

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lone Tree

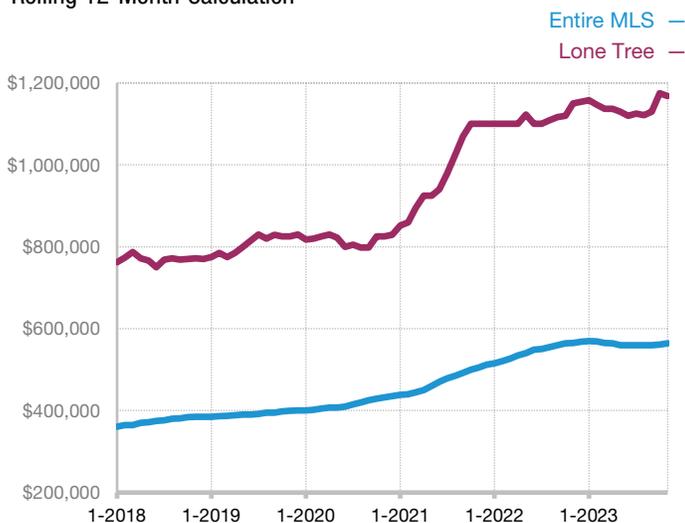
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	22	16	- 27.3%	--	--	--
Under Contract	3	8	+ 166.7%	138	97	- 29.7%
New Listings	6	7	+ 16.7%	176	128	- 27.3%
Sold Listings	8	8	0.0%	148	99	- 33.1%
Days on Market Until Sale	30	53	+ 76.7%	17	36	+ 111.8%
Median Sales Price*	\$1,068,616	<b>\$834,000</b>	- 22.0%	\$1,163,750	<b>\$1,175,000</b>	+ 1.0%
Average Sales Price*	\$1,242,029	<b>\$1,034,375</b>	- 16.7%	\$1,257,631	<b>\$1,206,220</b>	- 4.1%
Percent of List Price Received*	98.4%	<b>97.7%</b>	- 0.7%	100.9%	<b>98.6%</b>	- 2.3%

\* 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	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	6	4	- 33.3%	--	--	--
Under Contract	2	6	+ 200.0%	52	51	- 1.9%
New Listings	0	2	--	63	56	- 11.1%
Sold Listings	3	5	+ 66.7%	58	46	- 20.7%
Days on Market Until Sale	40	37	- 7.5%	15	30	+ 100.0%
Median Sales Price*	\$600,000	<b>\$575,000</b>	- 4.2%	\$606,000	<b>\$630,000</b>	+ 4.0%
Average Sales Price*	\$522,333	<b>\$553,345</b>	+ 5.9%	\$578,034	<b>\$628,349</b>	+ 8.7%
Percent of List Price Received*	99.0%	<b>98.1%</b>	- 0.9%	102.2%	<b>99.1%</b>	- 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

