

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

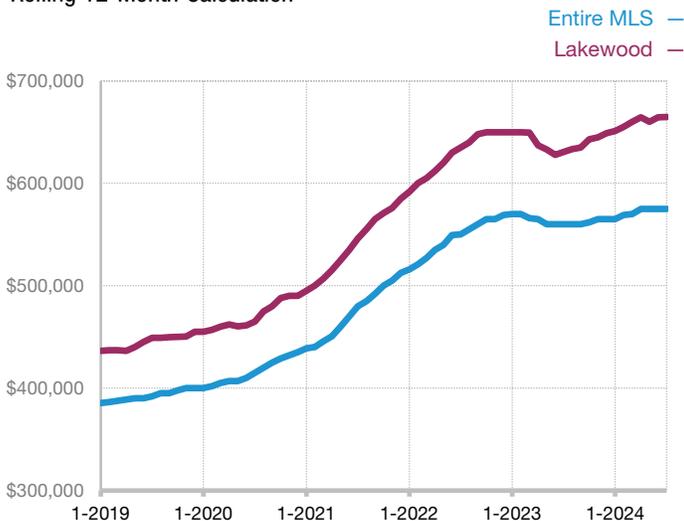
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	123	178	+ 44.7%	--	--	--
Under Contract	109	111	+ 1.8%	759	718	- 5.4%
New Listings	117	135	+ 15.4%	813	901	+ 10.8%
Sold Listings	111	127	+ 14.4%	726	679	- 6.5%
Days on Market Until Sale	16	19	+ 18.8%	25	21	- 16.0%
Median Sales Price*	\$665,000	\$686,000	+ 3.2%	\$643,400	\$670,000	+ 4.1%
Average Sales Price*	\$716,581	\$739,310	+ 3.2%	\$710,618	\$734,898	+ 3.4%
Percent of List Price Received*	100.4%	99.2%	- 1.2%	100.9%	100.3%	- 0.6%

* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	103	160	+ 55.3%	--	--	--
Under Contract	69	72	+ 4.3%	545	445	- 18.3%
New Listings	90	97	+ 7.8%	596	603	+ 1.2%
Sold Listings	79	71	- 10.1%	510	401	- 21.4%
Days on Market Until Sale	19	34	+ 78.9%	22	36	+ 63.6%
Median Sales Price*	\$385,000	\$410,000	+ 6.5%	\$375,000	\$387,500	+ 3.3%
Average Sales Price*	\$412,681	\$424,522	+ 2.9%	\$396,154	\$398,736	+ 0.7%
Percent of List Price Received*	99.5%	99.6%	+ 0.1%	99.9%	99.5%	- 0.4%

* 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

