

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

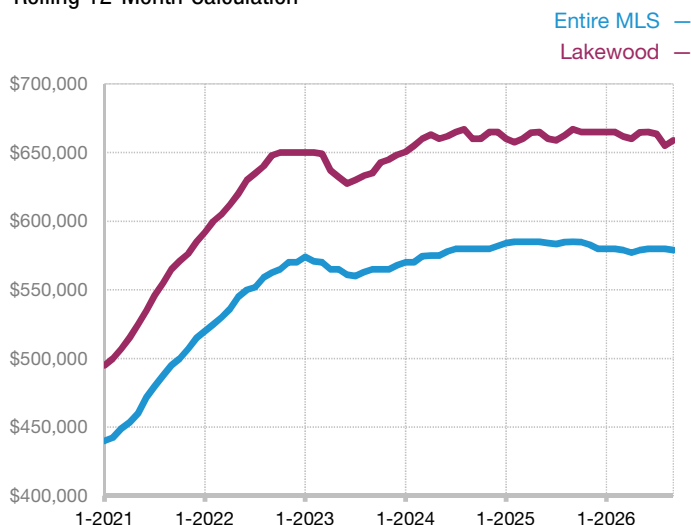
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	279	222	- 20.4%	--	--	--
Under Contract	71	40	- 43.7%	921	817	- 11.3%
New Listings	127	97	- 23.6%	1,247	1,113	- 10.7%
Sold Listings	111	57	- 48.6%	898	837	- 6.8%
Days on Market Until Sale	44	47	+ 6.8%	31	33	+ 6.5%
Median Sales Price*	\$656,000	\$690,000	+ 5.2%	\$670,000	\$660,000	- 1.5%
Average Sales Price*	\$697,510	\$753,453	+ 8.0%	\$737,599	\$725,126	- 1.7%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	99.4%	99.2%	- 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	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	240	182	- 24.2%	--	--	--
Under Contract	39	28	- 28.2%	500	398	- 20.4%
New Listings	81	49	- 39.5%	800	675	- 15.6%
Sold Listings	45	22	- 51.1%	503	393	- 21.9%
Days on Market Until Sale	65	95	+ 46.2%	49	58	+ 18.4%
Median Sales Price*	\$375,000	\$370,550	- 1.2%	\$371,000	\$358,000	- 3.5%
Average Sales Price*	\$379,031	\$391,697	+ 3.3%	\$380,648	\$373,096	- 2.0%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	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

