

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

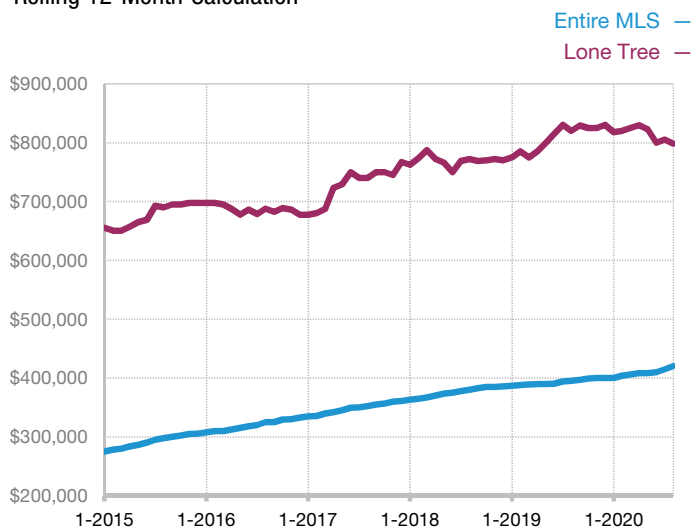
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	55	30	- 45.5%	--	--	--
Under Contract	15	20	+ 33.3%	110	119	+ 8.2%
New Listings	15	17	+ 13.3%	170	155	- 8.8%
Sold Listings	12	22	+ 83.3%	104	105	+ 1.0%
Days on Market Until Sale	58	24	- 58.6%	38	40	+ 5.3%
Median Sales Price*	\$756,500	\$722,444	- 4.5%	\$857,450	\$798,000	- 6.9%
Average Sales Price*	\$913,708	\$820,419	- 10.2%	\$963,818	\$883,163	- 8.4%
Percent of List Price Received*	96.9%	99.3%	+ 2.5%	98.3%	98.9%	+ 0.6%

* 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	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	16	4	- 75.0%	--	--	--
Under Contract	5	16	+ 220.0%	57	62	+ 8.8%
New Listings	8	12	+ 50.0%	70	65	- 7.1%
Sold Listings	8	3	- 62.5%	52	54	+ 3.8%
Days on Market Until Sale	26	4	- 84.6%	30	42	+ 40.0%
Median Sales Price*	\$436,000	\$525,000	+ 20.4%	\$430,000	\$461,000	+ 7.2%
Average Sales Price*	\$419,675	\$561,667	+ 33.8%	\$443,759	\$453,292	+ 2.1%
Percent of List Price Received*	99.0%	98.5%	- 0.5%	99.0%	98.4%	- 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

