

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

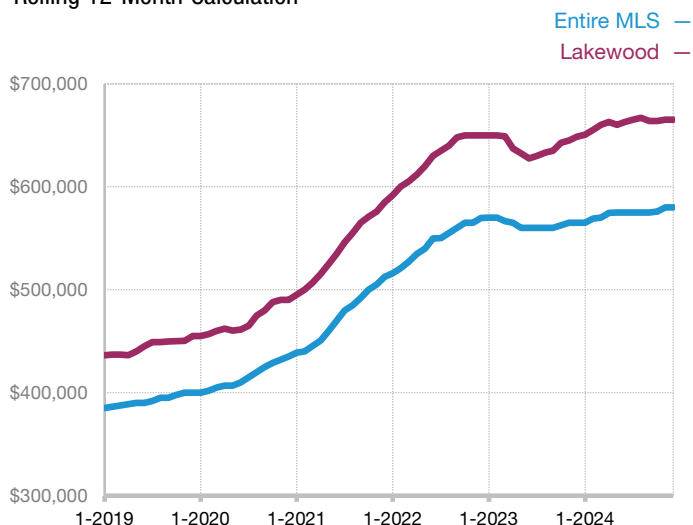
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	97	99	+ 2.1%	--	--	--
Under Contract	69	45	- 34.8%	1,189	1,144	- 3.8%
New Listings	36	36	0.0%	1,303	1,388	+ 6.5%
Sold Listings	90	82	- 8.9%	1,190	1,162	- 2.4%
Days on Market Until Sale	33	43	+ 30.3%	24	25	+ 4.2%
Median Sales Price*	\$645,474	\$638,250	- 1.1%	\$648,474	\$665,000	+ 2.5%
Average Sales Price*	\$719,952	\$728,188	+ 1.1%	\$720,485	\$729,799	+ 1.3%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	100.3%	99.8%	- 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.

Townhouse/Condo	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	87	112	+ 28.7%	--	--	--
Under Contract	39	44	+ 12.8%	819	709	- 13.4%
New Listings	26	38	+ 46.2%	906	944	+ 4.2%
Sold Listings	48	44	- 8.3%	823	693	- 15.8%
Days on Market Until Sale	34	50	+ 47.1%	23	38	+ 65.2%
Median Sales Price*	\$357,500	\$357,385	- 0.0%	\$375,000	\$380,000	+ 1.3%
Average Sales Price*	\$419,448	\$389,073	- 7.2%	\$396,225	\$395,985	- 0.1%
Percent of List Price Received*	98.9%	99.0%	+ 0.1%	99.8%	99.3%	- 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

