

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

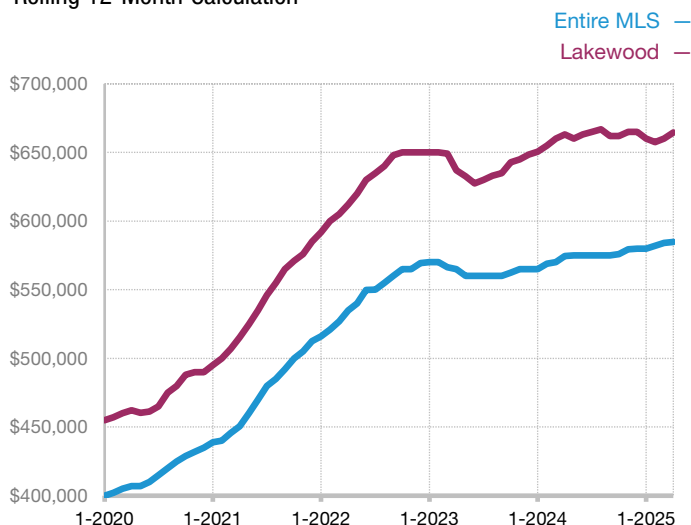
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	111	190	+ 71.2%	--	--	--
Under Contract	125	116	- 7.2%	367	389	+ 6.0%
New Listings	142	171	+ 20.4%	416	521	+ 25.2%
Sold Listings	110	111	+ 0.9%	326	327	+ 0.3%
Days on Market Until Sale	16	23	+ 43.8%	27	32	+ 18.5%
Median Sales Price*	\$652,200	\$658,000	+ 0.9%	\$665,000	\$658,000	- 1.1%
Average Sales Price*	\$698,169	\$730,870	+ 4.7%	\$725,093	\$732,953	+ 1.1%
Percent of List Price Received*	101.3%	100.4%	- 0.9%	100.5%	99.8%	- 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.

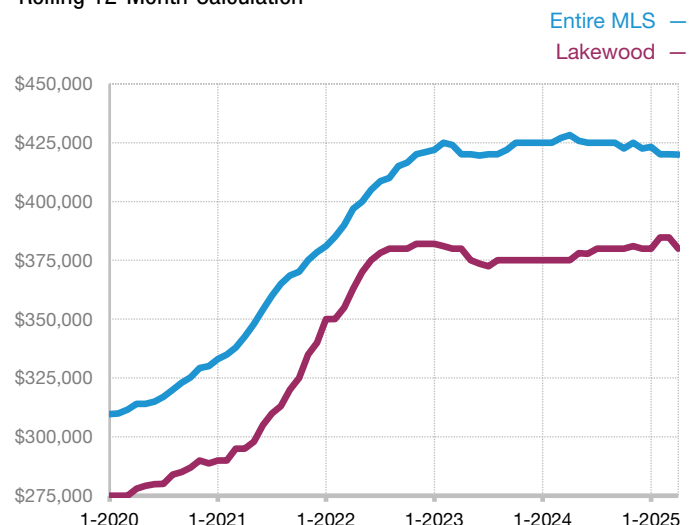
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	122	212	+ 73.8%	--	--	--
Under Contract	80	58	- 27.5%	246	232	- 5.7%
New Listings	106	105	- 0.9%	325	376	+ 15.7%
Sold Listings	71	63	- 11.3%	200	218	+ 9.0%
Days on Market Until Sale	37	44	+ 18.9%	44	50	+ 13.6%
Median Sales Price*	\$390,000	\$378,000	- 3.1%	\$376,500	\$379,250	+ 0.7%
Average Sales Price*	\$401,767	\$392,268	- 2.4%	\$392,890	\$392,053	- 0.2%
Percent of List Price Received*	99.6%	99.0%	- 0.6%	99.4%	99.2%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Current as of May 5, 2025. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.