

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lone Tree

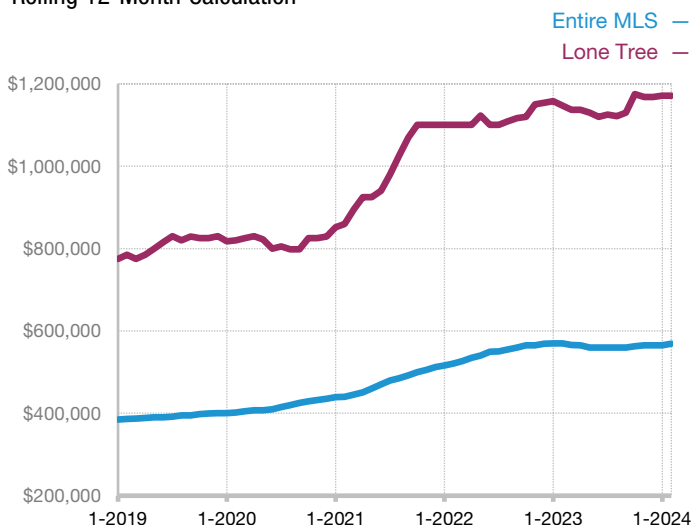
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	10	12	+ 20.0%	--	--	--
Under Contract	3	10	+ 233.3%	11	19	+ 72.7%
New Listings	5	9	+ 80.0%	10	19	+ 90.0%
Sold Listings	8	10	+ 25.0%	15	14	- 6.7%
Days on Market Until Sale	113	37	- 67.3%	90	46	- 48.9%
Median Sales Price*	\$1,240,000	\$1,187,500	- 4.2%	\$1,214,000	\$1,250,000	+ 3.0%
Average Sales Price*	\$1,179,130	\$1,172,690	- 0.5%	\$1,201,803	\$1,284,171	+ 6.9%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	97.1%	98.9%	+ 1.9%

\* 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	3	7	+ 133.3%	--	--	--
Under Contract	6	3	- 50.0%	11	7	- 36.4%
New Listings	3	6	+ 100.0%	8	13	+ 62.5%
Sold Listings	7	2	- 71.4%	7	7	0.0%
Days on Market Until Sale	49	12	- 75.5%	49	25	- 49.0%
Median Sales Price*	\$593,000	\$485,750	- 18.1%	\$593,000	\$570,000	- 3.9%
Average Sales Price*	\$658,750	\$485,750	- 26.3%	\$658,750	\$562,500	- 14.6%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	99.7%	99.7%	0.0%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

