

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lone Tree

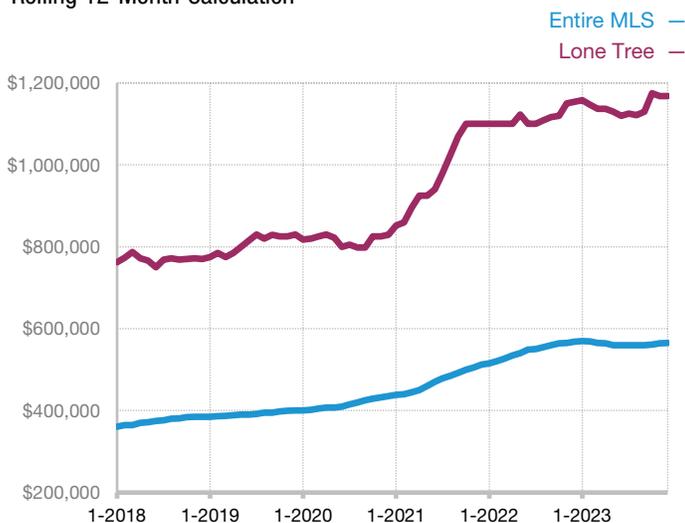
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	13	13	0.0%	--	--	--
Under Contract	8	6	- 25.0%	146	103	- 29.5%
New Listings	2	5	+ 150.0%	178	133	- 25.3%
Sold Listings	4	8	+ 100.0%	152	107	- 29.6%
Days on Market Until Sale	35	36	+ 2.9%	18	36	+ 100.0%
Median Sales Price*	\$1,040,000	\$979,400	- 5.8%	\$1,153,750	\$1,167,500	+ 1.2%
Average Sales Price*	\$1,105,000	\$1,017,013	- 8.0%	\$1,253,615	\$1,192,074	- 4.9%
Percent of List Price Received*	98.9%	97.0%	- 1.9%	100.9%	98.5%	- 2.4%

\* 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	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	6	1	- 83.3%	--	--	--
Under Contract	2	4	+ 100.0%	54	54	0.0%
New Listings	4	0	- 100.0%	67	56	- 16.4%
Sold Listings	4	3	- 25.0%	62	49	- 21.0%
Days on Market Until Sale	31	46	+ 48.4%	16	31	+ 93.8%
Median Sales Price*	\$623,750	\$630,000	+ 1.0%	\$612,500	\$630,000	+ 2.9%
Average Sales Price*	\$630,625	\$640,000	+ 1.5%	\$581,427	\$629,063	+ 8.2%
Percent of List Price Received*	98.3%	98.8%	+ 0.5%	101.9%	99.0%	- 2.8%

\* 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

