

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

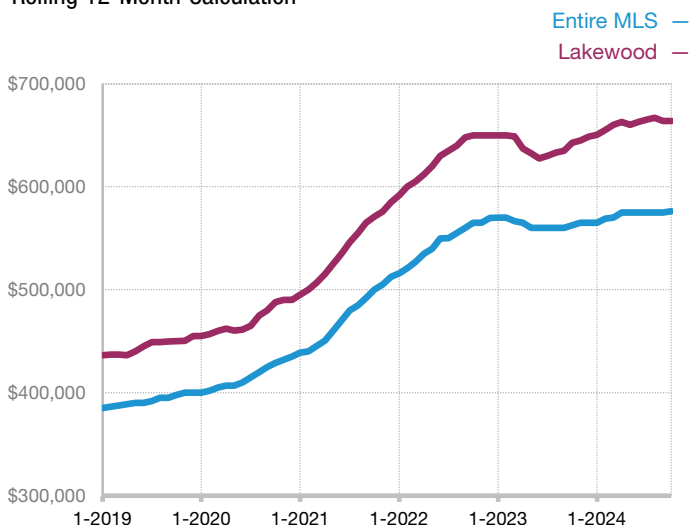
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	178	182	+ 2.2%	--	--	--
Under Contract	83	98	+ 18.1%	1,030	1,021	- 0.9%
New Listings	107	111	+ 3.7%	1,184	1,283	+ 8.4%
Sold Listings	95	99	+ 4.2%	1,019	990	- 2.8%
Days on Market Until Sale	22	32	+ 45.5%	23	22	- 4.3%
Median Sales Price*	\$670,000	\$665,000	- 0.7%	\$650,000	\$665,000	+ 2.3%
Average Sales Price*	\$751,232	\$759,805	+ 1.1%	\$719,504	\$729,737	+ 1.4%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	100.6%	100.0%	- 0.6%

* 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	122	179	+ 46.7%	--	--	--
Under Contract	66	65	- 1.5%	730	623	- 14.7%
New Listings	78	97	+ 24.4%	827	869	+ 5.1%
Sold Listings	62	54	- 12.9%	712	600	- 15.7%
Days on Market Until Sale	23	33	+ 43.5%	22	36	+ 63.6%
Median Sales Price*	\$357,500	\$359,000	+ 0.4%	\$375,000	\$383,580	+ 2.3%
Average Sales Price*	\$387,024	\$386,831	- 0.0%	\$395,784	\$395,540	- 0.1%
Percent of List Price Received*	99.7%	98.6%	- 1.1%	99.9%	99.3%	- 0.6%

* 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

