

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

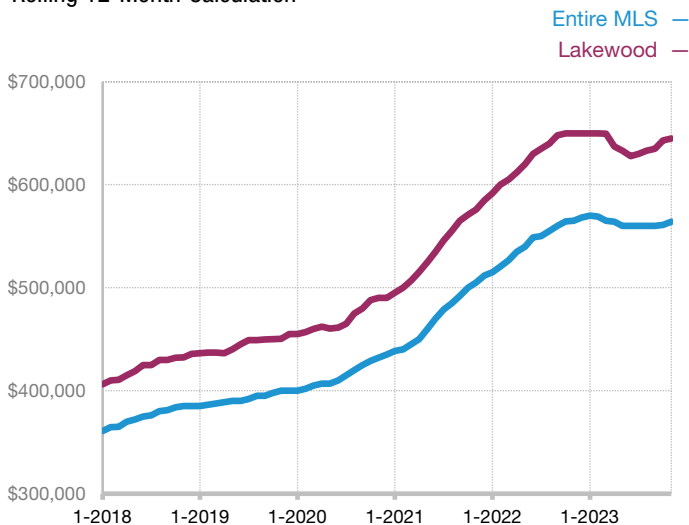
Single Family	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	202	121	- 40.1%	--	--	--
Under Contract	60	93	+ 55.0%	1,225	1,122	- 8.4%
New Listings	55	83	+ 50.9%	1,547	1,269	- 18.0%
Sold Listings	86	81	- 5.8%	1,248	1,100	- 11.9%
Days on Market Until Sale	34	25	- 26.5%	15	23	+ 53.3%
Median Sales Price*	\$612,500	\$635,000	+ 3.7%	\$650,000	\$649,450	- 0.1%
Average Sales Price*	\$666,651	\$733,410	+ 10.0%	\$722,260	\$720,330	- 0.3%
Percent of List Price Received*	97.6%	98.9%	+ 1.3%	103.0%	100.4%	- 2.5%

* 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	117	90	- 23.1%	--	--	--
Under Contract	59	52	- 11.9%	910	782	- 14.1%
New Listings	59	53	- 10.2%	1,059	880	- 16.9%
Sold Listings	68	61	- 10.3%	953	773	- 18.9%
Days on Market Until Sale	23	30	+ 30.4%	13	22	+ 69.2%
Median Sales Price*	\$391,750	\$375,000	- 4.3%	\$385,000	\$375,000	- 2.6%
Average Sales Price*	\$401,421	\$383,686	- 4.4%	\$403,555	\$394,830	- 2.2%
Percent of List Price Received*	98.7%	99.3%	+ 0.6%	103.2%	99.9%	- 3.2%

* 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

