

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

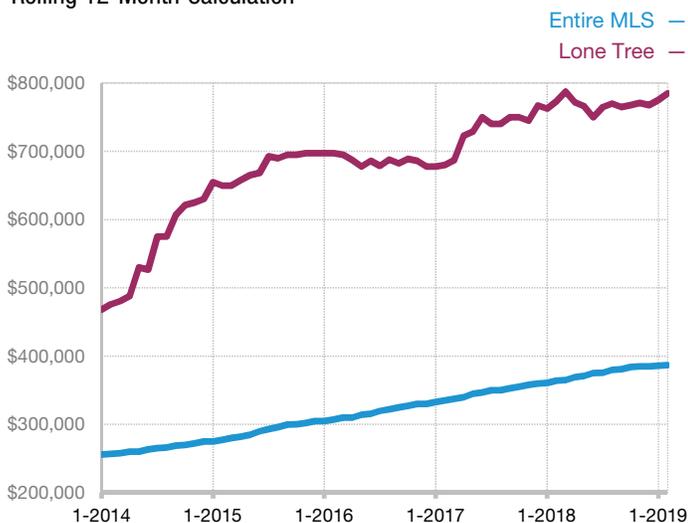
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	32	29	- 9.4%	--	--	--
Under Contract	19	13	- 31.6%	39	24	- 38.5%
New Listings	19	16	- 15.8%	40	36	- 10.0%
Sold Listings	14	11	- 21.4%	23	20	- 13.0%
Days on Market Until Sale	97	54	- 44.3%	73	44	- 39.7%
Median Sales Price*	\$851,500	\$815,000	- 4.3%	\$838,000	\$875,000	+ 4.4%
Average Sales Price*	\$851,993	\$976,079	+ 14.6%	\$851,476	\$1,023,299	+ 20.2%
Percent of List Price Received*	97.7%	98.1%	+ 0.4%	98.0%	98.4%	+ 0.4%

* 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		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	8	6	- 25.0%	--	--	--
Under Contract	1	10	+ 900.0%	6	14	+ 133.3%
New Listings	3	8	+ 166.7%	10	11	+ 10.0%
Sold Listings	7	4	- 42.9%	8	7	- 12.5%
Days on Market Until Sale	37	29	- 21.6%	38	44	+ 15.8%
Median Sales Price*	\$460,000	\$408,750	- 11.1%	\$477,500	\$413,750	- 13.4%
Average Sales Price*	\$448,414	\$404,375	- 9.8%	\$465,758	\$406,964	- 12.6%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	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

