

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

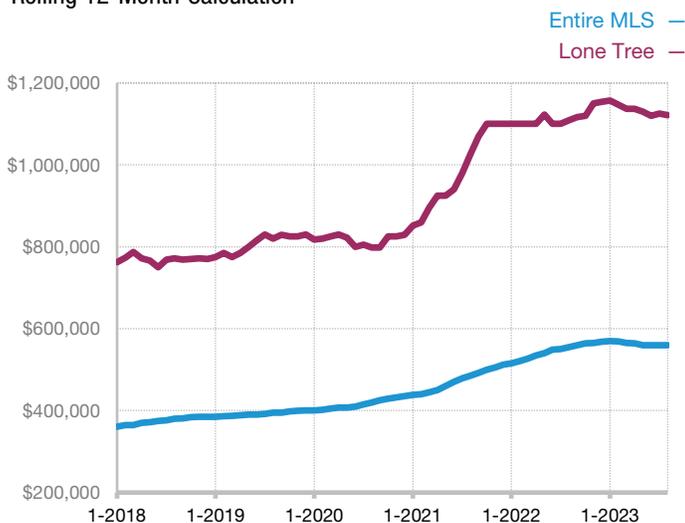
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	24	25	+ 4.2%	--	--	--
Under Contract	10	7	- 30.0%	116	75	- 35.3%
New Listings	8	10	+ 25.0%	148	103	- 30.4%
Sold Listings	17	12	- 29.4%	121	79	- 34.7%
Days on Market Until Sale	18	14	- 22.2%	13	33	+ 153.8%
Median Sales Price*	\$1,120,000	\$965,000	- 13.8%	\$1,190,000	\$1,130,000	- 5.0%
Average Sales Price*	\$1,253,502	\$1,128,200	- 10.0%	\$1,274,860	\$1,184,441	- 7.1%
Percent of List Price Received*	98.0%	100.3%	+ 2.3%	101.8%	98.8%	- 2.9%

* 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		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	8	6	- 25.0%	--	--	--
Under Contract	4	4	0.0%	43	35	- 18.6%
New Listings	6	7	+ 16.7%	51	38	- 25.5%
Sold Listings	3	6	+ 100.0%	47	31	- 34.0%
Days on Market Until Sale	25	24	- 4.0%	15	32	+ 113.3%
Median Sales Price*	\$650,000	\$618,750	- 4.8%	\$591,000	\$645,000	+ 9.1%
Average Sales Price*	\$658,333	\$646,667	- 1.8%	\$578,891	\$649,921	+ 12.3%
Percent of List Price Received*	101.3%	99.3%	- 2.0%	103.0%	99.1%	- 3.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

