

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

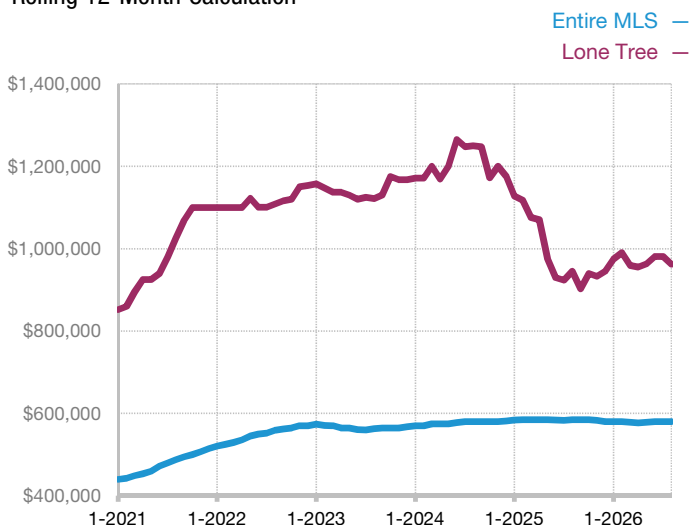
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	73	51	- 30.1%	--	--	--
Under Contract	16	19	+ 18.8%	160	147	- 8.1%
New Listings	23	31	+ 34.8%	243	204	- 16.0%
Sold Listings	18	20	+ 11.1%	159	133	- 16.4%
Days on Market Until Sale	46	48	+ 4.3%	37	42	+ 13.5%
Median Sales Price*	\$1,265,000	\$1,072,500	- 15.2%	\$925,000	\$925,000	0.0%
Average Sales Price*	\$1,272,536	\$1,155,076	- 9.2%	\$1,107,436	\$1,076,905	- 2.8%
Percent of List Price Received*	97.6%	97.1%	- 0.5%	98.3%	98.3%	0.0%

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	23	27	+ 17.4%	--	--	--
Under Contract	5	2	- 60.0%	38	49	+ 28.9%
New Listings	3	6	+ 100.0%	69	89	+ 29.0%
Sold Listings	5	4	- 20.0%	33	46	+ 39.4%
Days on Market Until Sale	102	80	- 21.6%	68	55	- 19.1%
Median Sales Price*	\$645,860	\$674,950	+ 4.5%	\$615,000	\$582,000	- 5.4%
Average Sales Price*	\$621,170	\$628,700	+ 1.2%	\$600,830	\$599,977	- 0.1%
Percent of List Price Received*	99.0%	99.4%	+ 0.4%	98.1%	98.5%	+ 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

