

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

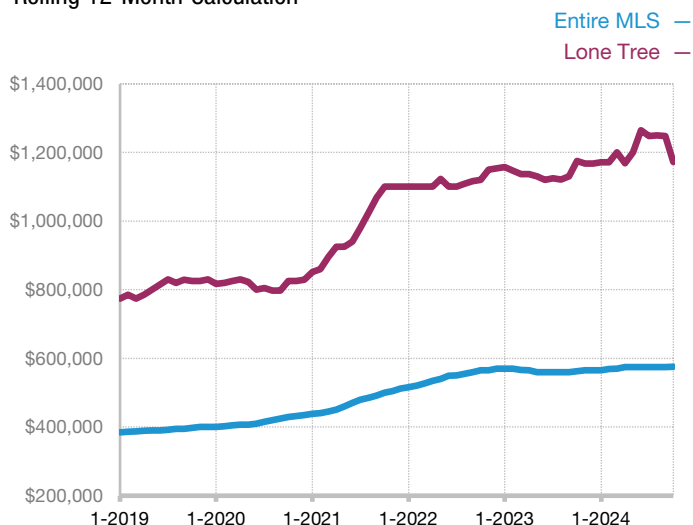
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	22	45	+ 104.5%	--	--	--
Under Contract	5	24	+ 380.0%	89	142	+ 59.6%
New Listings	8	23	+ 187.5%	121	194	+ 60.3%
Sold Listings	8	12	+ 50.0%	91	118	+ 29.7%
Days on Market Until Sale	45	41	- 8.9%	35	33	- 5.7%
Median Sales Price*	\$1,371,250	\$850,000	- 38.0%	\$1,185,000	\$1,209,950	+ 2.1%
Average Sales Price*	\$1,490,000	\$1,083,067	- 27.3%	\$1,221,328	\$1,271,373	+ 4.1%
Percent of List Price Received*	98.7%	97.5%	- 1.2%	98.6%	98.6%	0.0%

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

Townhouse/Condo	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	12	14	+ 16.7%	--	--	--
Under Contract	5	6	+ 20.0%	45	48	+ 6.7%
New Listings	7	6	- 14.3%	54	76	+ 40.7%
Sold Listings	5	6	+ 20.0%	41	43	+ 4.9%
Days on Market Until Sale	14	57	+ 307.1%	29	40	+ 37.9%
Median Sales Price*	\$597,000	\$591,763	- 0.9%	\$640,000	\$629,000	- 1.7%
Average Sales Price*	\$587,560	\$586,921	- 0.1%	\$637,496	\$604,775	- 5.1%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	99.2%	99.0%	- 0.2%

* 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

