

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

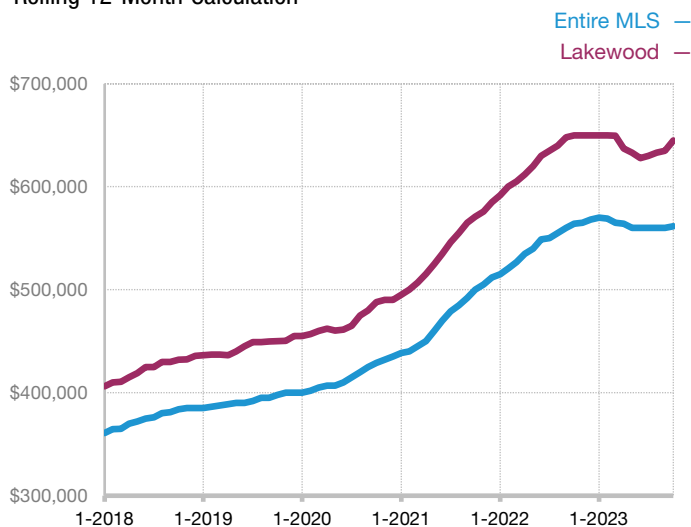
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	231	144	- 37.7%	--	--	--
Under Contract	92	85	- 7.6%	1,165	1,033	- 11.3%
New Listings	112	107	- 4.5%	1,492	1,185	- 20.6%
Sold Listings	106	94	- 11.3%	1,162	1,018	- 12.4%
Days on Market Until Sale	25	23	- 8.0%	13	23	+ 76.9%
Median Sales Price*	\$605,000	\$676,250	+ 11.8%	\$652,000	\$650,000	- 0.3%
Average Sales Price*	\$656,898	\$763,266	+ 16.2%	\$726,376	\$720,370	- 0.8%
Percent of List Price Received*	98.0%	98.5%	+ 0.5%	103.4%	100.6%	- 2.7%

* 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	127	106	- 16.5%	--	--	--
Under Contract	69	67	- 2.9%	851	732	- 14.0%
New Listings	72	78	+ 8.3%	1,000	827	- 17.3%
Sold Listings	79	62	- 21.5%	885	710	- 19.8%
Days on Market Until Sale	23	23	0.0%	12	22	+ 83.3%
Median Sales Price*	\$360,000	\$357,500	- 0.7%	\$384,000	\$375,000	- 2.3%
Average Sales Price*	\$382,951	\$387,024	+ 1.1%	\$403,719	\$395,519	- 2.0%
Percent of List Price Received*	99.1%	99.7%	+ 0.6%	103.6%	99.9%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

