

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lone Tree

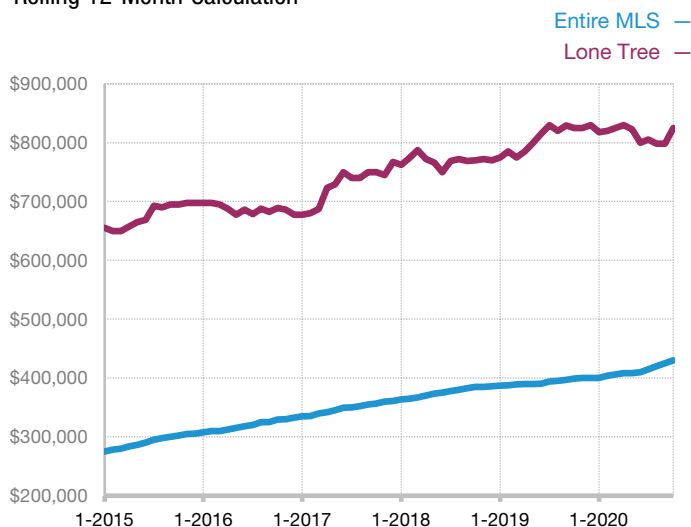
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	50	21	- 58.0%	--	--	--
Under Contract	14	25	+ 78.6%	139	167	+ 20.1%
New Listings	17	24	+ 41.2%	210	195	- 7.1%
Sold Listings	16	25	+ 56.3%	135	153	+ 13.3%
Days on Market Until Sale	25	48	+ 92.0%	37	40	+ 8.1%
Median Sales Price*	\$762,539	<b>\$955,000</b>	+ 25.2%	\$832,000	<b>\$825,000</b>	- 0.8%
Average Sales Price*	\$859,849	<b>\$1,037,778</b>	+ 20.7%	\$945,657	<b>\$908,984</b>	- 3.9%
Percent of List Price Received*	97.8%	<b>98.3%</b>	+ 0.5%	98.1%	<b>98.8%</b>	+ 0.7%

\* 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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	20	5	- 75.0%	--	--	--
Under Contract	1	11	+ 1000.0%	67	80	+ 19.4%
New Listings	4	14	+ 250.0%	88	84	- 4.5%
Sold Listings	8	10	+ 25.0%	68	79	+ 16.2%
Days on Market Until Sale	19	30	+ 57.9%	30	36	+ 20.0%
Median Sales Price*	\$493,700	<b>\$436,250</b>	- 11.6%	\$466,000	<b>\$462,000</b>	- 0.9%
Average Sales Price*	\$526,613	<b>\$478,340</b>	- 9.2%	\$459,429	<b>\$460,558</b>	+ 0.2%
Percent of List Price Received*	99.0%	<b>99.6%</b>	+ 0.6%	98.9%	<b>98.6%</b>	- 0.3%

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



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

