

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

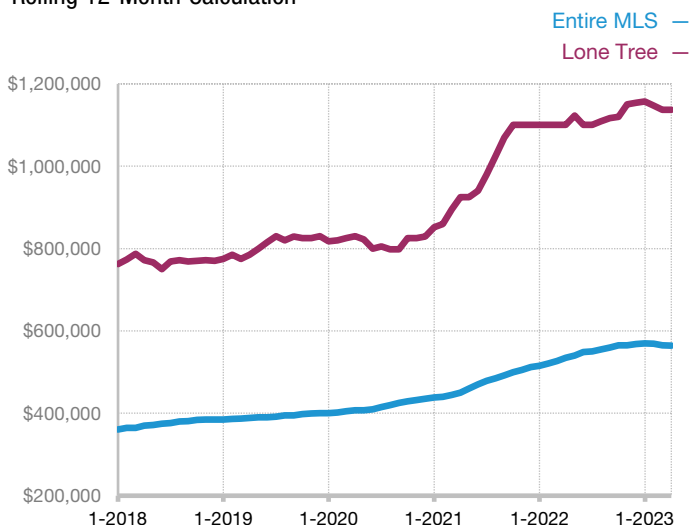
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	24	11	- 54.2%	--	--	--
Under Contract	21	12	- 42.9%	51	33	- 35.3%
New Listings	30	15	- 50.0%	73	38	- 47.9%
Sold Listings	19	9	- 52.6%	46	29	- 37.0%
Days on Market Until Sale	8	9	+ 12.5%	7	61	+ 771.4%
Median Sales Price*	\$1,215,222	\$1,200,000	- 1.3%	\$1,207,611	\$1,185,000	- 1.9%
Average Sales Price*	\$1,262,533	\$1,264,889	+ 0.2%	\$1,239,493	\$1,199,122	- 3.3%
Percent of List Price Received*	105.2%	98.8%	- 6.1%	104.3%	97.4%	- 6.6%

* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	5	2	- 60.0%	--	--	--
Under Contract	7	5	- 28.6%	21	19	- 9.5%
New Listings	9	4	- 55.6%	24	16	- 33.3%
Sold Listings	4	4	0.0%	25	15	- 40.0%
Days on Market Until Sale	3	22	+ 633.3%	15	42	+ 180.0%
Median Sales Price*	\$620,000	\$676,000	+ 9.0%	\$576,500	\$640,000	+ 11.0%
Average Sales Price*	\$596,750	\$624,250	+ 4.6%	\$574,020	\$633,483	+ 10.4%
Percent of List Price Received*	107.7%	99.3%	- 7.8%	103.6%	99.1%	- 4.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

