

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lakewood

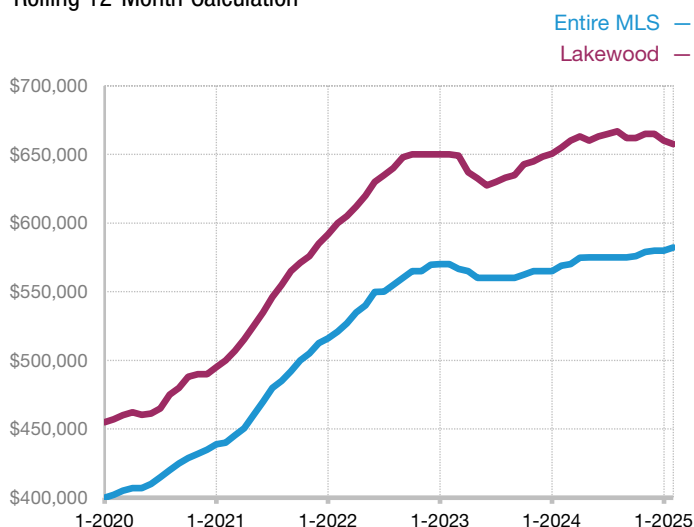
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	105	119	+ 13.3%	--	--	--
Under Contract	68	82	+ 20.6%	133	163	+ 22.6%
New Listings	93	86	- 7.5%	156	203	+ 30.1%
Sold Listings	60	71	+ 18.3%	133	130	- 2.3%
Days on Market Until Sale	37	36	- 2.7%	37	40	+ 8.1%
Median Sales Price*	\$665,000	\$650,000	- 2.3%	\$688,000	\$636,500	- 7.5%
Average Sales Price*	\$744,864	\$720,587	- 3.3%	\$746,443	\$695,672	- 6.8%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	99.1%	99.1%	0.0%

* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	119	149	+ 25.2%	--	--	--
Under Contract	51	63	+ 23.5%	89	112	+ 25.8%
New Listings	79	82	+ 3.8%	136	164	+ 20.6%
Sold Listings	44	53	+ 20.5%	76	96	+ 26.3%
Days on Market Until Sale	39	67	+ 71.8%	43	61	+ 41.9%
Median Sales Price*	\$345,500	\$375,000	+ 8.5%	\$358,250	\$380,000	+ 6.1%
Average Sales Price*	\$372,945	\$391,448	+ 5.0%	\$376,892	\$392,366	+ 4.1%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	99.1%	99.0%	- 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

