

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

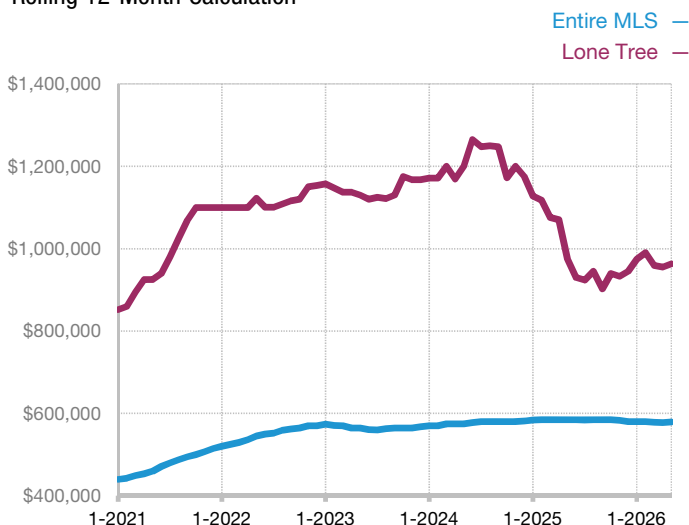
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	63	52	- 17.5%	--	--	--
Under Contract	35	18	- 48.6%	112	86	- 23.2%
New Listings	52	23	- 55.8%	166	124	- 25.3%
Sold Listings	30	18	- 40.0%	99	66	- 33.3%
Days on Market Until Sale	30	36	+ 20.0%	37	38	+ 2.7%
Median Sales Price*	\$912,500	\$989,420	+ 8.4%	\$870,000	\$857,000	- 1.5%
Average Sales Price*	\$1,138,029	\$1,099,359	- 3.4%	\$1,050,595	\$1,013,306	- 3.5%
Percent of List Price Received*	98.6%	98.0%	- 0.6%	98.5%	98.8%	+ 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	29	24	- 17.2%	--	--	--
Under Contract	3	8	+ 166.7%	25	36	+ 44.0%
New Listings	10	12	+ 20.0%	45	58	+ 28.9%
Sold Listings	9	7	- 22.2%	22	30	+ 36.4%
Days on Market Until Sale	70	46	- 34.3%	61	47	- 23.0%
Median Sales Price*	\$709,000	\$610,000	- 14.0%	\$615,000	\$567,000	- 7.8%
Average Sales Price*	\$649,117	\$613,571	- 5.5%	\$606,230	\$593,922	- 2.0%
Percent of List Price Received*	99.9%	98.9%	- 1.0%	98.7%	98.4%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

