

# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

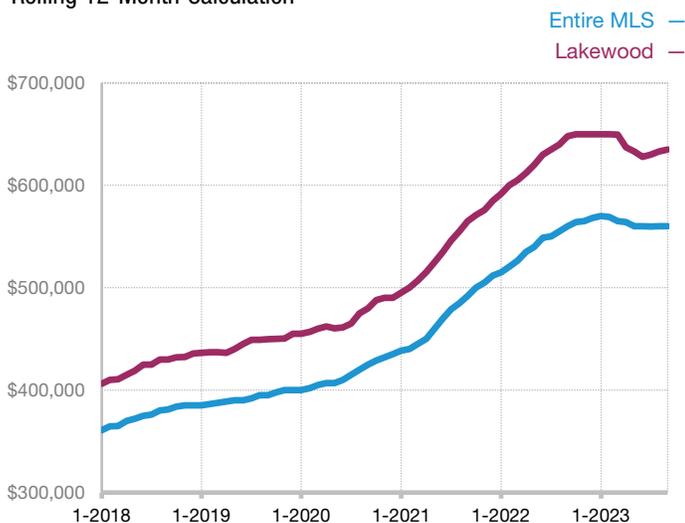
Single Family	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	245	125	- 49.0%	--	--	--
Under Contract	106	95	- 10.4%	1,073	959	- 10.6%
New Listings	140	127	- 9.3%	1,380	1,079	- 21.8%
Sold 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		
	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

