

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

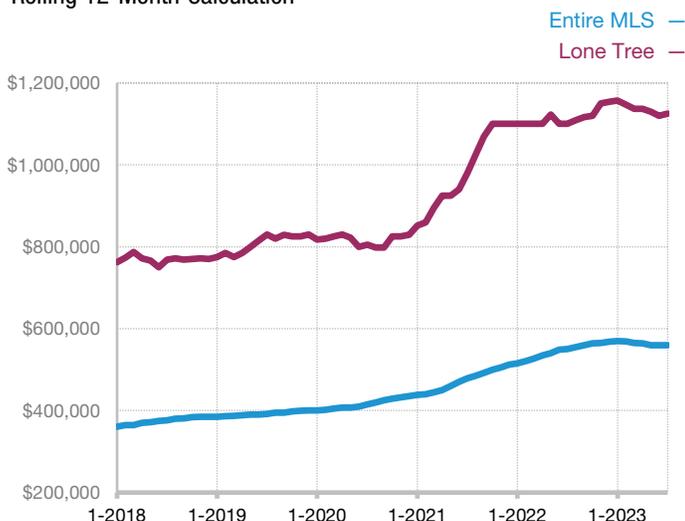
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	29	24	- 17.2%	--	--	--
Under Contract	12	6	- 50.0%	106	68	- 35.8%
New Listings	21	13	- 38.1%	140	93	- 33.6%
Sold Listings	16	12	- 25.0%	104	67	- 35.6%
Days on Market Until Sale	34	17	- 50.0%	13	36	+ 176.9%
Median Sales Price*	\$1,583,450	\$1,277,500	- 19.3%	\$1,198,150	\$1,150,000	- 4.0%
Average Sales Price*	\$1,521,488	\$1,312,167	- 13.8%	\$1,278,351	\$1,194,514	- 6.6%
Percent of List Price Received*	97.6%	99.5%	+ 1.9%	102.4%	98.5%	- 3.8%

* 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		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	7	4	- 42.9%	--	--	--
Under Contract	4	6	+ 50.0%	39	31	- 20.5%
New Listings	5	6	+ 20.0%	45	31	- 31.1%
Sold Listings	3	2	- 33.3%	44	25	- 43.2%
Days on Market Until Sale	29	9	- 69.0%	14	34	+ 142.9%
Median Sales Price*	\$690,000	\$728,000	+ 5.5%	\$583,250	\$646,000	+ 10.8%
Average Sales Price*	\$601,667	\$728,000	+ 21.0%	\$573,475	\$650,702	+ 13.5%
Percent of List Price Received*	98.8%	101.6%	+ 2.8%	103.1%	99.0%	- 4.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

