

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

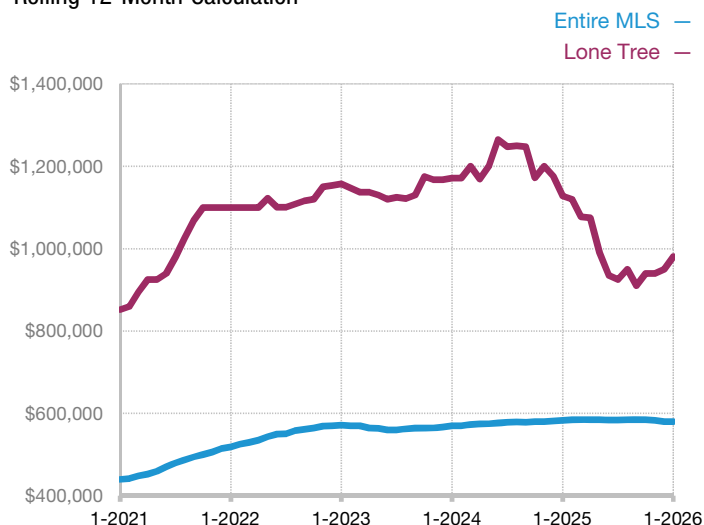
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	34	39	+ 14.7%	--	--	--
Under Contract	16	8	- 50.0%	16	8	- 50.0%
New Listings	27	20	- 25.9%	27	20	- 25.9%
Sold Listings	13	4	- 69.2%	13	4	- 69.2%
Days on Market Until Sale	60	32	- 46.7%	60	32	- 46.7%
Median Sales Price*	\$820,500	\$837,500	+ 2.1%	\$820,500	\$837,500	+ 2.1%
Average Sales Price*	\$925,723	\$827,189	- 10.6%	\$925,723	\$827,189	- 10.6%
Percent of List Price Received*	97.8%	94.9%	- 3.0%	97.8%	94.9%	- 3.0%

* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	18	14	- 22.2%	--	--	--
Under Contract	6	9	+ 50.0%	6	9	+ 50.0%
New Listings	8	8	0.0%	8	8	0.0%
Sold Listings	2	4	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	84	43	- 48.8%	84	43	- 48.8%
Median Sales Price*	\$632,500	\$660,990	+ 4.5%	\$632,500	\$660,990	+ 4.5%
Average Sales Price*	\$632,500	\$666,745	+ 5.4%	\$632,500	\$666,745	+ 5.4%
Percent of List Price Received*	99.0%	98.6%	- 0.4%	99.0%	98.6%	- 0.4%

* 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

