

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

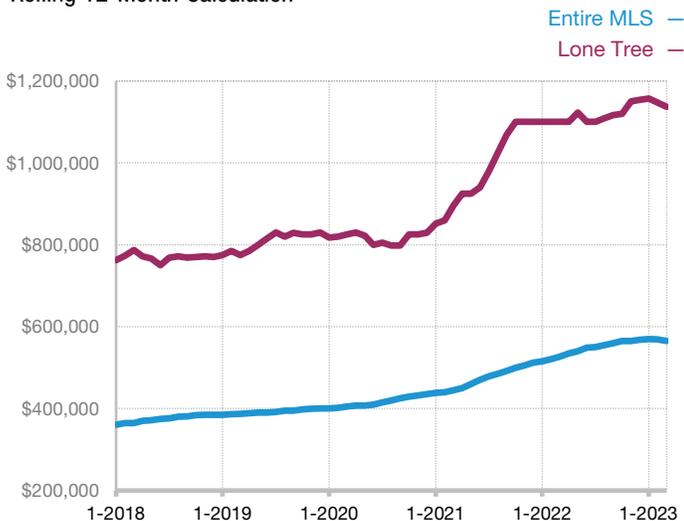
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	17	7	- 58.8%	--	--	--
Under Contract	13	11	- 15.4%	30	22	- 26.7%
New Listings	22	13	- 40.9%	43	23	- 46.5%
Sold Listings	8	5	- 37.5%	27	20	- 25.9%
Days on Market Until Sale	3	67	+ 2133.3%	7	85	+ 1114.3%
Median Sales Price*	\$1,190,264	\$1,117,500	- 6.1%	\$1,196,300	\$1,157,500	- 3.2%
Average Sales Price*	\$1,258,191	\$1,072,700	- 14.7%	\$1,223,280	\$1,169,527	- 4.4%
Percent of List Price Received*	105.3%	95.6%	- 9.2%	103.7%	96.8%	- 6.7%

* 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	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	3	3	0.0%	--	--	--
Under Contract	3	3	0.0%	14	14	0.0%
New Listings	6	4	- 33.3%	15	12	- 20.0%
Sold Listings	6	4	- 33.3%	21	11	- 47.6%
Days on Market Until Sale	3	51	+ 1600.0%	18	49	+ 172.2%
Median Sales Price*	\$550,500	\$622,000	+ 13.0%	\$555,000	\$593,000	+ 6.8%
Average Sales Price*	\$555,833	\$598,500	+ 7.7%	\$569,690	\$636,841	+ 11.8%
Percent of List Price Received*	106.1%	97.8%	- 7.8%	102.8%	99.0%	- 3.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

