Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Lone Tree

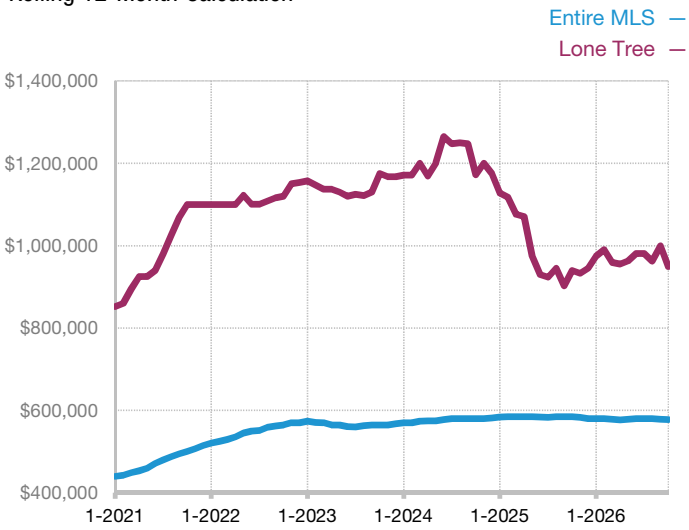
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	68	**47**	- 30.9%	--	**--**	--
Under Contract	14	**17**	+ 21.4%	197	**181**	- 8.1%
New Listings	22	**12**	- 45.5%	292	**250**	- 14.4%
Sold Listings	22	**16**	- 27.3%	195	**168**	- 13.8%
Days on Market Until Sale	51	**47**	- 7.8%	40	**43**	+ 7.5%
Median Sales Price*	$1,230,000	**$1,077,500**	- 12.4%	$940,000	**$949,250**	+ 1.0%
Average Sales Price*	$1,199,439	**$1,141,715**	- 4.8%	$1,101,975	**$1,086,467**	- 1.4%
Percent of List Price Received*	97.2%	**97.0%**	- 0.2%	98.1%	**98.0%**	- 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.

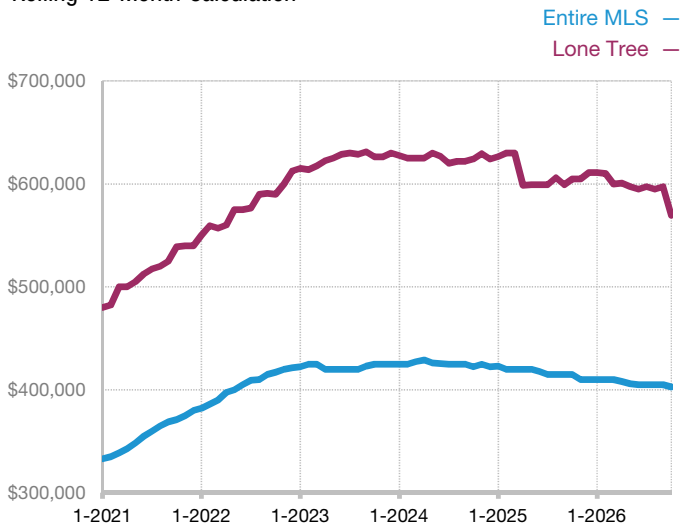
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	23	**30**	+ 30.4%	--	**--**	--
Under Contract	8	**5**	- 37.5%	53	**57**	+ 7.5%
New Listings	6	**9**	+ 50.0%	90	**101**	+ 12.2%
Sold Listings	8	**2**	- 75.0%	46	**52**	+ 13.0%
Days on Market Until Sale	76	**105**	+ 38.2%	73	**54**	- 26.0%
Median Sales Price*	$605,000	**$514,995**	- 14.9%	$611,000	**$567,848**	- 7.1%
Average Sales Price*	$630,999	**$514,995**	- 18.4%	$604,723	**$598,921**	- 1.0%
Percent of List Price Received*	98.5%	**98.1%**	- 0.4%	98.4%	**98.6%**	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Current as of November 4, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.