

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

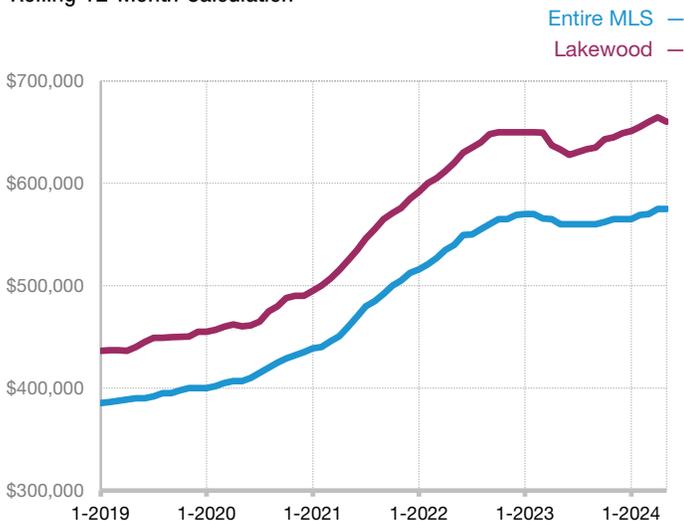
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	88	150	+ 70.5%	--	--	--
Under Contract	118	121	+ 2.5%	534	484	- 9.4%
New Listings	125	189	+ 51.2%	538	600	+ 11.5%
Sold Listings	114	119	+ 4.4%	488	442	- 9.4%
Days on Market Until Sale	18	15	- 16.7%	30	24	- 20.0%
Median Sales Price*	\$675,000	\$650,000	- 3.7%	\$628,950	\$664,500	+ 5.7%
Average Sales Price*	\$748,476	\$723,933	- 3.3%	\$699,741	\$725,521	+ 3.7%
Percent of List Price Received*	101.6%	100.7%	- 0.9%	100.9%	100.6%	- 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.

Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	82	136	+ 65.9%	--	--	--
Under Contract	92	70	- 23.9%	382	312	- 18.3%
New Listings	100	105	+ 5.0%	401	424	+ 5.7%
Sold Listings	90	80	- 11.1%	336	276	- 17.9%
Days on Market Until Sale	14	24	+ 71.4%	24	38	+ 58.3%
Median Sales Price*	\$369,000	\$370,000	+ 0.3%	\$370,000	\$376,500	+ 1.8%
Average Sales Price*	\$386,845	\$381,556	- 1.4%	\$381,580	\$389,816	+ 2.2%
Percent of List Price Received*	100.2%	99.8%	- 0.4%	100.0%	99.5%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

