

Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

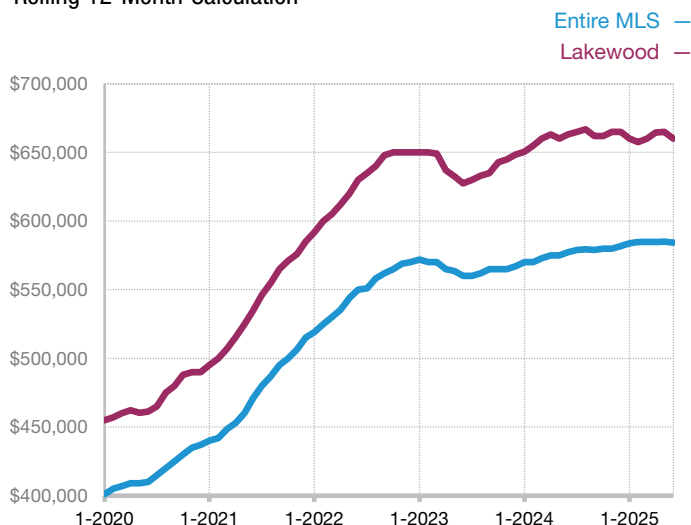
Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	199	263	+ 32.2%	--	--	--
Under Contract	135	114	- 15.6%	613	641	+ 4.6%
New Listings	174	168	- 3.4%	778	890	+ 14.4%
Sold Listings	112	127	+ 13.4%	558	574	+ 2.9%
Days on Market Until Sale	12	23	+ 91.7%	21	28	+ 33.3%
Median Sales Price*	\$691,000	\$692,500	+ 0.2%	\$667,600	\$660,000	- 1.1%
Average Sales Price*	\$760,348	\$755,115	- 0.7%	\$732,321	\$737,871	+ 0.8%
Percent of List Price Received*	100.3%	99.4%	- 0.9%	100.5%	99.7%	- 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	162	215	+ 32.7%	--	--	--
Under Contract	70	60	- 14.3%	376	354	- 5.9%
New Listings	84	70	- 16.7%	517	558	+ 7.9%
Sold Listings	54	62	+ 14.8%	336	344	+ 2.4%
Days on Market Until Sale	25	44	+ 76.0%	37	47	+ 27.0%
Median Sales Price*	\$382,500	\$342,500	- 10.5%	\$376,500	\$371,500	- 1.3%
Average Sales Price*	\$410,425	\$370,590	- 9.7%	\$392,429	\$382,977	- 2.4%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	99.5%	99.2%	- 0.3%

* 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

