

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

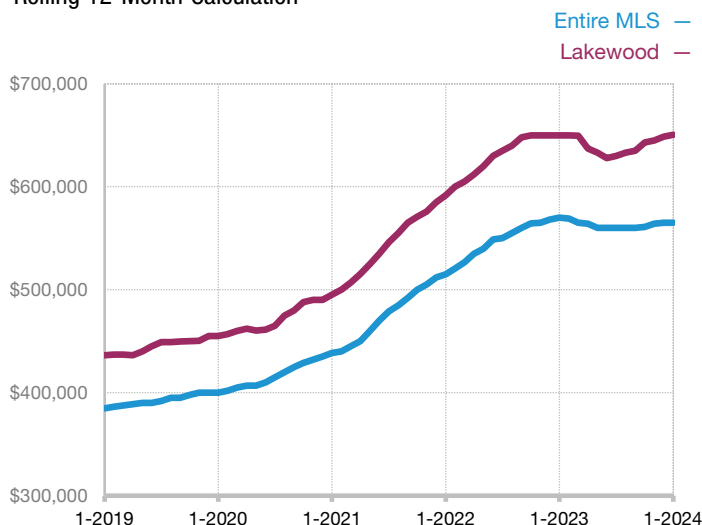
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	104	59	- 43.3%	--	--	--
Under Contract	91	67	- 26.4%	91	67	- 26.4%
New Listings	68	61	- 10.3%	68	61	- 10.3%
Sold Listings	71	73	+ 2.8%	71	73	+ 2.8%
Days on Market Until Sale	53	38	- 28.3%	53	38	- 28.3%
Median Sales Price*	\$585,000	\$698,950	+ 19.5%	\$585,000	\$698,950	+ 19.5%
Average Sales Price*	\$656,528	\$747,741	+ 13.9%	\$656,528	\$747,741	+ 13.9%
Percent of List Price Received*	99.0%	99.4%	+ 0.4%	99.0%	99.4%	+ 0.4%

* 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	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	77	75	- 2.6%	--	--	--
Under Contract	69	41	- 40.6%	69	41	- 40.6%
New Listings	59	58	- 1.7%	59	58	- 1.7%
Sold Listings	46	31	- 32.6%	46	31	- 32.6%
Days on Market Until Sale	33	48	+ 45.5%	33	48	+ 45.5%
Median Sales Price*	\$358,990	\$382,500	+ 6.5%	\$358,990	\$382,500	+ 6.5%
Average Sales Price*	\$388,463	\$386,991	- 0.4%	\$388,463	\$386,991	- 0.4%
Percent of List Price Received*	98.0%	99.4%	+ 1.4%	98.0%	99.4%	+ 1.4%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

