

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

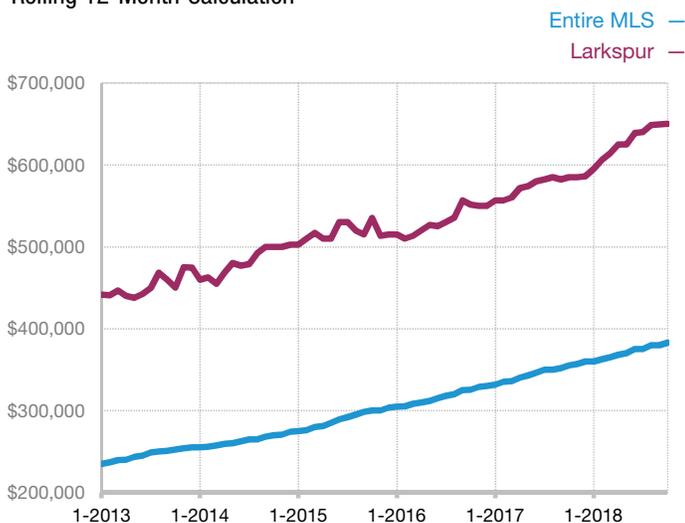
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	66	36	- 45.5%	--	--	--
Under Contract	14	12	- 14.3%	128	99	- 22.7%
New Listings	14	11	- 21.4%	184	136	- 26.1%
Sold Listings	11	8	- 27.3%	119	95	- 20.2%
Days on Market Until Sale	39	122	+ 212.8%	55	64	+ 16.4%
Median Sales Price*	\$625,000	\$672,500	+ 7.6%	\$585,000	\$665,000	+ 13.7%
Average Sales Price*	\$584,909	\$714,125	+ 22.1%	\$636,664	\$741,201	+ 16.4%
Percent of List Price Received*	98.7%	97.3%	- 1.4%	98.7%	98.5%	- 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	2	6	+ 200.0%	--	--	--
Under Contract	0	0	--	10	7	- 30.0%
New Listings	1	0	- 100.0%	10	13	+ 30.0%
Sold Listings	4	0	- 100.0%	12	6	- 50.0%
Days on Market Until Sale	28	0	- 100.0%	39	23	- 41.0%
Median Sales Price*	\$609,052	\$0	- 100.0%	\$473,450	\$342,000	- 27.8%
Average Sales Price*	\$587,156	\$0	- 100.0%	\$477,813	\$416,833	- 12.8%
Percent of List Price Received*	101.4%	0.0%	- 100.0%	99.5%	99.3%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

