

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

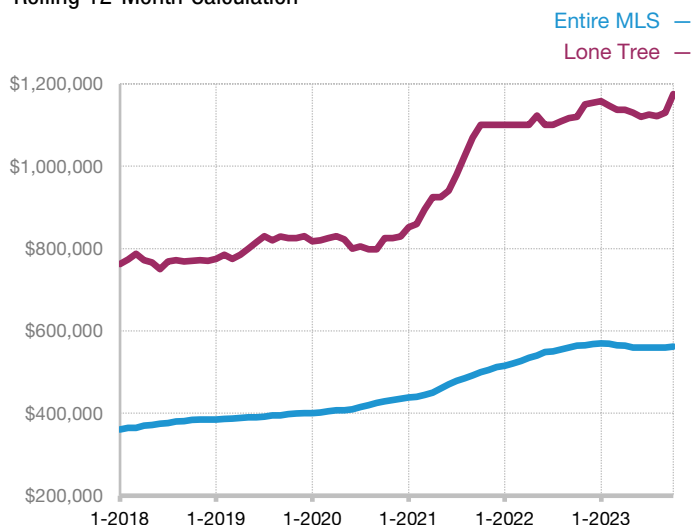
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	22	21	- 4.5%	--	--	--
Under Contract	10	6	- 40.0%	135	90	- 33.3%
New Listings	8	8	0.0%	170	122	- 28.2%
Sold Listings	9	8	- 11.1%	140	91	- 35.0%
Days on Market Until Sale	47	45	- 4.3%	17	35	+ 105.9%
Median Sales Price*	\$930,000	\$1,371,250	+ 47.4%	\$1,163,750	\$1,185,000	+ 1.8%
Average Sales Price*	\$1,128,206	\$1,490,000	+ 32.1%	\$1,258,523	\$1,221,328	- 3.0%
Percent of List Price Received*	95.8%	98.7%	+ 3.0%	101.1%	98.6%	- 2.5%

* 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	9	10	+ 11.1%	--	--	--
Under Contract	4	4	0.0%	50	44	- 12.0%
New Listings	4	7	+ 75.0%	63	53	- 15.9%
Sold Listings	5	5	0.0%	55	41	- 25.5%
Days on Market Until Sale	13	14	+ 7.7%	14	29	+ 107.1%
Median Sales Price*	\$615,000	\$597,000	- 2.9%	\$613,000	\$640,000	+ 4.4%
Average Sales Price*	\$609,020	\$587,560	- 3.5%	\$581,073	\$637,496	+ 9.7%
Percent of List Price Received*	98.8%	98.6%	- 0.2%	102.3%	99.2%	- 3.0%

* 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

