

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

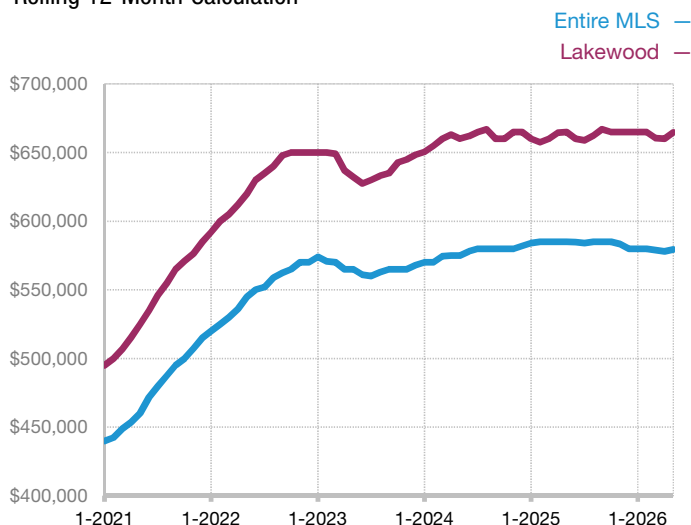
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	259	213	- 17.8%	--	--	--
Under Contract	140	123	- 12.1%	524	537	+ 2.5%
New Listings	199	146	- 26.6%	721	705	- 2.2%
Sold Listings	120	115	- 4.2%	448	483	+ 7.8%
Days on Market Until Sale	23	23	0.0%	29	33	+ 13.8%
Median Sales Price*	\$650,500	\$667,500	+ 2.6%	\$655,500	\$659,000	+ 0.5%
Average Sales Price*	\$733,022	\$729,522	- 0.5%	\$733,679	\$714,588	- 2.6%
Percent of List Price Received*	99.7%	100.4%	+ 0.7%	99.8%	99.5%	- 0.3%

* 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	260	238	- 8.5%	--	--	--
Under Contract	69	56	- 18.8%	292	273	- 6.5%
New Listings	111	103	- 7.2%	486	456	- 6.2%
Sold Listings	63	53	- 15.9%	281	236	- 16.0%
Days on Market Until Sale	41	44	+ 7.3%	48	56	+ 16.7%
Median Sales Price*	\$348,500	\$351,033	+ 0.7%	\$375,000	\$355,500	- 5.2%
Average Sales Price*	\$365,083	\$360,001	- 1.4%	\$385,988	\$375,828	- 2.6%
Percent of List Price Received*	99.3%	99.5%	+ 0.2%	99.2%	98.8%	- 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

