

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

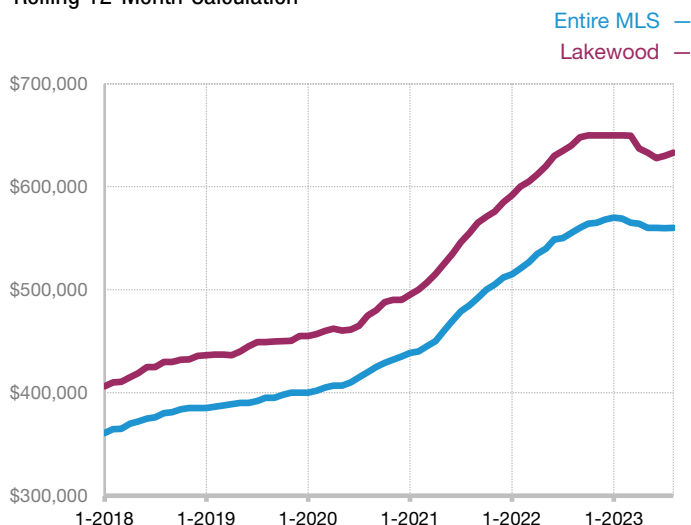
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	238	111	- 53.4%	--	--	--
Under Contract	139	109	- 21.6%	967	872	- 9.8%
New Listings	145	139	- 4.1%	1,240	953	- 23.1%
Sold Listings	117	103	- 12.0%	924	830	- 10.2%
Days on Market Until Sale	19	14	- 26.3%	10	23	+ 130.0%
Median Sales Price*	\$625,000	\$639,900	+ 2.4%	\$661,000	\$642,000	- 2.9%
Average Sales Price*	\$693,947	\$724,750	+ 4.4%	\$736,497	\$711,997	- 3.3%
Percent of List Price Received*	98.7%	100.7%	+ 2.0%	104.7%	100.9%	- 3.6%

\* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	112	87	- 22.3%	--	--	--
Under Contract	82	70	- 14.6%	701	617	- 12.0%
New Listings	102	78	- 23.5%	820	673	- 17.9%
Sold Listings	92	80	- 13.0%	717	591	- 17.6%
Days on Market Until Sale	15	16	+ 6.7%	10	21	+ 110.0%
Median Sales Price*	\$367,500	\$385,000	+ 4.8%	\$385,000	\$375,900	- 2.4%
Average Sales Price*	\$389,290	\$397,819	+ 2.2%	\$409,250	\$396,766	- 3.1%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	104.6%	100.0%	- 4.4%

\* 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

