

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

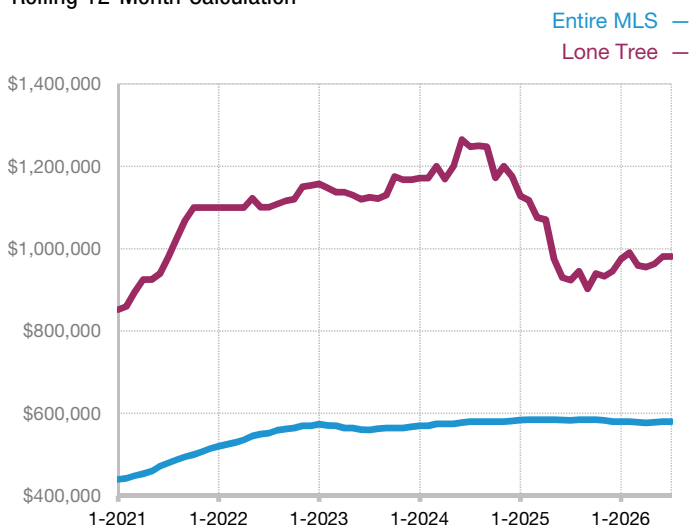
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	72	46	- 36.1%	--	--	--
Under Contract	15	25	+ 66.7%	144	129	- 10.4%
New Listings	25	25	0.0%	220	174	- 20.9%
Sold Listings	16	22	+ 37.5%	141	113	- 19.9%
Days on Market Until Sale	37	32	- 13.5%	35	41	+ 17.1%
Median Sales Price*	\$1,072,500	\$1,087,500	+ 1.4%	\$885,000	\$915,000	+ 3.4%
Average Sales Price*	\$1,296,225	\$1,145,149	- 11.7%	\$1,086,360	\$1,063,070	- 2.1%
Percent of List Price Received*	96.9%	98.2%	+ 1.3%	98.3%	98.5%	+ 0.2%

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	33	26	- 21.2%	--	--	--
Under Contract	5	7	+ 40.0%	33	48	+ 45.5%
New Listings	12	11	- 8.3%	66	82	+ 24.2%
Sold Listings	5	6	+ 20.0%	28	42	+ 50.0%
Days on Market Until Sale	69	60	- 13.0%	61	52	- 14.8%
Median Sales Price*	\$499,990	\$627,495	+ 25.5%	\$606,000	\$567,848	- 6.3%
Average Sales Price*	\$526,896	\$607,480	+ 15.3%	\$597,198	\$597,241	+ 0.0%
Percent of List Price Received*	94.6%	99.3%	+ 5.0%	97.9%	98.4%	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

