

# Local Market Update for April 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lone Tree

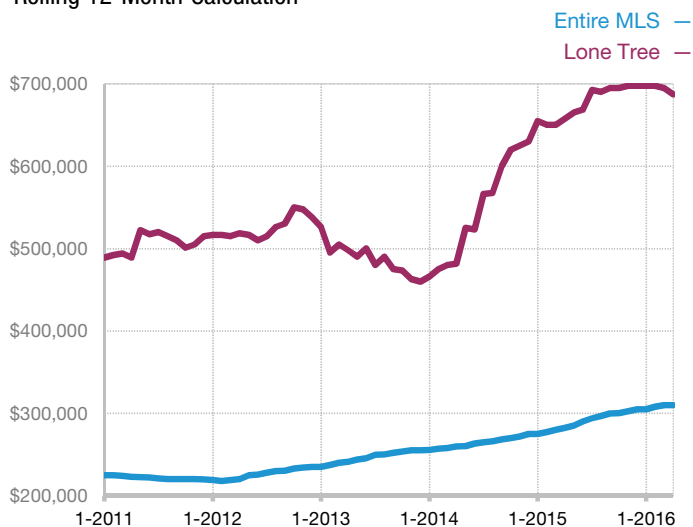
| Single Family                   | April     |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2015      | 2016      | Percent Change from Previous Year | Thru 04-2015 | Thru 04-2016 | Percent Change from Previous Year |
| Inventory of Active Listings    | 71        | 44        | - 38.0%                           | --           | --           | --                                |
| Under Contract                  | 18        | 20        | + 11.1%                           | 66           | 60           | - 9.1%                            |
| New Listings                    | 25        | 24        | - 4.0%                            | 88           | 78           | - 11.4%                           |
| Sold Listings                   | 23        | 20        | - 13.0%                           | 50           | 52           | + 4.0%                            |
| Days on Market Until Sale       | 96        | 30        | - 68.8%                           | 73           | 53           | - 27.4%                           |
| Median Sales Price*             | \$663,000 | \$645,500 | - 2.6%                            | \$687,500    | \$665,500    | - 3.2%                            |
| Average Sales Price*            | \$730,194 | \$744,250 | + 1.9%                            | \$728,365    | \$762,408    | + 4.7%                            |
| Percent of List Price Received* | 100.0%    | 99.2%     | - 0.8%                            | 98.9%        | 98.7%        | - 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.

| Townhouse-Condo                 | April     |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2015      | 2016      | Percent Change from Previous Year | Thru 04-2015 | Thru 04-2016 | Percent Change from Previous Year |
| Inventory of Active Listings    | 5         | 3         | - 40.0%                           | --           | --           | --                                |
| Under Contract                  | 6         | 8         | + 33.3%                           | 36           | 30           | - 16.7%                           |
| New Listings                    | 7         | 5         | - 28.6%                           | 35           | 32           | - 8.6%                            |
| Sold Listings                   | 11        | 9         | - 18.2%                           | 28           | 25           | - 10.7%                           |
| Days on Market Until Sale       | 17        | 19        | + 11.8%                           | 25           | 21           | - 16.0%                           |
| Median Sales Price*             | \$320,000 | \$420,000 | + 31.3%                           | \$370,000    | \$366,900    | - 0.8%                            |
| Average Sales Price*            | \$368,273 | \$375,128 | + 1.9%                            | \$365,143    | \$355,368    | - 2.7%                            |
| Percent of List Price Received* | 100.4%    | 97.8%     | - 2.6%                            | 99.6%        | 98.3%        | - 1.3%                            |

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

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



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

