

# Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lone Tree

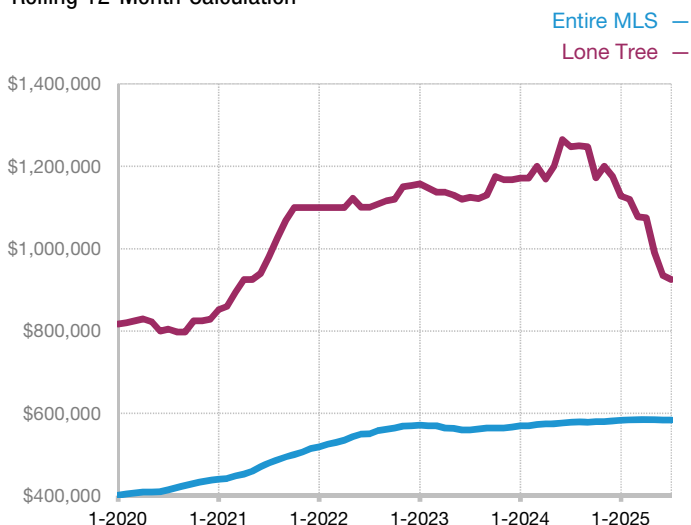
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	47	62	+ 31.9%	--	--	--
Under Contract	15	15	0.0%	89	145	+ 62.9%
New Listings	22	25	+ 13.6%	130	218	+ 67.7%
Sold Listings	17	16	- 5.9%	84	142	+ 69.0%
Days on Market Until Sale	21	37	+ 76.2%	32	35	+ 9.4%
Median Sales Price*	\$1,239,000	\$1,072,500	- 13.4%	\$1,257,500	\$885,000	- 29.6%
Average Sales Price*	\$1,197,288	\$1,296,225	+ 8.3%	\$1,320,332	\$1,092,794	- 17.2%
Percent of List Price Received*	98.6%	96.9%	- 1.7%	98.6%	98.3%	- 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	18	25	+ 38.9%	--	--	--
Under Contract	4	6	+ 50.0%	27	35	+ 29.6%
New Listings	6	12	+ 100.0%	48	66	+ 37.5%
Sold Listings	5	5	0.0%	27	29	+ 7.4%
Days on Market Until Sale	34	63	+ 85.3%	31	63	+ 103.2%
Median Sales Price*	\$590,000	\$499,990	- 15.3%	\$630,000	\$607,450	- 3.6%
Average Sales Price*	\$555,200	\$526,896	- 5.1%	\$604,852	\$597,551	- 1.2%
Percent of List Price Received*	98.8%	94.6%	- 4.3%	99.1%	98.0%	- 1.1%

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



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

