

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

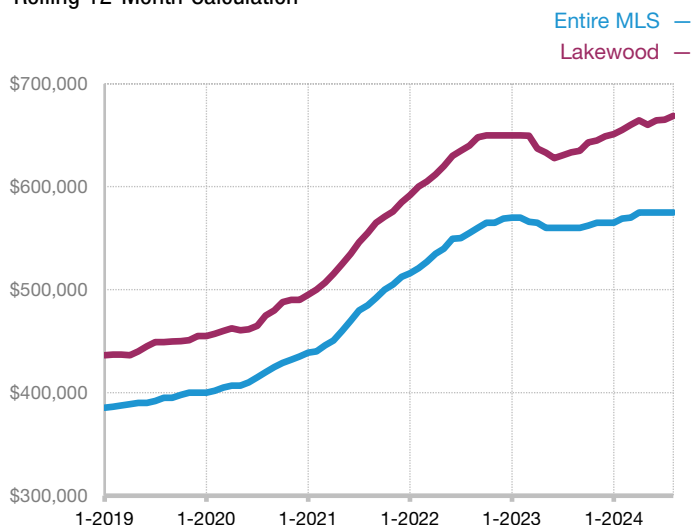
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	142	187	+ 31.7%	--	--	--
Under Contract	104	117	+ 12.5%	863	827	- 4.2%
New Listings	139	142	+ 2.2%	952	1,046	+ 9.9%
Sold Listings	105	115	+ 9.5%	831	794	- 4.5%
Days on Market Until Sale	14	22	+ 57.1%	23	21	- 8.7%
Median Sales Price*	\$643,000	\$669,900	+ 4.2%	\$643,000	\$670,000	+ 4.2%
Average Sales Price*	\$728,498	\$725,697	- 0.4%	\$712,877	\$733,566	+ 2.9%
Percent of List Price Received*	100.8%	99.8%	- 1.0%	100.9%	100.2%	- 0.7%

\* 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	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	105	135	+ 28.6%	--	--	--
Under Contract	66	78	+ 18.2%	611	517	- 15.4%
New Listings	78	69	- 11.5%	674	672	- 0.3%
Sold Listings	81	70	- 13.6%	591	472	- 20.1%
Days on Market Until Sale	16	34	+ 112.5%	21	35	+ 66.7%
Median Sales Price*	\$385,000	\$379,750	- 1.4%	\$375,000	\$385,000	+ 2.7%
Average Sales Price*	\$396,748	\$383,655	- 3.3%	\$396,235	\$396,852	+ 0.2%
Percent of List Price Received*	100.1%	99.2%	- 0.9%	100.0%	99.5%	- 0.5%

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

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



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

