

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

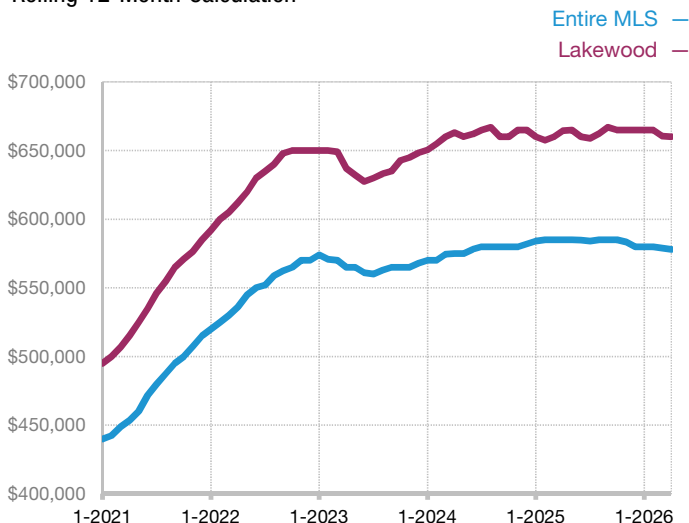
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	219	204	- 6.8%	--	--	--
Under Contract	110	111	+ 0.9%	384	423	+ 10.2%
New Listings	171	176	+ 2.9%	522	562	+ 7.7%
Sold Listings	111	124	+ 11.7%	328	366	+ 11.6%
Days on Market Until Sale	23	26	+ 13.0%	32	36	+ 12.5%
Median Sales Price*	\$658,000	\$654,000	- 0.6%	\$659,000	\$650,500	- 1.3%
Average Sales Price*	\$730,870	\$716,313	- 2.0%	\$733,920	\$709,987	- 3.3%
Percent of List Price Received*	100.4%	100.2%	- 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	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	242	204	- 15.7%	--	--	--
Under Contract	51	63	+ 23.5%	224	221	- 1.3%
New Listings	105	112	+ 6.7%	376	353	- 6.1%
Sold Listings	63	67	+ 6.3%	218	183	- 16.1%
Days on Market Until Sale	44	47	+ 6.8%	50	59	+ 18.0%
Median Sales Price*	\$378,000	\$339,900	- 10.1%	\$379,250	\$356,000	- 6.1%
Average Sales Price*	\$392,189	\$355,976	- 9.2%	\$392,030	\$380,357	- 3.0%
Percent of List Price Received*	99.0%	98.2%	- 0.8%	99.1%	98.6%	- 0.5%

* 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

