

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

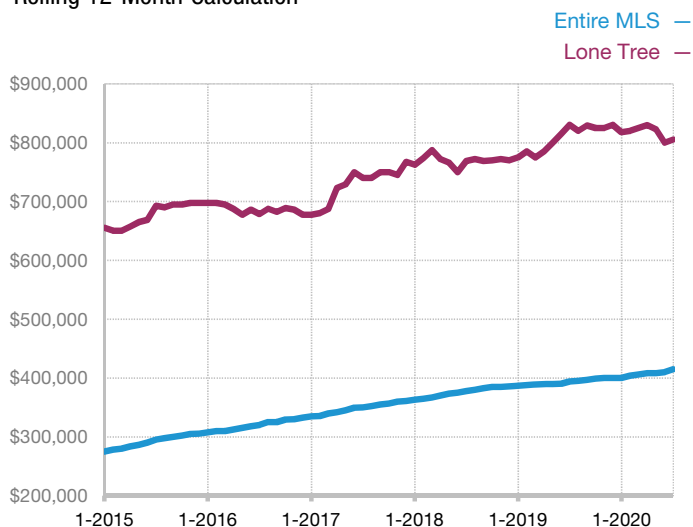
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	65	36	- 44.6%	--	--	--
Under Contract	13	24	+ 84.6%	95	99	+ 4.2%
New Listings	18	27	+ 50.0%	155	138	- 11.0%
Sold Listings	19	22	+ 15.8%	92	83	- 9.8%
Days on Market Until Sale	29	35	+ 20.7%	35	45	+ 28.6%
Median Sales Price*	\$832,000	\$837,500	+ 0.7%	\$866,250	\$825,000	- 4.8%
Average Sales Price*	\$976,426	\$892,050	- 8.6%	\$970,354	\$899,794	- 7.3%
Percent of List Price Received*	97.7%	98.8%	+ 1.1%	98.5%	98.8%	+ 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	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	15	9	- 40.0%	--	--	--
Under Contract	10	7	- 30.0%	52	46	- 11.5%
New Listings	9	10	+ 11.1%	62	53	- 14.5%
Sold Listings	6	11	+ 83.3%	44	50	+ 13.6%
Days on Market Until Sale	19	22	+ 15.8%	30	45	+ 50.0%
Median Sales Price*	\$449,500	\$446,000	- 0.8%	\$430,000	\$453,000	+ 5.3%
Average Sales Price*	\$461,883	\$455,000	- 1.5%	\$448,138	\$450,255	+ 0.5%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	99.0%	98.3%	- 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

