

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Lone Tree

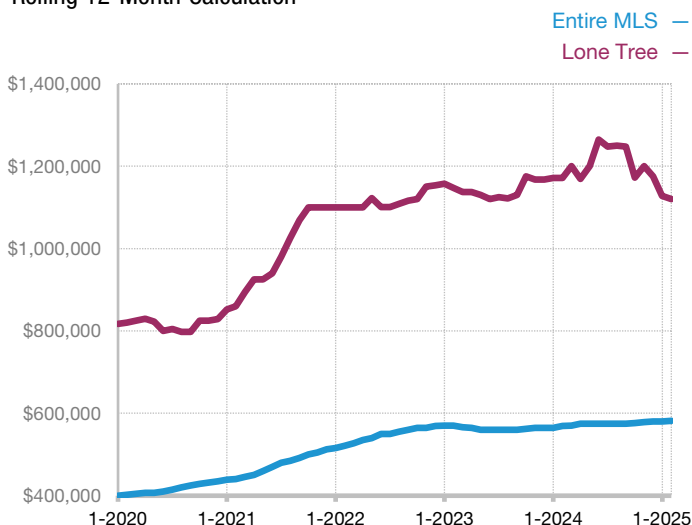
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	16	22	+ 37.5%	--	--	--
Under Contract	10	20	+ 100.0%	19	36	+ 89.5%
New Listings	10	18	+ 80.0%	20	45	+ 125.0%
Sold Listings	10	17	+ 70.0%	14	30	+ 114.3%
Days on Market Until Sale	37	42	+ 13.5%	46	50	+ 8.7%
Median Sales Price*	\$1,187,500	\$940,000	- 20.8%	\$1,250,000	\$857,500	- 31.4%
Average Sales Price*	\$1,172,690	\$1,056,680	- 9.9%	\$1,284,171	\$999,932	- 22.1%
Percent of List Price Received*	99.9%	99.2%	- 0.7%	98.9%	98.6%	- 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.

Townhouse/Condo	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	8	18	+ 125.0%	--	--	--
Under Contract	3	2	- 33.3%	7	9	+ 28.6%
New Listings	6	5	- 16.7%	13	13	0.0%
Sold Listings	2	5	+ 150.0%	7	7	0.0%
Days on Market Until Sale	12	20	+ 66.7%	25	38	+ 52.0%
Median Sales Price*	\$485,750	\$630,000	+ 29.7%	\$570,000	\$630,000	+ 10.5%
Average Sales Price*	\$485,750	\$623,000	+ 28.3%	\$562,500	\$625,714	+ 11.2%
Percent of List Price Received*	99.5%	97.9%	- 1.6%	99.7%	98.2%	- 1.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

