

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

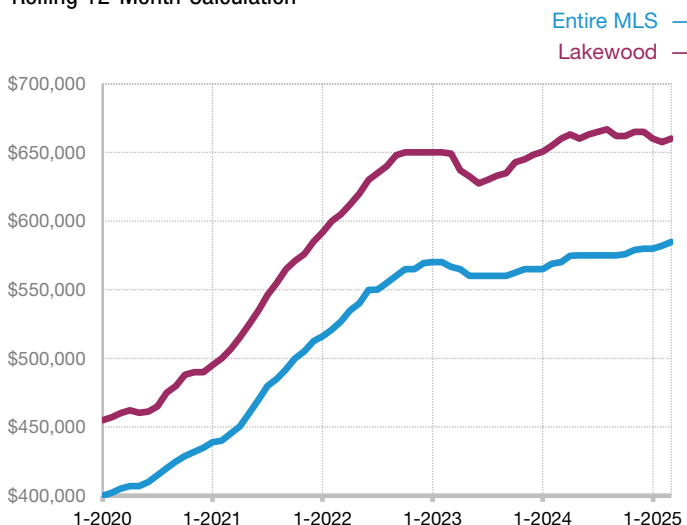
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	104	139	+ 33.7%	--	--	--
Under Contract	109	124	+ 13.8%	242	281	+ 16.1%
New Listings	118	148	+ 25.4%	274	350	+ 27.7%
Sold Listings	83	86	+ 3.6%	216	216	0.0%
Days on Market Until Sale	23	31	+ 34.8%	32	36	+ 12.5%
Median Sales Price*	\$665,000	\$690,000	+ 3.8%	\$673,500	\$658,500	- 2.2%
Average Sales Price*	\$726,562	\$791,996	+ 9.0%	\$738,804	\$734,024	- 0.6%
Percent of List Price Received*	101.7%	99.9%	- 1.8%	100.1%	99.4%	- 0.7%

* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	106	173	+ 63.2%	--	--	--
Under Contract	77	71	- 7.8%	166	180	+ 8.4%
New Listings	83	107	+ 28.9%	219	272	+ 24.2%
Sold Listings	53	59	+ 11.3%	129	155	+ 20.2%
Days on Market Until Sale	53	38	- 28.3%	47	52	+ 10.6%
Median Sales Price*	\$378,000	\$379,900	+ 0.5%	\$370,000	\$380,000	+ 2.7%
Average Sales Price*	\$403,940	\$391,228	- 3.1%	\$388,005	\$391,965	+ 1.0%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	99.3%	99.2%	- 0.1%

* 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

