

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

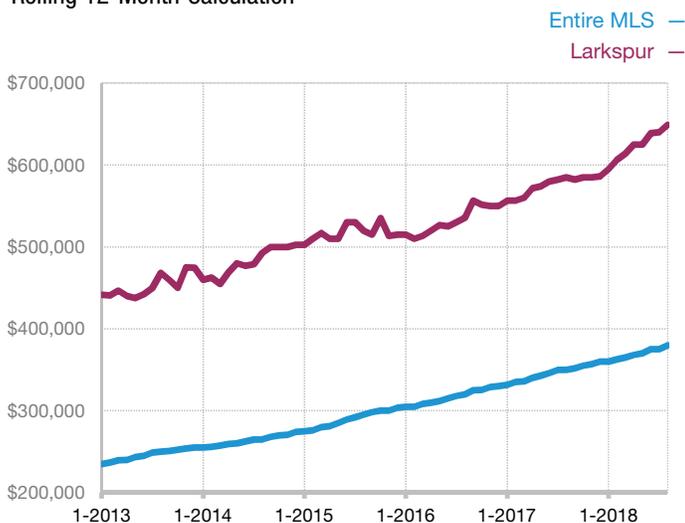
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	68	46	- 32.4%	--	--	--
Under Contract	14	10	- 28.6%	104	84	- 19.2%
New Listings	13	15	+ 15.4%	153	117	- 23.5%
Sold Listings	8	12	+ 50.0%	97	83	- 14.4%
Days on Market Until Sale	36	86	+ 138.9%	60	61	+ 1.7%
Median Sales Price*	\$585,475	\$640,000	+ 9.3%	\$585,950	\$667,000	+ 13.8%
Average Sales Price*	\$587,581	\$1,163,317	+ 98.0%	\$647,626	\$755,012	+ 16.6%
Percent of List Price Received*	98.9%	97.4%	- 1.5%	98.7%	98.6%	- 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.

Townhouse-Condo	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	2	7	+ 250.0%	--	--	--
Under Contract	2	0	- 100.0%	9	6	- 33.3%
New Listings	3	3	0.0%	9	13	+ 44.4%
Sold Listings	1	1	0.0%	6	6	0.0%
Days on Market Until Sale	4	50	+ 1150.0%	58	23	- 60.3%
Median Sales Price*	\$303,000	\$565,000	+ 86.5%	\$422,500	\$342,000	- 19.1%
Average Sales Price*	\$303,000	\$565,000	+ 86.5%	\$419,500	\$416,833	- 0.6%
Percent of List Price Received*	101.0%	107.6%	+ 6.5%	97.8%	99.3%	+ 1.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

