

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

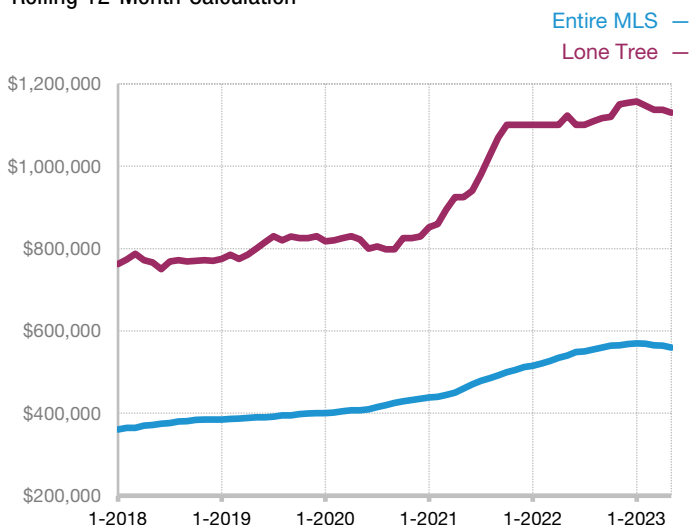
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	18	17	- 5.6%	--	--	--
Under Contract	25	14	- 44.0%	76	47	- 38.2%
New Listings	20	21	+ 5.0%	93	59	- 36.6%
Sold Listings	21	12	- 42.9%	67	41	- 38.8%
Days on Market Until Sale	8	24	+ 200.0%	7	50	+ 614.3%
Median Sales Price*	\$1,137,000	\$1,091,443	- 4.0%	\$1,196,300	\$1,150,000	- 3.9%
Average Sales Price*	\$1,215,261	\$1,186,782	- 2.3%	\$1,231,898	\$1,195,510	- 3.0%
Percent of List Price Received*	103.1%	97.6%	- 5.3%	103.9%	97.4%	- 6.3%

* 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	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	7	4	- 42.9%	--	--	--
Under Contract	9	3	- 66.7%	30	22	- 26.7%
New Listings	12	5	- 58.3%	36	21	- 41.7%
Sold Listings	8	4	- 50.0%	33	19	- 42.4%
Days on Market Until Sale	4	41	+ 925.0%	12	42	+ 250.0%
Median Sales Price*	\$602,500	\$642,450	+ 6.6%	\$576,500	\$640,000	+ 11.0%
Average Sales Price*	\$579,313	\$651,100	+ 12.4%	\$575,303	\$637,192	+ 10.8%
Percent of List Price Received*	107.1%	98.6%	- 7.9%	104.4%	99.0%	- 5.2%

* 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

