

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lone Tree

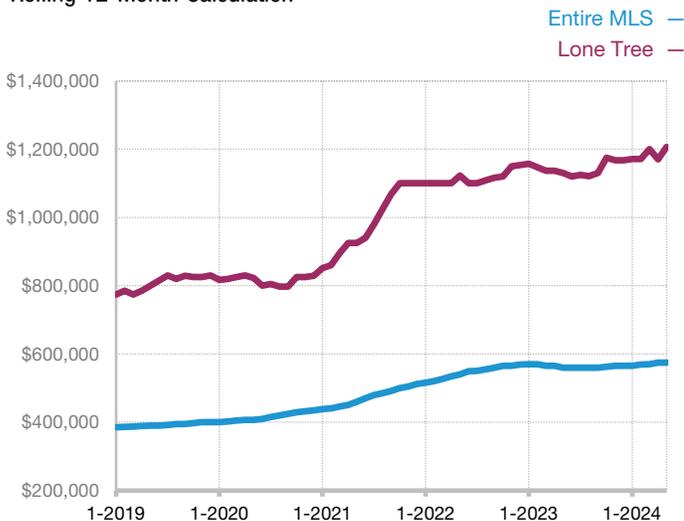
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	22	<b>28</b>	+ 27.3%	--	--	--
Under Contract	13	<b>12</b>	- 7.7%	46	<b>62</b>	+ 34.8%
New Listings	22	<b>19</b>	- 13.6%	60	<b>78</b>	+ 30.0%
Sold Listings	12	<b>21</b>	+ 75.0%	41	<b>58</b>	+ 41.5%
Days on Market Until Sale	24	<b>26</b>	+ 8.3%	50	<b>37</b>	- 26.0%
Median Sales Price*	\$1,091,443	<b>\$1,265,000</b>	+ 15.9%	\$1,150,000	<b>\$1,257,500</b>	+ 9.3%
Average Sales Price*	\$1,186,782	<b>\$1,355,467</b>	+ 14.2%	\$1,195,510	<b>\$1,301,163</b>	+ 8.8%
Percent of List Price Received*	97.6%	<b>98.9%</b>	+ 1.3%	97.4%	<b>98.8%</b>	+ 1.4%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	4	<b>15</b>	+ 275.0%	--	--	--
Under Contract	3	<b>4</b>	+ 33.3%	22	<b>19</b>	- 13.6%
New Listings	5	<b>6</b>	+ 20.0%	21	<b>38</b>	+ 81.0%
Sold Listings	4	<b>2</b>	- 50.0%	19	<b>19</b>	0.0%
Days on Market Until Sale	41	<b>22</b>	- 46.3%	42	<b>26</b>	- 38.1%
Median Sales Price*	\$642,450	<b>\$667,250</b>	+ 3.9%	\$640,000	<b>\$635,000</b>	- 0.8%
Average Sales Price*	\$651,100	<b>\$667,250</b>	+ 2.5%	\$637,192	<b>\$614,211</b>	- 3.6%
Percent of List Price Received*	98.6%	<b>100.0%</b>	+ 1.4%	99.0%	<b>99.5%</b>	+ 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

