

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

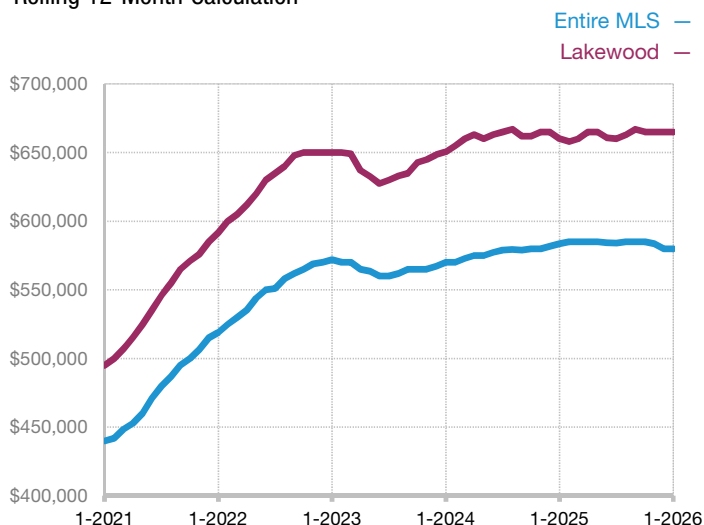
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	159	151	- 5.0%	--	--	--
Under Contract	82	70	- 14.6%	82	70	- 14.6%
New Listings	118	107	- 9.3%	118	107	- 9.3%
Sold Listings	59	57	- 3.4%	59	57	- 3.4%
Days on Market Until Sale	45	67	+ 48.9%	45	67	+ 48.9%
Median Sales Price*	\$625,000	\$635,000	+ 1.6%	\$625,000	\$635,000	+ 1.6%
Average Sales Price*	\$665,691	\$665,542	- 0.0%	\$665,691	\$665,542	- 0.0%
Percent of List Price Received*	98.5%	97.2%	- 1.3%	98.5%	97.2%	- 1.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	172	138	- 19.8%	--	--	--
Under Contract	49	49	0.0%	49	49	0.0%
New Listings	84	66	- 21.4%	84	66	- 21.4%
Sold Listings	43	28	- 34.9%	43	28	- 34.9%
Days on Market Until Sale	52	68	+ 30.8%	52	68	+ 30.8%
Median Sales Price*	\$380,000	\$410,000	+ 7.9%	\$380,000	\$410,000	+ 7.9%
Average Sales Price*	\$393,498	\$435,386	+ 10.6%	\$393,498	\$435,386	+ 10.6%
Percent of List Price Received*	99.3%	98.5%	- 0.8%	99.3%	98.5%	- 0.8%

* 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

