

# Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lone Tree

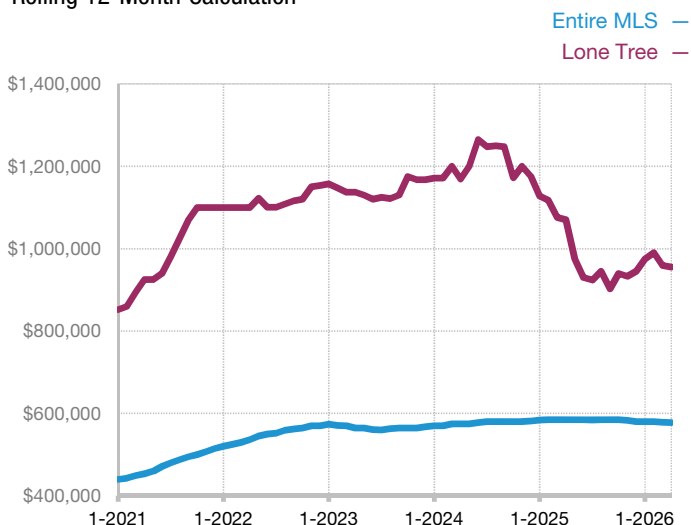
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	52	51	- 1.9%	--	--	--
Under Contract	22	23	+ 4.5%	77	68	- 11.7%
New Listings	39	37	- 5.1%	114	101	- 11.4%
Sold Listings	24	13	- 45.8%	69	48	- 30.4%
Days on Market Until Sale	34	32	- 5.9%	40	38	- 5.0%
Median Sales Price*	\$966,250	\$915,000	- 5.3%	\$865,000	\$842,500	- 2.6%
Average Sales Price*	\$1,077,290	\$1,003,846	- 6.8%	\$1,012,580	\$981,035	- 3.1%
Percent of List Price Received*	98.0%	99.8%	+ 1.8%	98.5%	99.1%	+ 0.6%

\* 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	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	24	25	+ 4.2%	--	--	--
Under Contract	9	8	- 11.1%	22	28	+ 27.3%
New Listings	12	13	+ 8.3%	35	46	+ 31.4%
Sold Listings	4	7	+ 75.0%	13	23	+ 76.9%
Days on Market Until Sale	66	45	- 31.8%	55	48	- 12.7%
Median Sales Price*	\$442,500	\$555,000	+ 25.4%	\$570,000	\$562,490	- 1.3%
Average Sales Price*	\$452,500	\$595,350	+ 31.6%	\$576,538	\$587,941	+ 2.0%
Percent of List Price Received*	97.5%	97.4%	- 0.1%	97.8%	98.2%	+ 0.4%

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



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

