

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

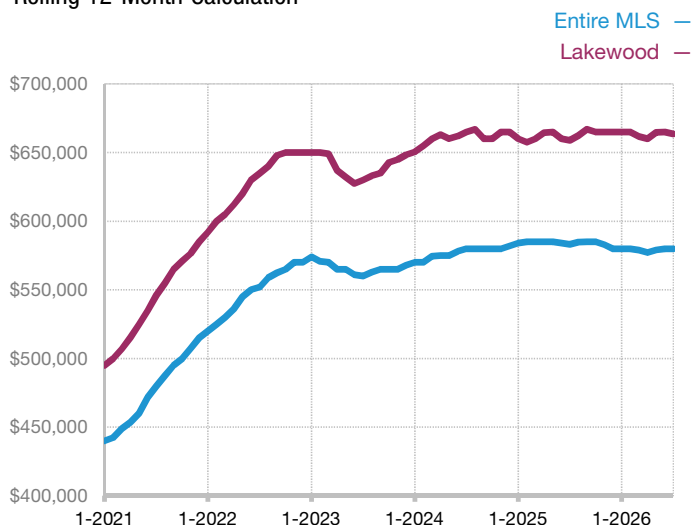
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	292	201	- 31.2%	--	--	--
Under Contract	101	74	- 26.7%	728	712	- 2.2%
New Listings	121	74	- 38.8%	1,008	929	- 7.8%
Sold Listings	116	100	- 13.8%	691	699	+ 1.2%
Days on Market Until Sale	26	32	+ 23.1%	28	31	+ 10.7%
Median Sales Price*	\$672,500	\$643,400	- 4.3%	\$665,000	\$660,000	- 0.8%
Average Sales Price*	\$744,593	\$737,613	- 0.9%	\$739,451	\$725,900	- 1.8%
Percent of List Price Received*	99.2%	99.6%	+ 0.4%	99.6%	99.5%	- 0.1%

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	243	212	- 12.8%	--	--	--
Under Contract	62	42	- 32.3%	410	349	- 14.9%
New Listings	91	46	- 49.5%	649	584	- 10.0%
Sold Listings	51	38	- 25.5%	394	332	- 15.7%
Days on Market Until Sale	50	74	+ 48.0%	48	55	+ 14.6%
Median Sales Price*	\$380,000	\$357,450	- 5.9%	\$375,000	\$355,000	- 5.3%
Average Sales Price*	\$378,149	\$363,075	- 4.0%	\$382,550	\$369,850	- 3.3%
Percent of List Price Received*	98.7%	97.9%	- 0.8%	99.1%	98.7%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

