

Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

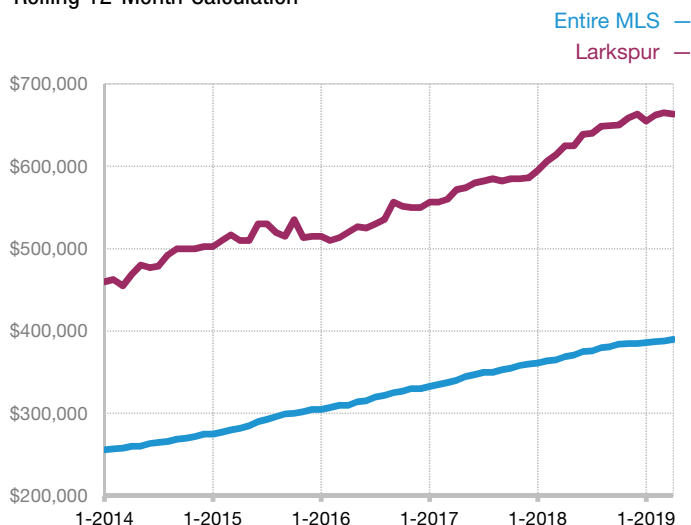
Single Family	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	50	36	- 28.0%	--	--	--
Under Contract	14	14	0.0%	40	35	- 12.5%
New Listings	20	15	- 25.0%	56	54	- 3.6%
Sold Listings	9	4	- 55.6%	31	18	- 41.9%
Days on Market Until Sale	58	73	+ 25.9%	71	77	+ 8.5%
Median Sales Price*	\$675,000	\$683,000	+ 1.2%	\$663,375	\$693,500	+ 4.5%
Average Sales Price*	\$740,278	\$694,000	- 6.3%	\$662,252	\$721,686	+ 9.0%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	98.4%	98.2%	- 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	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	1	6	+ 500.0%	--	--	--
Under Contract	0	2	--	2	4	+ 100.0%
New Listings	1	0	- 100.0%	3	5	+ 66.7%
Sold Listings	2	1	- 50.0%	2	2	0.0%
Days on Market Until Sale	29	4	- 86.2%	29	12	- 58.6%
Median Sales Price*	\$466,500	\$342,000	- 26.7%	\$466,500	\$347,450	- 25.5%
Average Sales Price*	\$466,500	\$342,000	- 26.7%	\$466,500	\$347,450	- 25.5%
Percent of List Price Received*	98.7%	97.2%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

