

# Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

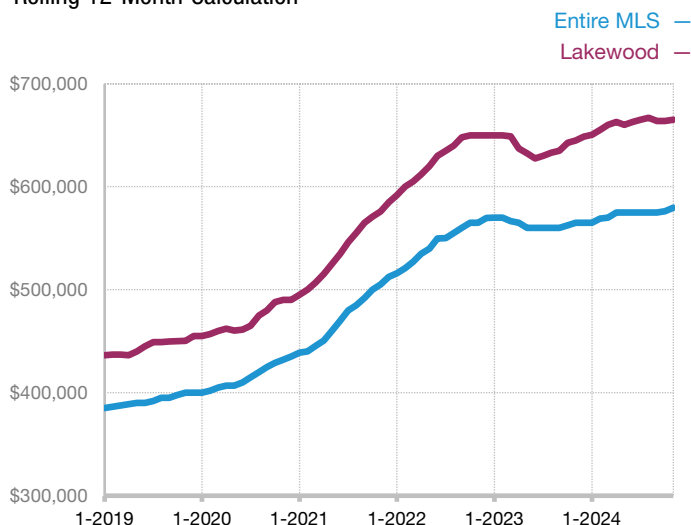
Single Family	November			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	151	137	- 9.3%	--	--	--
Under Contract	90	90	0.0%	1,120	1,108	- 1.1%
New Listings	83	69	- 16.9%	1,267	1,352	+ 6.7%
Sold Listings	81	89	+ 9.9%	1,100	1,079	- 1.9%
Days on Market Until Sale	25	36	+ 44.0%	23	24	+ 4.3%
Median Sales Price*	\$635,000	\$671,875	+ 5.8%	\$649,450	\$667,000	+ 2.7%
Average Sales Price*	\$733,410	\$733,318	- 0.0%	\$720,528	\$730,032	+ 1.3%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	100.4%	99.9%	- 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	November			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	114	141	+ 23.7%	--	--	--
Under Contract	50	48	- 4.0%	780	668	- 14.4%
New Listings	53	37	- 30.2%	880	906	+ 3.0%
Sold Listings	63	48	- 23.8%	775	648	- 16.4%
Days on Market Until Sale	30	42	+ 40.0%	22	37	+ 68.2%
Median Sales Price*	\$375,000	\$390,000	+ 4.0%	\$375,000	\$385,000	+ 2.7%
Average Sales Price*	\$383,506	\$409,962	+ 6.9%	\$394,786	\$396,588	+ 0.5%
Percent of List Price Received*	99.3%	98.7%	- 0.6%	99.9%	99.3%	- 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

