

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

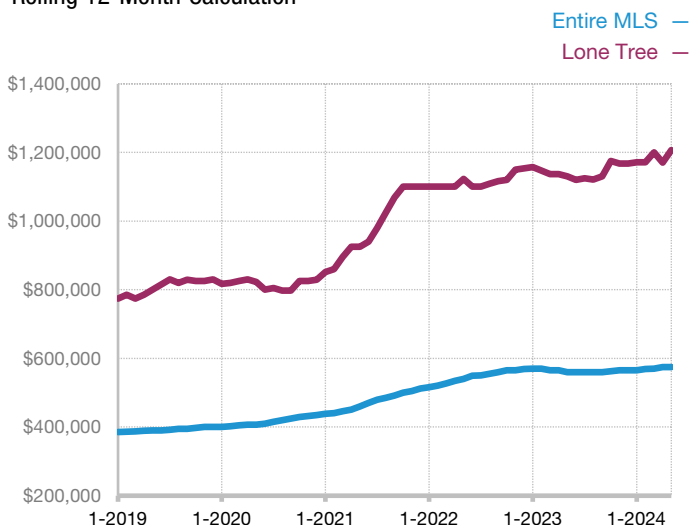
Single Family	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	22	28	+ 27.3%	--	--	--
Under Contract	13	12	- 7.7%	46	62	+ 34.8%
New Listings	22	19	- 13.6%	60	78	+ 30.0%
Sold Listings	12	21	+ 75.0%	41	58	+ 41.5%
Days on Market Until Sale	24	26	+ 8.3%	50	37	- 26.0%
Median Sales Price*	\$1,091,443	\$1,265,000	+ 15.9%	\$1,150,000	\$1,257,500	+ 9.3%
Average Sales Price*	\$1,186,782	\$1,355,467	+ 14.2%	\$1,195,510	\$1,301,163	+ 8.8%
Percent of List Price Received*	97.6%	98.9%	+ 1.3%	97.4%	98.8%	+ 1.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	4	15	+ 275.0%	--	--	--
Under Contract	3	4	+ 33.3%	22	19	- 13.6%
New Listings	5	6	+ 20.0%	21	38	+ 81.0%
Sold Listings	4	2	- 50.0%	19	19	0.0%
Days on Market Until Sale	41	22	- 46.3%	42	26	- 38.1%
Median Sales Price*	\$642,450	\$667,250	+ 3.9%	\$640,000	\$635,000	- 0.8%
Average Sales Price*	\$651,100	\$667,250	+ 2.5%	\$637,192	\$614,211	- 3.6%
Percent of List Price Received*	98.6%	100.0%	+ 1.4%	99.0%	99.5%	+ 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

