

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

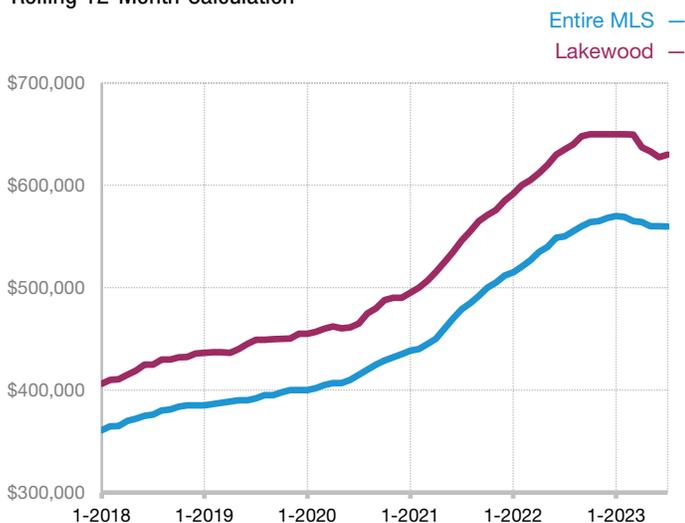
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	257	94	- 63.4%	--	--	--
Under Contract	110	120	+ 9.1%	828	772	- 6.8%
New Listings	180	118	- 34.4%	1,095	817	- 25.4%
Sold Listings	123	111	- 9.8%	807	727	- 9.9%
Days on Market Until Sale	11	16	+ 45.5%	9	25	+ 177.8%
Median Sales Price*	\$655,000	\$665,000	+ 1.5%	\$670,000	\$642,000	- 4.2%
Average Sales Price*	\$736,108	\$715,140	- 2.8%	\$742,666	\$710,156	- 4.4%
Percent of List Price Received*	100.5%	100.4%	- 0.1%	105.6%	100.9%	- 4.5%

* 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	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	105	76	- 27.6%	--	--	--
Under Contract	93	78	- 16.1%	619	553	- 10.7%
New Listings	115	90	- 21.7%	718	593	- 17.4%
Sold Listings	96	80	- 16.7%	625	509	- 18.6%
Days on Market Until Sale	11	18	+ 63.6%	9	22	+ 144.4%
Median Sales Price*	\$383,453	\$388,500	+ 1.3%	\$390,000	\$375,000	- 3.8%
Average Sales Price*	\$410,891	\$415,335	+ 1.1%	\$412,188	\$396,569	- 3.8%
Percent of List Price Received*	102.3%	99.5%	- 2.7%	105.2%	99.9%	- 5.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

