

# Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lone Tree

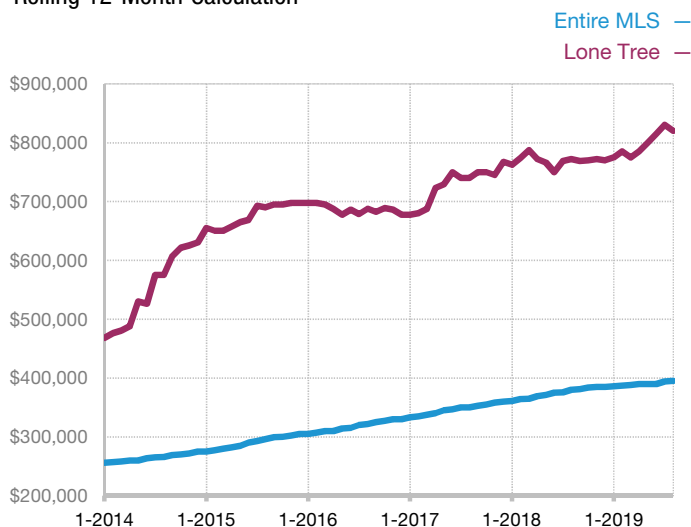
| Single Family                   | August    |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2018      | 2019      | Percent Change from Previous Year | Thru 08-2018 | Thru 08-2019 | Percent Change from Previous Year |
| Inventory of Active Listings    | 52        | 41        | - 21.2%                           | --           | --           | --                                |
| Under Contract                  | 14        | 15        | + 7.1%                            | 131          | 110          | - 16.0%                           |
| New Listings                    | 14        | 15        | + 7.1%                            | 171          | 170          | - 0.6%                            |
| Sold Listings                   | 10        | 12        | + 20.0%                           | 124          | 104          | - 16.1%                           |
| Days on Market Until Sale       | 9         | 58        | + 544.4%                          | 41           | 38           | - 7.3%                            |
| Median Sales Price*             | \$804,500 | \$756,500 | - 6.0%                            | \$780,000    | \$857,450    | + 9.9%                            |
| Average Sales Price*            | \$882,669 | \$913,708 | + 3.5%                            | \$871,298    | \$963,818    | + 10.6%                           |
| Percent of List Price Received* | 99.4%     | 96.9%     | - 2.5%                            | 98.4%        | 98.3%        | - 0.1%                            |

\* 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                     | 2018      | 2019      | Percent Change from Previous Year | Thru 08-2018 | Thru 08-2019 | Percent Change from Previous Year |
| Inventory of Active Listings    | 16        | 11        | - 31.3%                           | --           | --           | --                                |
| Under Contract                  | 5         | 5         | 0.0%                              | 55           | 57           | + 3.6%                            |
| New Listings                    | 6         | 8         | + 33.3%                           | 73           | 70           | - 4.1%                            |
| Sold Listings                   | 7         | 8         | + 14.3%                           | 51           | 52           | + 2.0%                            |
| Days on Market Until Sale       | 11        | 26        | + 136.4%                          | 24           | 30           | + 25.0%                           |
| Median Sales Price*             | \$450,000 | \$436,000 | - 3.1%                            | \$460,000    | \$430,000    | - 6.5%                            |
| Average Sales Price*            | \$475,057 | \$419,675 | - 11.7%                           | \$456,012    | \$443,759    | - 2.7%                            |
| Percent of List Price Received* | 99.3%     | 99.0%     | - 0.3%                            | 99.2%        | 99.0%        | - 0.2%                            |

\* 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

