

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lone Tree

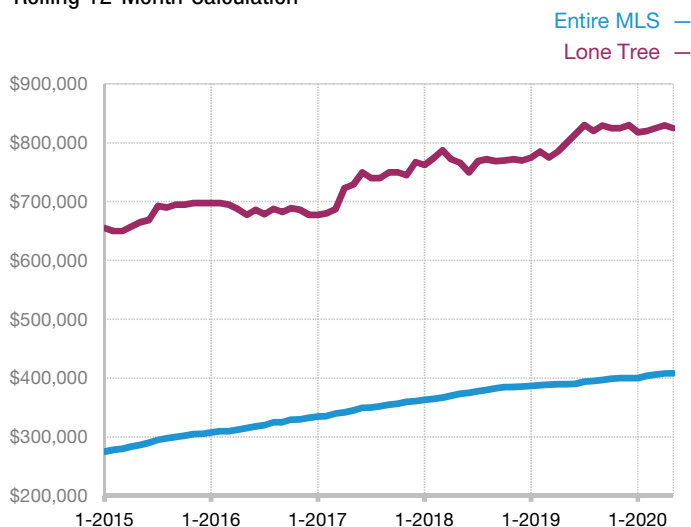
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	59	33	- 44.1%	--	--	--
Under Contract	18	13	- 27.8%	69	53	- 23.2%
New Listings	30	17	- 43.3%	112	81	- 27.7%
Sold Listings	17	9	- 47.1%	60	48	- 20.0%
Days on Market Until Sale	29	42	+ 44.8%	39	46	+ 17.9%
Median Sales Price*	\$930,000	<b>\$1,075,000</b>	+ 15.6%	\$875,000	<b>\$839,950</b>	- 4.0%
Average Sales Price*	\$993,367	<b>\$1,014,298</b>	+ 2.1%	\$969,416	<b>\$907,363</b>	- 6.4%
Percent of List Price Received*	99.2%	<b>97.0%</b>	- 2.2%	98.8%	<b>98.5%</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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	17	8	- 52.9%	--	--	--
Under Contract	4	11	+ 175.0%	33	32	- 3.0%
New Listings	12	10	- 16.7%	43	34	- 20.9%
Sold Listings	8	4	- 50.0%	31	31	0.0%
Days on Market Until Sale	26	39	+ 50.0%	35	53	+ 51.4%
Median Sales Price*	\$430,000	<b>\$383,250</b>	- 10.9%	\$413,750	<b>\$433,000</b>	+ 4.7%
Average Sales Price*	\$444,081	<b>\$410,000</b>	- 7.7%	\$436,576	<b>\$441,235</b>	+ 1.1%
Percent of List Price Received*	98.5%	<b>96.7%</b>	- 1.8%	98.7%	<b>98.3%</b>	- 0.4%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

