

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

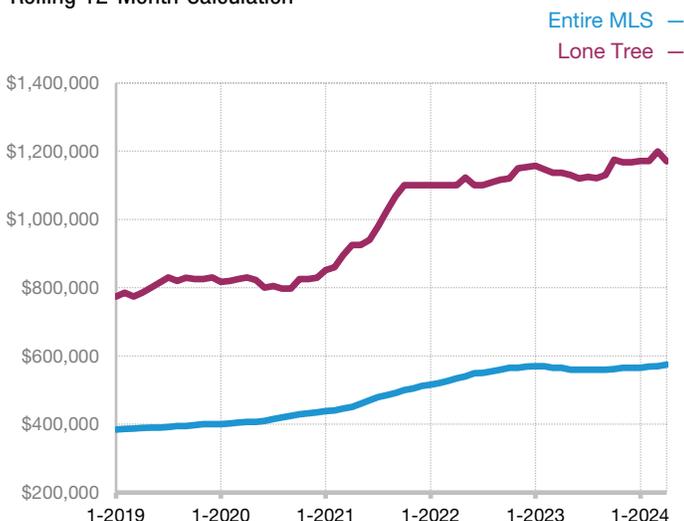
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	15	19	+ 26.7%	--	--	--
Under Contract	12	16	+ 33.3%	33	51	+ 54.5%
New Listings	15	24	+ 60.0%	38	59	+ 55.3%
Sold Listings	9	16	+ 77.8%	29	37	+ 27.6%
Days on Market Until Sale	9	34	+ 277.8%	61	43	- 29.5%
Median Sales Price*	\$1,200,000	\$1,057,750	- 11.9%	\$1,185,000	\$1,250,000	+ 5.5%
Average Sales Price*	\$1,264,889	\$1,205,703	- 4.7%	\$1,199,122	\$1,270,342	+ 5.9%
Percent of List Price Received*	98.8%	98.8%	0.0%	97.4%	98.7%	+ 1.3%

* 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	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	2	12	+ 500.0%	--	--	--
Under Contract	5	2	- 60.0%	19	15	- 21.1%
New Listings	4	8	+ 100.0%	16	32	+ 100.0%
Sold Listings	4	6	+ 50.0%	15	17	+ 13.3%
Days on Market Until Sale	22	10	- 54.5%	42	26	- 38.1%
Median Sales Price*	\$676,000	\$636,500	- 5.8%	\$640,000	\$624,000	- 2.5%
Average Sales Price*	\$624,250	\$648,500	+ 3.9%	\$633,483	\$607,971	- 4.0%
Percent of List Price Received*	99.3%	99.3%	0.0%	99.1%	99.4%	+ 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

