

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

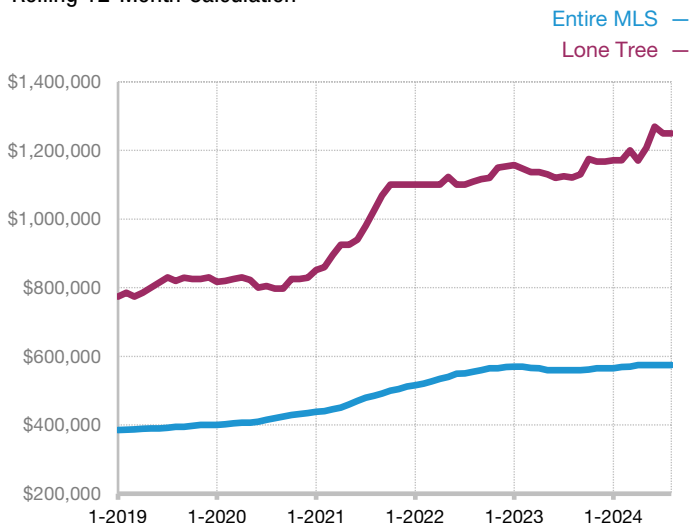
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	30	46	+ 53.3%	--	--	--
Under Contract	6	17	+ 183.3%	74	106	+ 43.2%
New Listings	9	24	+ 166.7%	102	153	+ 50.0%
Sold Listings	12	10	- 16.7%	79	93	+ 17.7%
Days on Market Until Sale	14	38	+ 171.4%	33	33	0.0%
Median Sales Price*	\$965,000	\$907,500	- 6.0%	\$1,130,000	\$1,250,000	+ 10.6%
Average Sales Price*	\$1,128,200	\$1,126,350	- 0.2%	\$1,184,441	\$1,306,466	+ 10.3%
Percent of List Price Received*	100.3%	98.3%	- 2.0%	98.8%	98.5%	- 0.3%

* 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	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	8	19	+ 137.5%	--	--	--
Under Contract	4	7	+ 75.0%	35	34	- 2.9%
New Listings	8	15	+ 87.5%	39	63	+ 61.5%
Sold Listings	6	5	- 16.7%	31	32	+ 3.2%
Days on Market Until Sale	24	29	+ 20.8%	32	31	- 3.1%
Median Sales Price*	\$618,750	\$675,000	+ 9.1%	\$645,000	\$632,500	- 1.9%
Average Sales Price*	\$646,667	\$649,380	+ 0.4%	\$649,921	\$611,809	- 5.9%
Percent of List Price Received*	99.3%	98.6%	- 0.7%	99.1%	99.0%	- 0.1%

* 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

