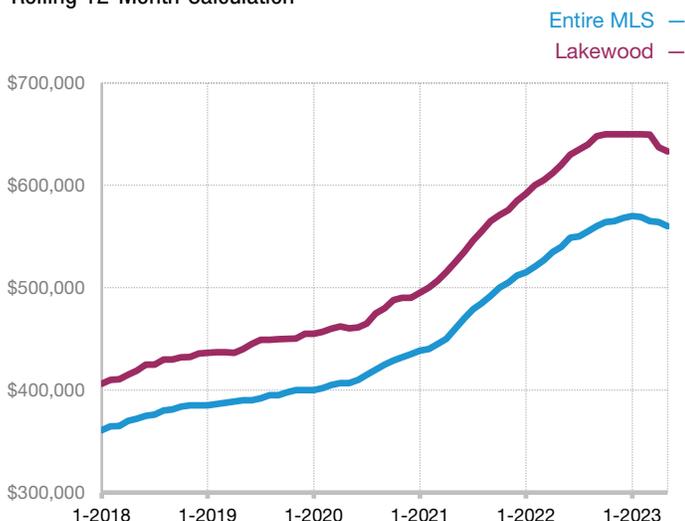
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	117	66	- 43.6%	--	--	--
Under Contract	149	121	- 18.8%	596	540	- 9.4%
New Listings	178	126	- 29.2%	691	539	- 22.0%
Sold Listings	132	114	- 13.6%	558	488	- 12.5%
Days on Market Until Sale	7	18	+ 157.1%	9	30	+ 233.3%
Median Sales Price*	\$719,500	<b>\$675,000</b>	- 6.2%	\$665,000	<b>\$628,950</b>	- 5.4%
Average Sales Price*	\$808,599	<b>\$748,476</b>	- 7.4%	\$737,270	<b>\$699,741</b>	- 5.1%
Percent of List Price Received*	106.0%	<b>101.6%</b>	- 4.2%	107.3%	<b>100.9%</b>	- 6.0%

\* 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	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	53	67	+ 26.4%	--	--	--
Under Contract	107	93	- 13.1%	432	384	- 11.1%
New Listings	117	99	- 15.4%	473	400	- 15.4%
Sold Listings	101	88	- 12.9%	419	334	- 20.3%
Days on Market Until Sale	5	14	+ 180.0%	9	24	+ 166.7%
Median Sales Price*	\$402,000	<b>\$369,000</b>	- 8.2%	\$390,000	<b>\$370,000</b>	- 5.1%
Average Sales Price*	\$417,011	<b>\$387,779</b>	- 7.0%	\$410,192	<b>\$381,794</b>	- 6.9%
Percent of List Price Received*	106.3%	<b>100.2%</b>	- 5.7%	106.2%	<b>100.0%</b>	- 5.8%

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

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



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

