Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Lakewood

Single Family

Key Metrics	October 2025	October 2026	Percent Change from Previous Year	Year to Date Thru 10-2025	Year to Date Thru 10-2026	Percent Change from Previous Year
Inventory of Active Listings	270	**235**	- 13.0%	--	**--**	--
Under Contract	106	**75**	- 29.2%	1,027	**889**	- 13.4%
New Listings	126	**118**	- 6.3%	1,373	**1,239**	- 9.8%
Sold Listings	73	**43**	- 41.1%	971	**880**	- 9.4%
Days on Market Until Sale	45	**40**	- 11.1%	32	**34**	+ 6.3%
Median Sales Price*	$639,000	**$640,000**	+ 0.2%	$667,000	**$658,250**	- 1.3%
Average Sales Price*	$718,046	**$687,571**	- 4.2%	$736,129	**$723,291**	- 1.7%
Percent of List Price Received*	98.7%	**97.8%**	- 0.9%	99.3%	**99.2%**	- 0.1%

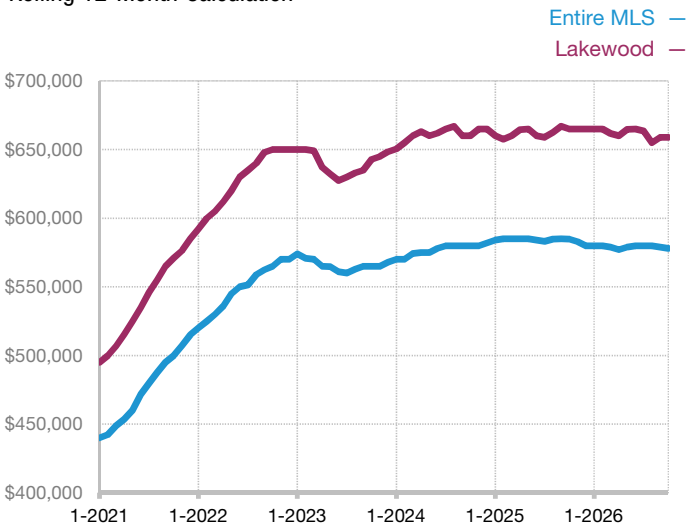
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

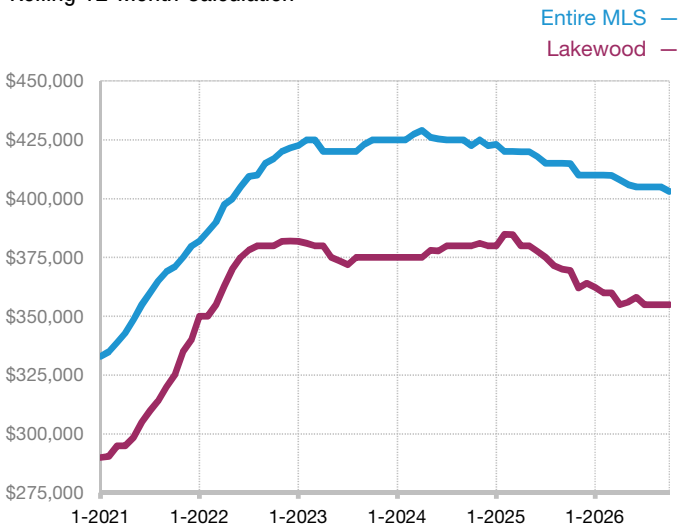
Key Metrics	October 2025	October 2026	Percent Change from Previous Year	Year to Date Thru 10-2025	Year to Date Thru 10-2026	Percent Change from Previous Year
Inventory of Active Listings	220	**180**	- 18.2%	--	**--**	--
Under Contract	49	**26**	- 46.9%	549	**417**	- 24.0%
New Listings	62	**59**	- 4.8%	862	**735**	- 14.7%
Sold Listings	43	**25**	- 41.9%	546	**418**	- 23.4%
Days on Market Until Sale	59	**80**	+ 35.6%	49	**60**	+ 22.4%
Median Sales Price*	$348,000	**$344,973**	- 0.9%	$368,750	**$355,000**	- 3.7%
Average Sales Price*	$374,624	**$357,271**	- 4.6%	$380,173	**$372,149**	- 2.1%
Percent of List Price Received*	99.0%	**98.4%**	- 0.6%	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



Current as of November 4, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.