

# Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

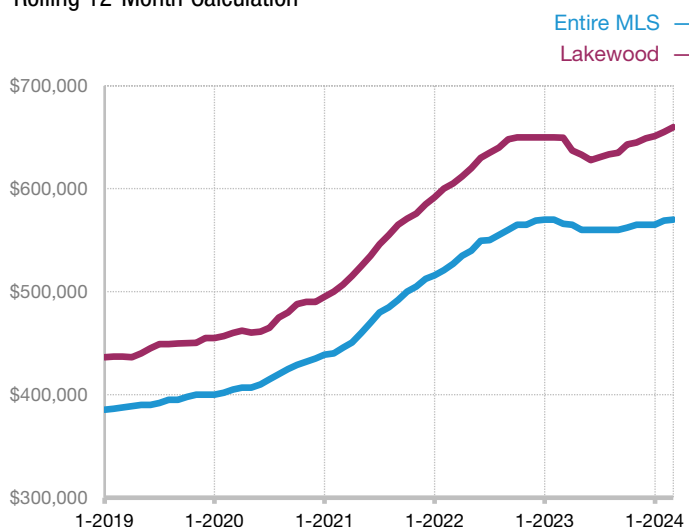
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	98	78	- 20.4%	--	--	--
Under Contract	109	119	+ 9.2%	283	250	- 11.7%
New Listings	146	117	- 19.9%	282	269	- 4.6%
Sold Listings	99	81	- 18.2%	257	213	- 17.1%
Days on Market Until Sale	25	23	- 8.0%	41	32	- 22.0%
Median Sales Price*	\$635,000	\$665,000	+ 4.7%	\$620,000	\$677,000	+ 9.2%
Average Sales Price*	\$704,335	\$728,452	+ 3.4%	\$685,576	\$740,533	+ 8.0%
Percent of List Price Received*	100.9%	101.8%	+ 0.9%	99.9%	100.1%	+ 0.2%

\* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	83	91	+ 9.6%	--	--	--
Under Contract	66	85	+ 28.8%	207	171	- 17.4%
New Listings	94	83	- 11.7%	214	216	+ 0.9%
Sold Listings	80	52	- 35.0%	182	125	- 31.3%
Days on Market Until Sale	28	54	+ 92.9%	32	48	+ 50.0%
Median Sales Price*	\$377,500	\$376,500	- 0.3%	\$368,450	\$370,000	+ 0.4%
Average Sales Price*	\$366,572	\$399,208	+ 8.9%	\$374,625	\$388,314	+ 3.7%
Percent of List Price Received*	100.4%	99.5%	- 0.9%	99.6%	99.3%	- 0.3%

\* 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

