

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

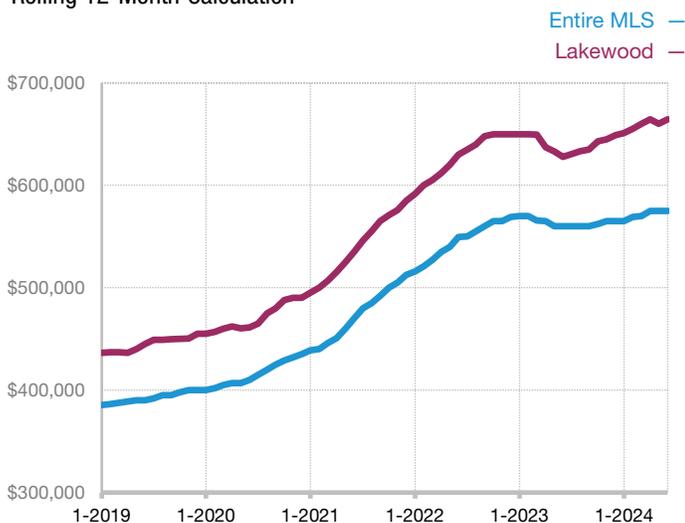
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	120	172	+ 43.3%	--	--	--
Under Contract	116	140	+ 20.7%	650	613	- 5.7%
New Listings	158	168	+ 6.3%	696	766	+ 10.1%
Sold Listings	127	111	- 12.6%	615	552	- 10.2%
Days on Market Until Sale	11	12	+ 9.1%	26	21	- 19.2%
Median Sales Price*	\$670,000	\$695,000	+ 3.7%	\$635,000	\$670,000	+ 5.5%
Average Sales Price*	\$747,199	\$762,442	+ 2.0%	\$709,541	\$733,884	+ 3.4%
Percent of List Price Received*	101.4%	100.2%	- 1.2%	101.0%	100.5%	- 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	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	87	147	+ 69.0%	--	--	--
Under Contract	94	73	- 22.3%	476	376	- 21.0%
New Listings	105	82	- 21.9%	506	506	0.0%
Sold Listings	95	54	- 43.2%	431	330	- 23.4%
Days on Market Until Sale	19	25	+ 31.6%	23	36	+ 56.5%
Median Sales Price*	\$393,000	\$382,500	- 2.7%	\$373,500	\$378,000	+ 1.2%
Average Sales Price*	\$433,956	\$410,425	- 5.4%	\$393,124	\$393,188	+ 0.0%
Percent of List Price Received*	100.2%	99.3%	- 0.9%	100.0%	99.5%	- 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

