

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

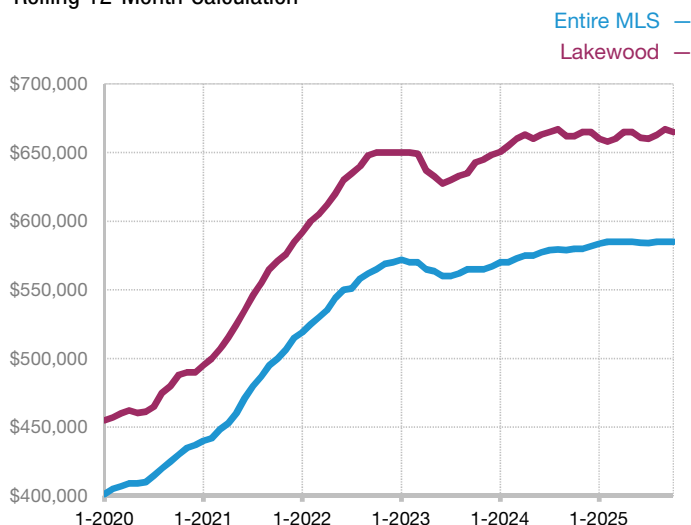
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	216	236	+ 9.3%	--	--	--
Under Contract	96	114	+ 18.8%	1,018	1,038	+ 2.0%
New Listings	111	127	+ 14.4%	1,283	1,378	+ 7.4%
Sold Listings	99	72	- 27.3%	991	972	- 1.9%
Days on Market Until Sale	32	46	+ 43.8%	22	32	+ 45.5%
Median Sales Price*	\$665,000	\$642,000	- 3.5%	\$665,000	\$669,000	+ 0.6%
Average Sales Price*	\$759,805	\$719,338	- 5.3%	\$729,534	\$736,888	+ 1.0%
Percent of List Price Received*	99.4%	98.7%	- 0.7%	100.0%	99.3%	- 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	210	195	- 7.1%	--	--	--
Under Contract	62	48	- 22.6%	619	550	- 11.1%
New Listings	97	63	- 35.1%	869	865	- 0.5%
Sold Listings	54	43	- 20.4%	600	548	- 8.7%
Days on Market Until Sale	33	58	+ 75.8%	36	49	+ 36.1%
Median Sales Price*	\$359,000	\$348,000	- 3.1%	\$383,580	\$368,750	- 3.9%
Average Sales Price*	\$386,831	\$374,624	- 3.2%	\$395,540	\$380,565	- 3.8%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	99.3%	99.0%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

