

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lakewood

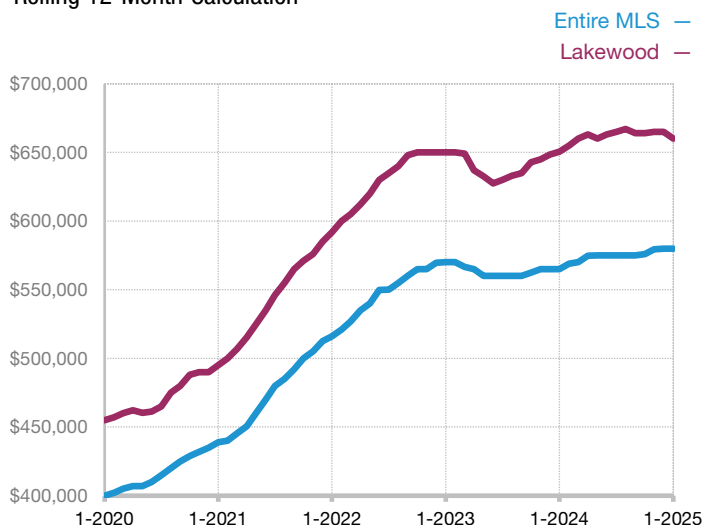
Single Family	January			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	85	126	+ 48.2%	--	--	--
Under Contract	65	86	+ 32.3%	65	86	+ 32.3%
New Listings	63	117	+ 85.7%	63	117	+ 85.7%
Sold Listings	73	59	- 19.2%	73	59	- 19.2%
Days on Market Until Sale	38	45	+ 18.4%	38	45	+ 18.4%
Median Sales Price*	\$698,950	\$625,000	- 10.6%	\$698,950	\$625,000	- 10.6%
Average Sales Price*	\$747,741	\$665,691	- 11.0%	\$747,741	\$665,691	- 11.0%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	99.4%	98.5%	- 0.9%

\* 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	January			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	99	140	+ 41.4%	--	--	--
Under Contract	38	54	+ 42.1%	38	54	+ 42.1%
New Listings	57	82	+ 43.9%	57	82	+ 43.9%
Sold Listings	32	42	+ 31.3%	32	42	+ 31.3%
Days on Market Until Sale	48	53	+ 10.4%	48	53	+ 10.4%
Median Sales Price*	\$375,750	\$392,500	+ 4.5%	\$375,750	\$392,500	+ 4.5%
Average Sales Price*	\$382,319	\$395,964	+ 3.6%	\$382,319	\$395,964	+ 3.6%
Percent of List Price Received*	99.3%	99.4%	+ 0.1%	99.3%	99.4%	+ 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

