

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

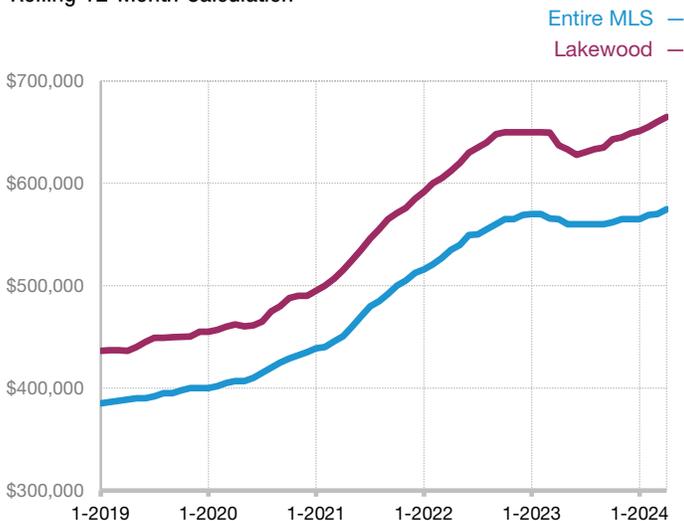
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	93	87	- 6.5%	--	--	--
Under Contract	133	131	- 1.5%	416	371	- 10.8%
New Listings	131	142	+ 8.4%	413	411	- 0.5%
Sold Listings	117	108	- 7.7%	374	321	- 14.2%
Days on Market Until Sale	18	16	- 11.1%	34	27	- 20.6%
Median Sales Price*	\$622,000	\$654,700	+ 5.3%	\$620,500	\$668,000	+ 7.7%
Average Sales Price*	\$683,370	\$701,811	+ 2.7%	\$684,886	\$727,505	+ 6.2%
Percent of List Price Received*	102.4%	101.6%	- 0.8%	100.7%	100.6%	- 0.1%

* 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	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	80	110	+ 37.5%	--	--	--
Under Contract	83	83	0.0%	290	247	- 14.8%
New Listings	87	104	+ 19.5%	301	319	+ 6.0%
Sold Listings	64	69	+ 7.8%	246	194	- 21.1%
Days on Market Until Sale	14	38	+ 171.4%	27	44	+ 63.0%
Median Sales Price*	\$377,500	\$390,000	+ 3.3%	\$371,750	\$379,000	+ 2.0%
Average Sales Price*	\$393,951	\$397,689	+ 0.9%	\$379,653	\$391,648	+ 3.2%
Percent of List Price Received*	100.6%	99.6%	- 1.0%	99.9%	99.4%	- 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

