

# Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lone Tree

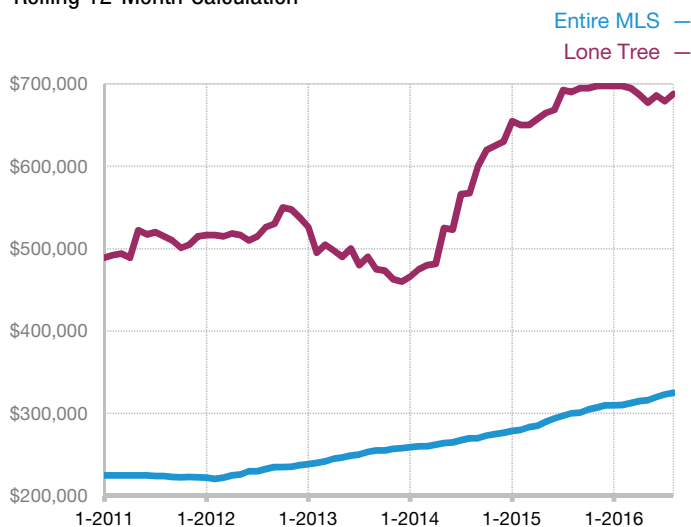
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	87	64	- 26.4%	--	--	--
Under Contract	24	15	- 37.5%	155	122	- 21.3%
New Listings	22	19	- 13.6%	219	177	- 19.2%
Sold Listings	28	15	- 46.4%	147	122	- 17.0%
Days on Market Until Sale	51	59	+ 15.7%	61	49	- 19.7%
Median Sales Price*	\$671,250	<b>\$730,000</b>	+ 8.8%	\$704,000	<b>\$687,000</b>	- 2.4%
Average Sales Price*	\$704,487	<b>\$809,350</b>	+ 14.9%	\$772,293	<b>\$776,584</b>	+ 0.6%
Percent of List Price Received*	97.3%	<b>98.2%</b>	+ 0.9%	98.3%	<b>98.6%</b>	+ 0.3%

\* 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	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	15	13	- 13.3%	--	--	--
Under Contract	5	2	- 60.0%	72	48	- 33.3%
New Listings	7	9	+ 28.6%	85	64	- 24.7%
Sold Listings	10	9	- 10.0%	69	50	- 27.5%
Days on Market Until Sale	13	22	+ 69.2%	23	20	- 13.0%
Median Sales Price*	\$337,500	<b>\$430,000</b>	+ 27.4%	\$359,950	<b>\$392,000</b>	+ 8.9%
Average Sales Price*	\$298,890	<b>\$412,261</b>	+ 37.9%	\$354,463	<b>\$379,508</b>	+ 7.1%
Percent of List Price Received*	98.0%	<b>99.0%</b>	+ 1.0%	99.4%	<b>98.8%</b>	- 0.6%

\* 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

