

Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

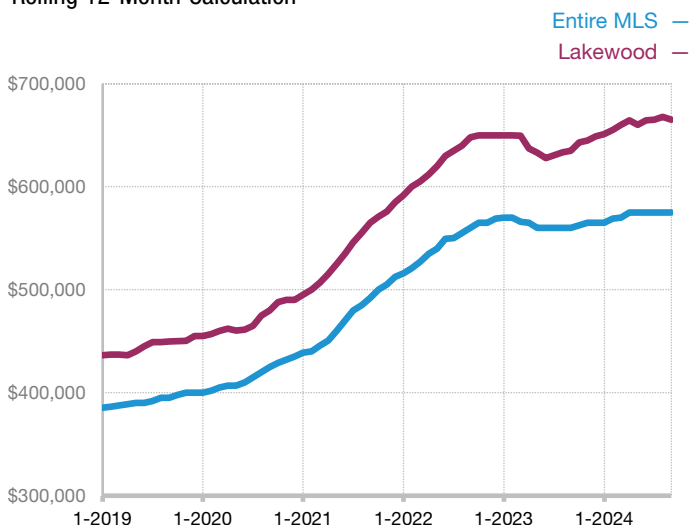
Single Family	September			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Inventory of Active Listings	169	188	+ 11.2%	--	--	--
Under Contract	83	97	+ 16.9%	946	918	- 3.0%
New Listings	126	109	- 13.5%	1,078	1,153	+ 7.0%
Sold Listings	92	82	- 10.9%	923	877	- 5.0%
Days on Market Until Sale	20	23	+ 15.0%	23	21	- 8.7%
Median Sales Price*	\$692,500	\$623,500	- 10.0%	\$645,000	\$667,000	+ 3.4%
Average Sales Price*	\$747,703	\$669,630	- 10.4%	\$716,348	\$727,480	+ 1.6%
Percent of List Price Received*	99.8%	98.8%	- 1.0%	100.8%	100.0%	- 0.8%

* 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	September			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Inventory of Active Listings	121	163	+ 34.7%	--	--	--
Under Contract	53	41	- 22.6%	664	550	- 17.2%
New Listings	75	79	+ 5.3%	749	752	+ 0.4%
Sold Listings	59	61	+ 3.4%	650	535	- 17.7%
Days on Market Until Sale	24	40	+ 66.7%	22	36	+ 63.6%
Median Sales Price*	\$382,000	\$385,000	+ 0.8%	\$375,450	\$385,000	+ 2.5%
Average Sales Price*	\$400,477	\$393,033	- 1.9%	\$396,620	\$396,260	- 0.1%
Percent of List Price Received*	99.9%	99.0%	- 0.9%	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

