

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lone Tree

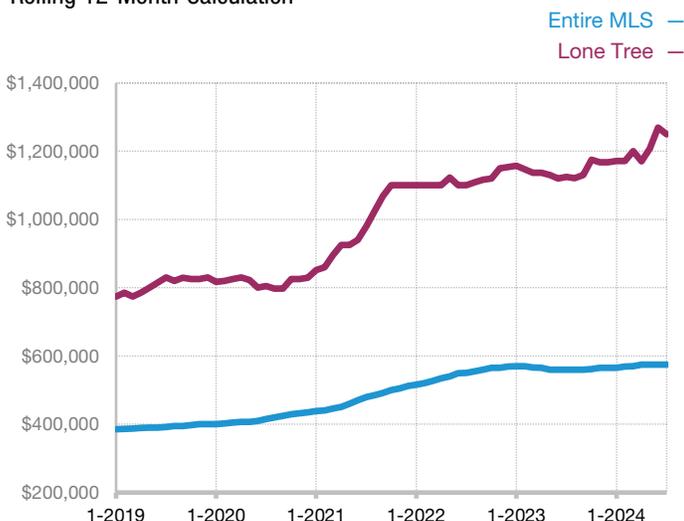
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	28	43	+ 53.6%	--	--	--
Under Contract	6	16	+ 166.7%	68	89	+ 30.9%
New Listings	13	22	+ 69.2%	93	129	+ 38.7%
Sold Listings	12	17	+ 41.7%	67	83	+ 23.9%
Days on Market Until Sale	17	21	+ 23.5%	36	32	- 11.1%
Median Sales Price*	\$1,277,500	<b>\$1,239,000</b>	- 3.0%	\$1,150,000	<b>\$1,265,000</b>	+ 10.0%
Average Sales Price*	\$1,312,167	<b>\$1,197,288</b>	- 8.8%	\$1,194,514	<b>\$1,328,167</b>	+ 11.2%
Percent of List Price Received*	99.5%	<b>98.6%</b>	- 0.9%	98.5%	<b>98.5%</b>	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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	4	13	+ 225.0%	--	--	--
Under Contract	6	4	- 33.3%	31	27	- 12.9%
New Listings	6	6	0.0%	31	48	+ 54.8%
Sold Listings	2	5	+ 150.0%	25	27	+ 8.0%
Days on Market Until Sale	9	34	+ 277.8%	34	31	- 8.8%
Median Sales Price*	\$728,000	<b>\$590,000</b>	- 19.0%	\$646,000	<b>\$630,000</b>	- 2.5%
Average Sales Price*	\$728,000	<b>\$555,200</b>	- 23.7%	\$650,702	<b>\$604,852</b>	- 7.0%
Percent of List Price Received*	101.6%	<b>98.8%</b>	- 2.8%	99.0%	<b>99.1%</b>	+ 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

