

# Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Lone Tree

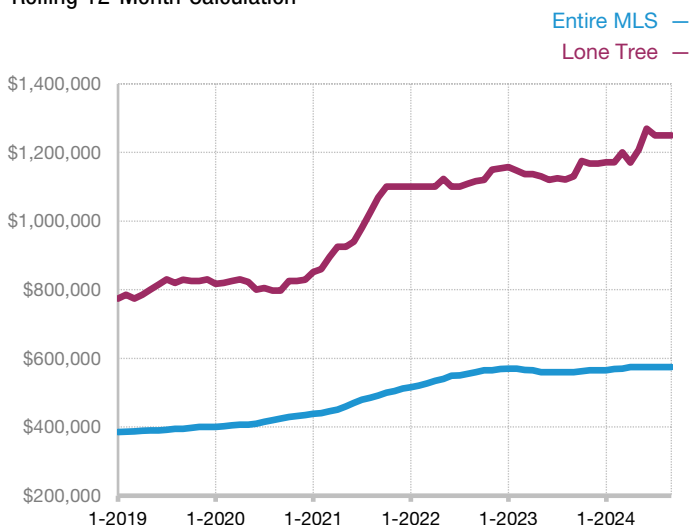
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Inventory of Active Listings	27	49	+ 81.5%	--	--	--
Under Contract	10	14	+ 40.0%	84	117	+ 39.3%
New Listings	11	17	+ 54.5%	113	170	+ 50.4%
Sold Listings	4	12	+ 200.0%	83	105	+ 26.5%
Days on Market Until Sale	48	27	- 43.8%	34	32	- 5.9%
Median Sales Price*	\$1,250,000	\$1,162,450	- 7.0%	\$1,153,500	\$1,250,000	+ 8.4%
Average Sales Price*	\$1,412,500	\$1,237,825	- 12.4%	\$1,195,432	\$1,298,621	+ 8.6%
Percent of List Price Received*	95.4%	100.7%	+ 5.6%	98.6%	98.8%	+ 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.

Townhouse/Condo	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Inventory of Active Listings	11	16	+ 45.5%	--	--	--
Under Contract	5	8	+ 60.0%	40	42	+ 5.0%
New Listings	8	7	- 12.5%	47	70	+ 48.9%
Sold Listings	5	5	0.0%	36	37	+ 2.8%
Days on Market Until Sale	24	79	+ 229.2%	31	37	+ 19.4%
Median Sales Price*	\$635,000	\$634,900	- 0.0%	\$642,500	\$634,900	- 1.2%
Average Sales Price*	\$610,400	\$581,180	- 4.8%	\$644,432	\$607,670	- 5.7%
Percent of List Price Received*	100.1%	99.1%	- 1.0%	99.2%	99.0%	- 0.2%

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



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

