

# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lone Tree

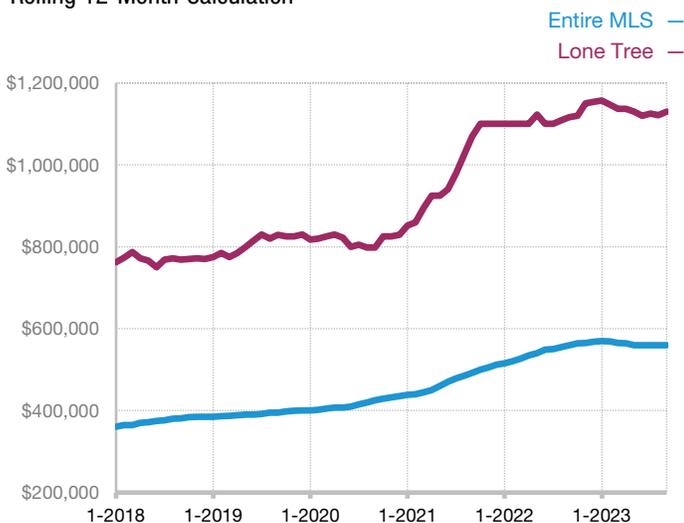
Single Family	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	28	25	- 10.7%	--	--	--
Under Contract	9	10	+ 11.1%	125	84	- 32.8%
New Listings	14	11	- 21.4%	162	114	- 29.6%
Sold Listings	10	4	- 60.0%	131	83	- 36.6%
Days on Market Until Sale	29	48	+ 65.5%	15	34	+ 126.7%
Median Sales Price*	\$975,000	<b>\$1,250,000</b>	+ 28.2%	\$1,175,000	<b>\$1,153,500</b>	- 1.8%
Average Sales Price*	\$1,178,129	<b>\$1,412,500</b>	+ 19.9%	\$1,267,476	<b>\$1,195,432</b>	- 5.7%
Percent of List Price Received*	97.2%	<b>95.4%</b>	- 1.9%	101.4%	<b>98.6%</b>	- 2.8%

\* 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	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	11	9	- 18.2%	--	--	--
Under Contract	3	5	+ 66.7%	46	40	- 13.0%
New Listings	8	8	0.0%	59	46	- 22.0%
Sold Listings	3	5	+ 66.7%	50	36	- 28.0%
Days on Market Until Sale	5	24	+ 380.0%	14	31	+ 121.4%
Median Sales Price*	\$630,000	<b>\$635,000</b>	+ 0.8%	\$602,000	<b>\$642,500</b>	+ 6.7%
Average Sales Price*	\$568,667	<b>\$610,400</b>	+ 7.3%	\$578,278	<b>\$644,432</b>	+ 11.4%
Percent of List Price Received*	97.6%	<b>100.1%</b>	+ 2.6%	102.7%	<b>99.2%</b>	- 3.4%

\* 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

