

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

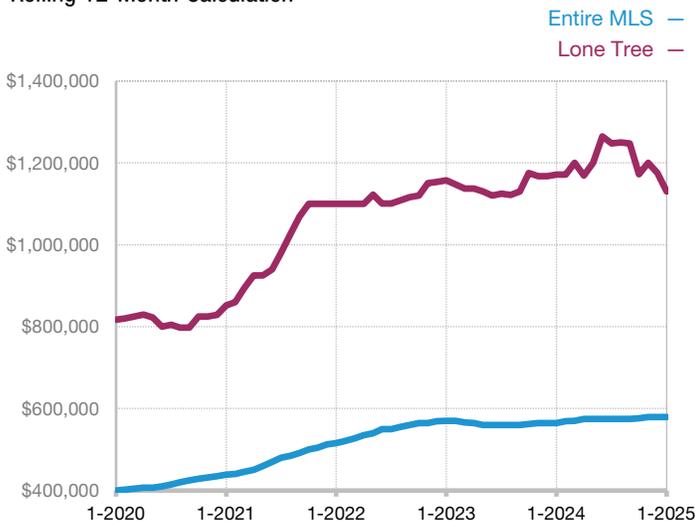
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	16	29	+ 81.3%	--	--	--
Under Contract	9	17	+ 88.9%	9	17	+ 88.9%
New Listings	10	27	+ 170.0%	10	27	+ 170.0%
Sold Listings	4	12	+ 200.0%	4	12	+ 200.0%
Days on Market Until Sale	69	55	- 20.3%	69	55	- 20.3%
Median Sales Price*	\$1,407,500	\$815,250	- 42.1%	\$1,407,500	\$815,250	- 42.1%
Average Sales Price*	\$1,562,875	\$927,033	- 40.7%	\$1,562,875	\$927,033	- 40.7%
Percent of List Price Received*	96.3%	98.0%	+ 1.8%	96.3%	98.0%	+ 1.8%

* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	6	15	+ 150.0%	--	--	--
Under Contract	4	7	+ 75.0%	4	7	+ 75.0%
New Listings	7	8	+ 14.3%	7	8	+ 14.3%
Sold Listings	5	2	- 60.0%	5	2	- 60.0%
Days on Market Until Sale	31	84	+ 171.0%	31	84	+ 171.0%
Median Sales Price*	\$570,000	\$632,500	+ 11.0%	\$570,000	\$632,500	+ 11.0%
Average Sales Price*	\$593,200	\$632,500	+ 6.6%	\$593,200	\$632,500	+ 6.6%
Percent of List Price Received*	99.8%	99.0%	- 0.8%	99.8%	99.0%	- 0.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

