

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

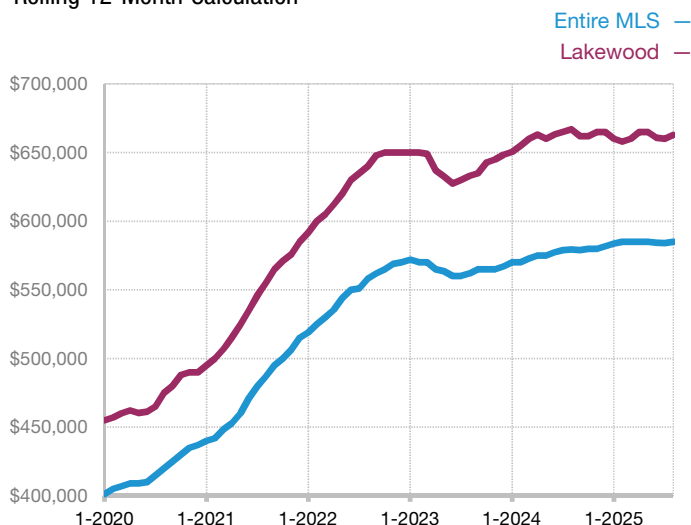
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	227	214	- 5.7%	--	--	--
Under Contract	111	131	+ 18.0%	828	861	+ 4.0%
New Listings	145	112	- 22.8%	1,059	1,122	+ 5.9%
Sold Listings	119	95	- 20.2%	805	788	- 2.1%
Days on Market Until Sale	22	39	+ 77.3%	21	29	+ 38.1%
Median Sales Price*	\$669,900	\$708,000	+ 5.7%	\$670,000	\$670,000	0.0%
Average Sales Price*	\$725,518	\$771,678	+ 6.4%	\$732,302	\$744,115	+ 1.6%
Percent of List Price Received*	99.7%	98.8%	- 0.9%	100.2%	99.5%	- 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	168	196	+ 16.7%	--	--	--
Under Contract	72	56	- 22.2%	517	467	- 9.7%
New Listings	73	70	- 4.1%	689	721	+ 4.6%
Sold Listings	74	65	- 12.2%	484	460	- 5.0%
Days on Market Until Sale	35	42	+ 20.0%	36	46	+ 27.8%
Median Sales Price*	\$383,500	\$357,000	- 6.9%	\$385,000	\$370,000	- 3.9%
Average Sales Price*	\$384,741	\$374,761	- 2.6%	\$396,819	\$381,270	- 3.9%
Percent of List Price Received*	99.2%	98.5%	- 0.7%	99.4%	99.1%	- 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

