

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

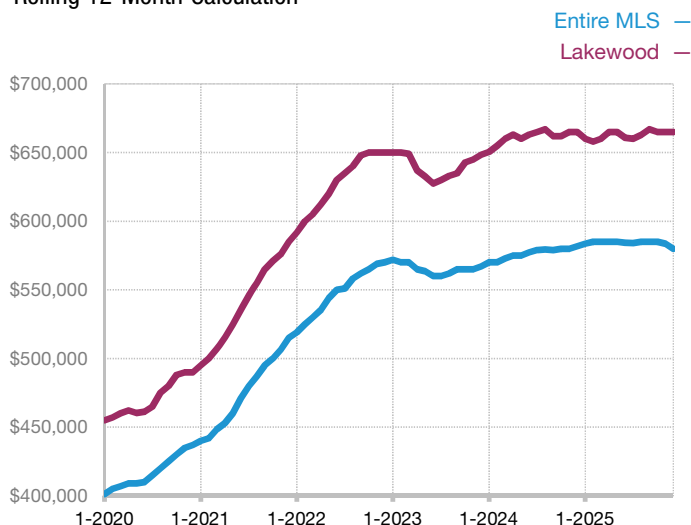
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	140	130	- 7.1%	--	--	--
Under Contract	43	61	+ 41.9%	1,142	1,159	+ 1.5%
New Listings	35	39	+ 11.4%	1,388	1,474	+ 6.2%
Sold Listings	82	78	- 4.9%	1,163	1,143	- 1.7%
Days on Market Until Sale	43	40	- 7.0%	25	33	+ 32.0%
Median Sales Price*	\$638,250	\$626,000	- 1.9%	\$665,000	\$665,000	0.0%
Average Sales Price*	\$728,310	\$681,818	- 6.4%	\$729,635	\$733,924	+ 0.6%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	99.8%	99.2%	- 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	148	134	- 9.5%	--	--	--
Under Contract	40	35	- 12.5%	704	611	- 13.2%
New Listings	37	28	- 24.3%	943	936	- 0.7%
Sold Listings	44	41	- 6.8%	693	625	- 9.8%
Days on Market Until Sale	50	64	+ 28.0%	38	51	+ 34.2%
Median Sales Price*	\$357,385	\$370,000	+ 3.5%	\$380,000	\$365,000	- 3.9%
Average Sales Price*	\$389,073	\$377,138	- 3.1%	\$395,981	\$378,187	- 4.5%
Percent of List Price Received*	99.0%	97.8%	- 1.2%	99.3%	98.9%	- 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

