

# Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

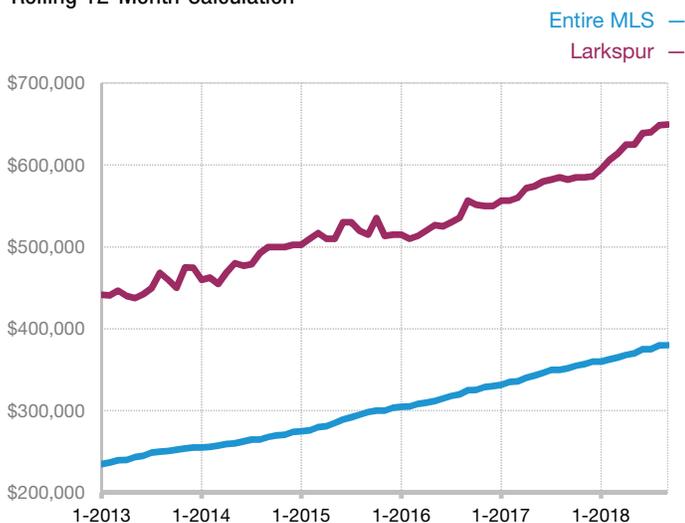
Single Family	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	72	44	- 38.9%	--	--	--
Under Contract	10	6	- 40.0%	114	87	- 23.7%
New Listings	17	8	- 52.9%	170	125	- 26.5%
Sold Listings	11	3	- 72.7%	108	87	- 19.4%
Days on Market Until Sale	35	10	- 71.4%	57	59	+ 3.5%
Median Sales Price*	\$583,000	\$405,000	- 30.5%	\$585,000	\$665,000	+ 13.7%
Average Sales Price*	\$591,755	\$481,700	- 18.6%	\$641,935	\$743,690	+ 15.9%
Percent of List Price Received*	98.9%	100.4%	+ 1.5%	98.7%	98.7%	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	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	1	6	+ 500.0%	--	--	--
Under Contract	1	1	0.0%	10	7	- 30.0%
New Listings	0	0	--	9	13	+ 44.4%
Sold Listings	2	0	- 100.0%	8	6	- 25.0%
Days on Market Until Sale	3	0	- 100.0%	44	23	- 47.7%
Median Sales Price*	\$434,064	\$0	- 100.0%	\$422,500	\$342,000	- 19.1%
Average Sales Price*	\$434,064	\$0	- 100.0%	\$423,141	\$416,833	- 1.5%
Percent of List Price Received*	101.0%	0.0%	- 100.0%	98.6%	99.3%	+ 0.7%

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



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

