

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

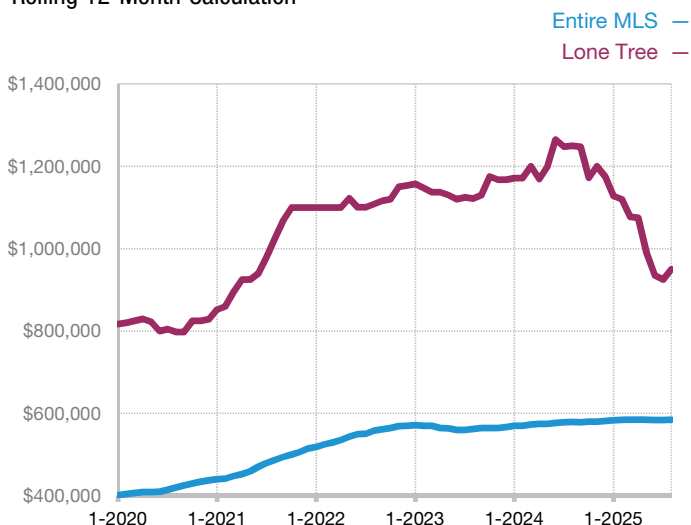
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	52	62	+ 19.2%	--	--	--
Under Contract	15	18	+ 20.0%	104	163	+ 56.7%
New Listings	24	23	- 4.2%	154	241	+ 56.5%
Sold Listings	10	18	+ 80.0%	94	160	+ 70.2%
Days on Market Until Sale	38	46	+ 21.1%	32	37	+ 15.6%
Median Sales Price*	\$907,500	\$1,265,000	+ 39.4%	\$1,250,000	\$932,500	- 25.4%
Average Sales Price*	\$1,126,350	\$1,272,536	+ 13.0%	\$1,299,695	\$1,113,015	- 14.4%
Percent of List Price Received*	98.3%	97.6%	- 0.7%	98.5%	98.2%	- 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	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	24	19	- 20.8%	--	--	--
Under Contract	6	5	- 16.7%	33	38	+ 15.2%
New Listings	15	3	- 80.0%	63	69	+ 9.5%
Sold Listings	5	3	- 40.0%	32	31	- 3.1%
Days on Market Until Sale	29	128	+ 341.4%	31	67	+ 116.1%
Median Sales Price*	\$675,000	\$655,000	- 3.0%	\$632,500	\$612,000	- 3.2%
Average Sales Price*	\$649,380	\$614,997	- 5.3%	\$611,809	\$598,920	- 2.1%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	99.0%	98.0%	- 1.0%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

