

# Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

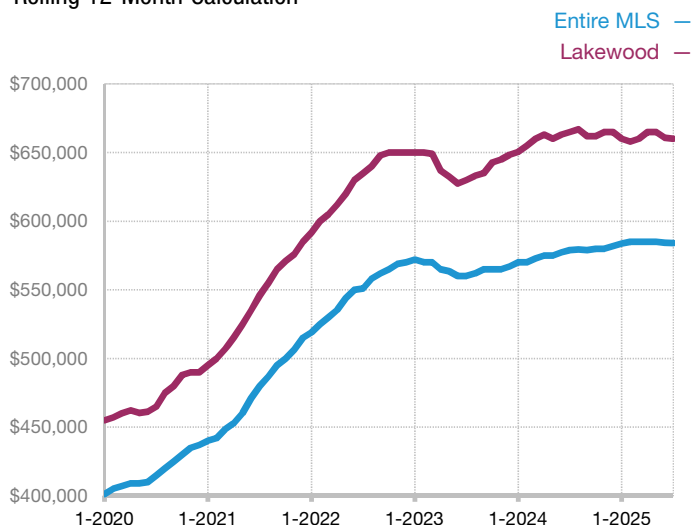
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	218	263	+ 20.6%	--	--	--
Under Contract	104	104	0.0%	717	734	+ 2.4%
New Listings	136	121	- 11.0%	914	1,010	+ 10.5%
Sold Listings	128	119	- 7.0%	686	694	+ 1.2%
Days on Market Until Sale	20	26	+ 30.0%	21	28	+ 33.3%
Median Sales Price*	\$685,500	\$674,999	- 1.5%	\$670,000	\$665,000	- 0.7%
Average Sales Price*	\$738,526	\$746,599	+ 1.1%	\$733,479	\$739,817	+ 0.9%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	100.3%	99.6%	- 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	180	214	+ 18.9%	--	--	--
Under Contract	69	64	- 7.2%	445	413	- 7.2%
New Listings	99	91	- 8.1%	616	649	+ 5.4%
Sold Listings	74	52	- 29.7%	410	396	- 3.4%
Days on Market Until Sale	35	49	+ 40.0%	36	47	+ 30.6%
Median Sales Price*	\$410,500	\$380,000	- 7.4%	\$386,250	\$374,750	- 3.0%
Average Sales Price*	\$428,832	\$376,454	- 12.2%	\$398,999	\$382,121	- 4.2%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	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

