

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

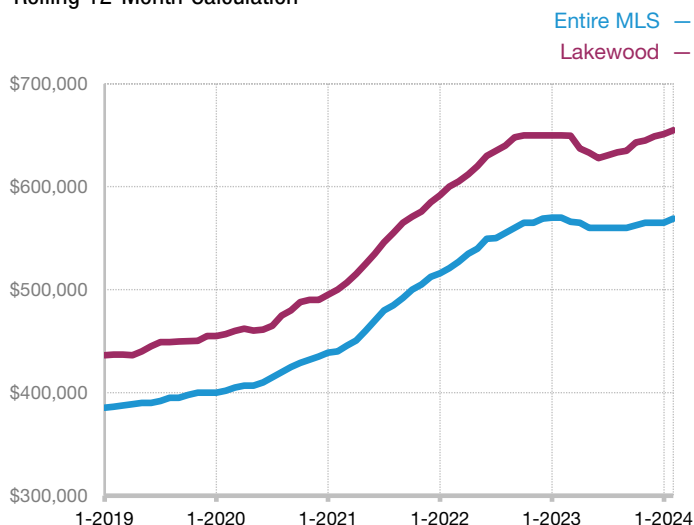
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	74	79	+ 6.8%	--	--	--
Under Contract	83	69	- 16.9%	174	135	- 22.4%
New Listings	68	91	+ 33.8%	136	152	+ 11.8%
Sold Listings	87	59	- 32.2%	158	132	- 16.5%
Days on Market Until Sale	48	38	- 20.8%	50	38	- 24.0%
Median Sales Price*	\$624,500	\$665,000	+ 6.5%	\$601,000	\$689,000	+ 14.6%
Average Sales Price*	\$687,936	\$748,201	+ 8.8%	\$673,822	\$747,947	+ 11.0%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.2%	99.1%	- 0.1%

\* 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	61	98	+ 60.7%	--	--	--
Under Contract	72	56	- 22.2%	141	93	- 34.0%
New Listings	61	75	+ 23.0%	120	133	+ 10.8%
Sold Listings	56	40	- 28.6%	102	71	- 30.4%
Days on Market Until Sale	36	40	+ 11.1%	35	44	+ 25.7%
Median Sales Price*	\$360,000	\$357,000	- 0.8%	\$360,000	\$365,000	+ 1.4%
Average Sales Price*	\$374,762	\$382,655	+ 2.1%	\$380,941	\$384,548	+ 0.9%
Percent of List Price Received*	99.8%	99.1%	- 0.7%	99.0%	99.2%	+ 0.2%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

