

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

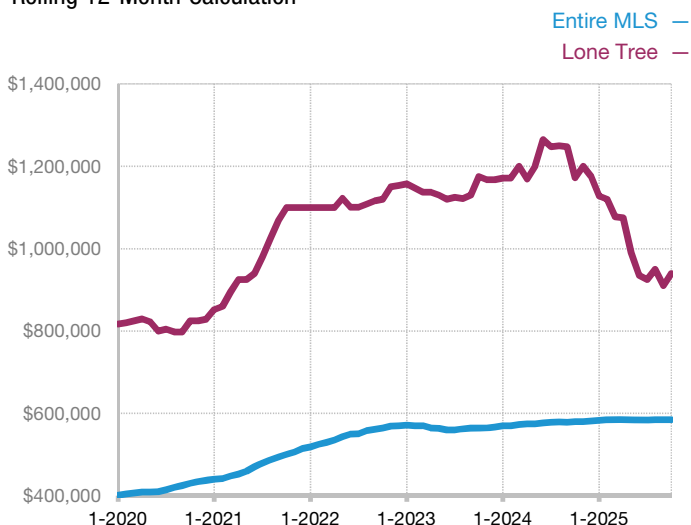
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	50	59	+ 18.0%	--	--	--
Under Contract	23	14	- 39.1%	141	197	+ 39.7%
New Listings	23	22	- 4.3%	194	292	+ 50.5%
Sold Listings	12	22	+ 83.3%	118	196	+ 66.1%
Days on Market Until Sale	41	51	+ 24.4%	33	40	+ 21.2%
Median Sales Price*	\$850,000	\$1,230,000	+ 44.7%	\$1,209,950	\$945,000	- 21.9%
Average Sales Price*	\$1,083,067	\$1,199,439	+ 10.7%	\$1,271,373	\$1,106,556	- 13.0%
Percent of List Price Received*	97.5%	97.2%	- 0.3%	98.6%	98.1%	- 0.5%

* 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	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	17	17	0.0%	--	--	--
Under Contract	6	9	+ 50.0%	45	54	+ 20.0%
New Listings	6	6	0.0%	76	90	+ 18.4%
Sold Listings	6	8	+ 33.3%	43	46	+ 7.0%
Days on Market Until Sale	57	76	+ 33.3%	40	73	+ 82.5%
Median Sales Price*	\$591,763	\$605,000	+ 2.2%	\$629,000	\$611,000	- 2.9%
Average Sales Price*	\$586,921	\$630,999	+ 7.5%	\$604,775	\$604,723	- 0.0%
Percent of List Price Received*	98.4%	98.5%	+ 0.1%	99.0%	98.4%	- 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

