

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

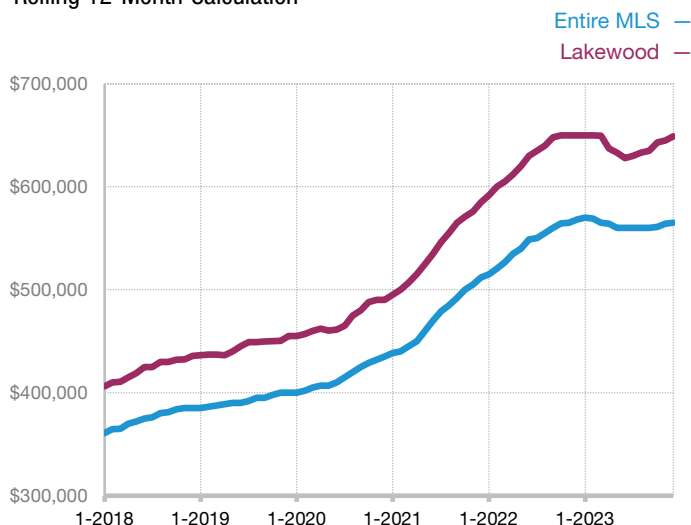
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	142	72	- 49.3%	--	--	--
Under Contract	72	72	0.0%	1,297	1,192	- 8.1%
New Listings	52	36	- 30.8%	1,599	1,305	- 18.4%
Sold Listings	59	89	+ 50.8%	1,307	1,189	- 9.0%
Days on Market Until Sale	42	33	- 21.4%	16	24	+ 50.0%
Median Sales Price*	\$605,000	\$647,948	+ 7.1%	\$650,000	\$649,000	- 0.2%
Average Sales Price*	\$624,225	\$722,704	+ 15.8%	\$717,835	\$720,507	+ 0.4%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	102.8%	100.3%	- 2.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	98	69	- 29.6%	--	--	--
Under Contract	48	40	- 16.7%	958	820	- 14.4%
New Listings	40	26	- 35.0%	1,099	906	- 17.6%
Sold Listings	67	46	- 31.3%	1,020	821	- 19.5%
Days on Market Until Sale	28	34	+ 21.4%	14	23	+ 64.3%
Median Sales Price*	\$365,000	\$357,500	- 2.1%	\$382,000	\$375,000	- 1.8%
Average Sales Price*	\$369,305	\$423,011	+ 14.5%	\$401,305	\$396,368	- 1.2%
Percent of List Price Received*	97.8%	98.9%	+ 1.1%	102.9%	99.8%	- 3.0%

* 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

