

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

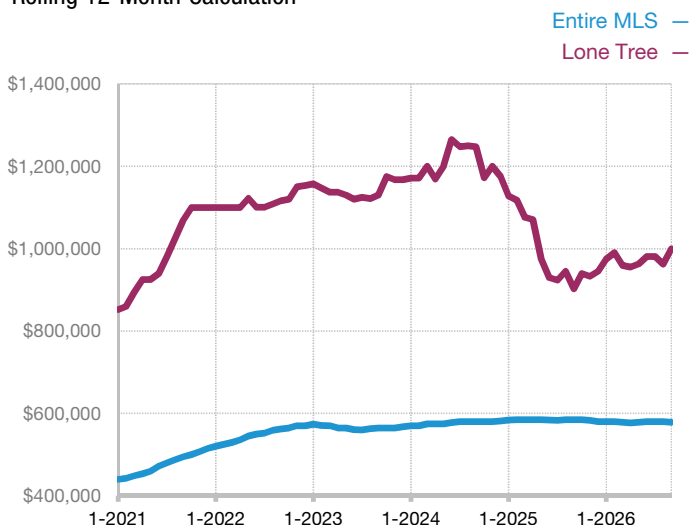
Single Family	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	67	58	- 13.4%	--	--	--
Under Contract	23	19	- 17.4%	183	164	- 10.4%
New Listings	27	32	+ 18.5%	270	238	- 11.9%
Sold Listings	14	19	+ 35.7%	173	152	- 12.1%
Days on Market Until Sale	56	47	- 16.1%	38	42	+ 10.5%
Median Sales Price*	\$780,000	\$1,041,000	+ 33.5%	\$895,000	\$937,000	+ 4.7%
Average Sales Price*	\$886,786	\$1,106,877	+ 24.8%	\$1,089,580	\$1,080,652	- 0.8%
Percent of List Price Received*	98.1%	96.8%	- 1.3%	98.2%	98.1%	- 0.1%

* 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	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	27	25	- 7.4%	--	--	--
Under Contract	7	3	- 57.1%	45	52	+ 15.6%
New Listings	15	4	- 73.3%	84	92	+ 9.5%
Sold Listings	5	4	- 20.0%	38	50	+ 31.6%
Days on Market Until Sale	108	23	- 78.7%	73	52	- 28.8%
Median Sales Price*	\$589,900	\$590,000	+ 0.0%	\$612,000	\$582,000	- 4.9%
Average Sales Price*	\$588,376	\$628,750	+ 6.9%	\$599,191	\$602,278	+ 0.5%
Percent of List Price Received*	100.1%	99.8%	- 0.3%	98.3%	98.6%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

