

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

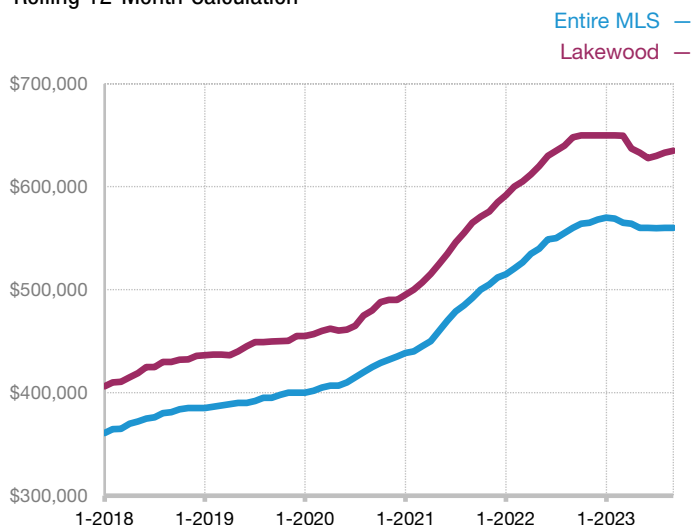
| Single Family | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 09-2022 | Thru 09-2023 | Percent Change from Previous Year |
| Inventory of Active Listings | 245 | 125 | - 49.0% | -- | -- | -- |
| Under Contract | 106 | 95 | - 10.4% | 1,073 | 959 | - 10.6% |
| New Listings | 140 | 127 | - 9.3% | 1,380 | 1,079 | - 21.8% |
| Sold Listings | 132 | 91 | - 31.1% | 1,056 | 923 | - 12.6% |
| Days on Market Until Sale | 25 | 20 | - 20.0% | 12 | 23 | + 91.7% |
| Median Sales Price* | \$642,500 | \$690,000 | + 7.4% | \$660,000 | \$645,000 | - 2.3% |
| Average Sales Price* | \$711,320 | \$746,745 | + 5.0% | \$733,350 | \$715,877 | - 2.4% |
| Percent of List Price Received* | 98.8% | 99.8% | + 1.0% | 104.0% | 100.8% | - 3.1% |

* 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 | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 09-2022 | Thru 09-2023 | Percent Change from Previous Year |
| Inventory of Active Listings | 133 | 100 | - 24.8% | -- | -- | -- |
| Under Contract | 81 | 60 | - 25.9% | 782 | 672 | - 14.1% |
| New Listings | 108 | 75 | - 30.6% | 928 | 749 | - 19.3% |
| Sold Listings | 89 | 56 | - 37.1% | 806 | 647 | - 19.7% |
| Days on Market Until Sale | 20 | 25 | + 25.0% | 11 | 22 | + 100.0% |
| Median Sales Price* | \$362,000 | \$386,000 | + 6.6% | \$385,000 | \$375,900 | - 2.4% |
| Average Sales Price* | \$377,595 | \$399,520 | + 5.8% | \$405,754 | \$396,519 | - 2.3% |
| Percent of List Price Received* | 99.7% | 99.9% | + 0.2% | 104.0% | 99.9% | - 3.9% |

* 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

