

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

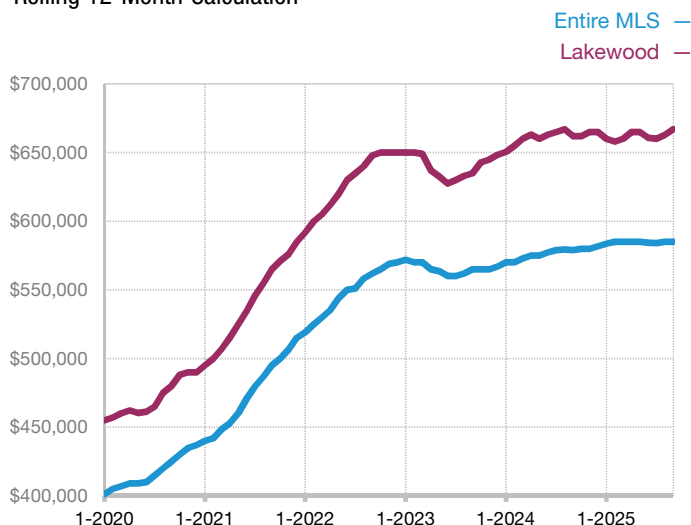
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	225	246	+ 9.3%	--	--	--
Under Contract	94	75	- 20.2%	922	927	+ 0.5%
New Listings	113	126	+ 11.5%	1,172	1,249	+ 6.6%
Sold Listings	87	109	+ 25.3%	892	898	+ 0.7%
Days on Market Until Sale	23	44	+ 91.3%	21	31	+ 47.6%
Median Sales Price*	\$622,000	\$655,000	+ 5.3%	\$665,000	\$670,000	+ 0.8%
Average Sales Price*	\$669,476	\$697,199	+ 4.1%	\$726,174	\$738,338	+ 1.7%
Percent of List Price Received*	98.8%	98.6%	- 0.2%	100.0%	99.4%	- 0.6%

* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	189	207	+ 9.5%	--	--	--
Under Contract	40	45	+ 12.5%	557	508	- 8.8%
New Listings	83	80	- 3.6%	772	801	+ 3.8%
Sold Listings	62	45	- 27.4%	546	505	- 7.5%
Days on Market Until Sale	40	65	+ 62.5%	37	48	+ 29.7%
Median Sales Price*	\$385,000	\$375,000	- 2.6%	\$385,000	\$371,000	- 3.6%
Average Sales Price*	\$393,143	\$381,809	- 2.9%	\$396,402	\$381,318	- 3.8%
Percent of List Price Received*	99.0%	98.5%	- 0.5%	99.4%	99.0%	- 0.4%

* 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

