

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

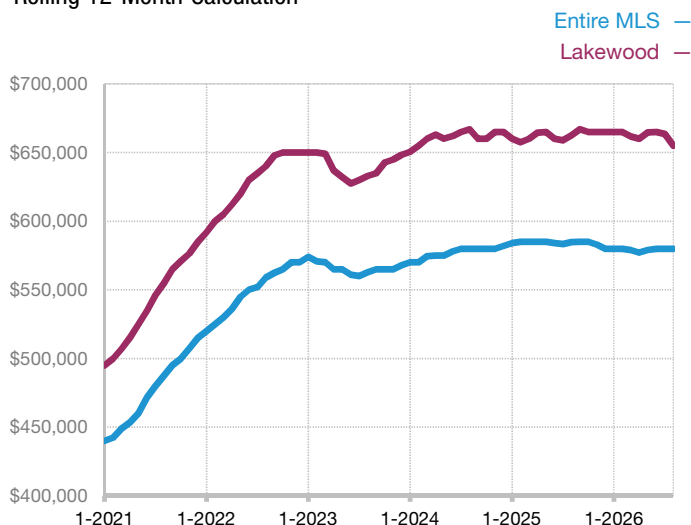
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	259	183	- 29.3%	--	--	--
Under Contract	122	76	- 37.7%	850	783	- 7.9%
New Listings	112	75	- 33.0%	1,120	1,012	- 9.6%
Sold Listings	96	81	- 15.6%	787	780	- 0.9%
Days on Market Until Sale	40	39	- 2.5%	29	32	+ 10.3%
Median Sales Price*	\$704,000	\$639,900	- 9.1%	\$670,000	\$656,250	- 2.1%
Average Sales Price*	\$770,619	\$698,518	- 9.4%	\$743,253	\$723,056	- 2.7%
Percent of List Price Received*	98.7%	98.1%	- 0.6%	99.5%	99.3%	- 0.2%

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	221	188	- 14.9%	--	--	--
Under Contract	52	25	- 51.9%	462	372	- 19.5%
New Listings	70	33	- 52.9%	719	622	- 13.5%
Sold Listings	65	38	- 41.5%	459	371	- 19.2%
Days on Market Until Sale	42	64	+ 52.4%	47	56	+ 19.1%
Median Sales Price*	\$357,000	\$364,000	+ 2.0%	\$370,000	\$355,000	- 4.1%
Average Sales Price*	\$374,761	\$390,637	+ 4.2%	\$381,447	\$371,993	- 2.5%
Percent of List Price Received*	98.5%	98.8%	+ 0.3%	99.0%	98.7%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

