

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

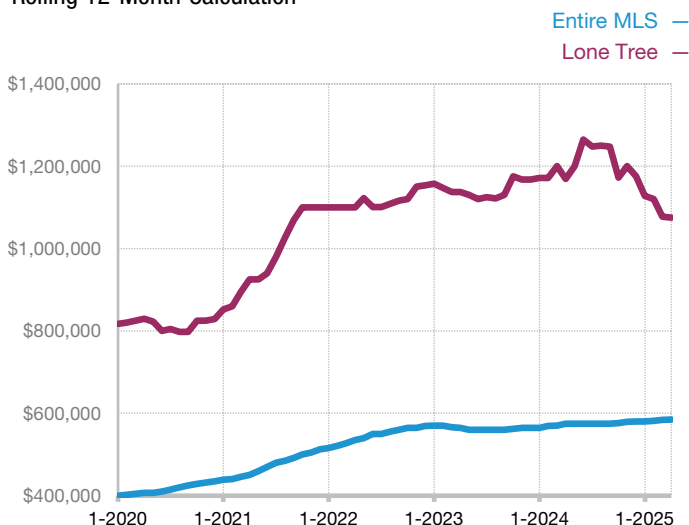
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	21	46	+ 119.0%	--	--	--
Under Contract	15	24	+ 60.0%	51	80	+ 56.9%
New Listings	24	39	+ 62.5%	60	115	+ 91.7%
Sold Listings	16	24	+ 50.0%	38	70	+ 84.2%
Days on Market Until Sale	34	34	0.0%	42	40	- 4.8%
Median Sales Price*	\$1,057,750	\$966,250	- 8.7%	\$1,250,000	\$865,000	- 30.8%
Average Sales Price*	\$1,205,703	\$1,077,290	- 10.7%	\$1,254,543	\$1,026,686	- 18.2%
Percent of List Price Received*	98.8%	98.0%	- 0.8%	98.7%	98.4%	- 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	17	18	+ 5.9%	--	--	--
Under Contract	2	11	+ 450.0%	15	26	+ 73.3%
New Listings	8	12	+ 50.0%	32	34	+ 6.3%
Sold Listings	6	5	- 16.7%	17	14	- 17.6%
Days on Market Until Sale	10	81	+ 710.0%	26	61	+ 134.6%
Median Sales Price*	\$636,500	\$530,000	- 16.7%	\$624,000	\$585,000	- 6.3%
Average Sales Price*	\$648,500	\$483,490	- 25.4%	\$607,971	\$578,746	- 4.8%
Percent of List Price Received*	99.3%	98.0%	- 1.3%	99.4%	98.0%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

