

# Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

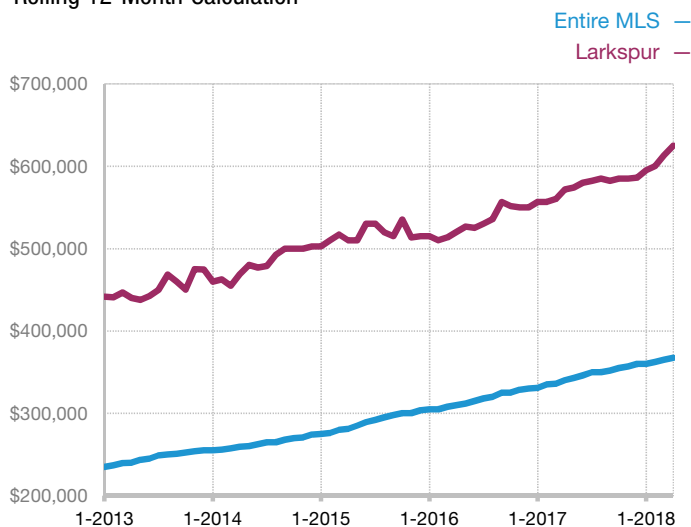
Single Family	April			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	59	35	- 40.7%	--	--	--
Under Contract	14	17	+ 21.4%	45	46	+ 2.2%
New Listings	22	20	- 9.1%	68	56	- 17.6%
Sold Listings	12	9	- 25.0%	36	30	- 16.7%
Days on Market Until Sale	75	58	- 22.7%	73	72	- 1.4%
Median Sales Price*	\$612,500	<b>\$675,000</b>	+ 10.2%	\$579,450	<b>\$665,188</b>	+ 14.8%
Average Sales Price*	\$643,654	<b>\$740,278</b>	+ 15.0%	\$600,544	<b>\$663,027</b>	+ 10.4%
Percent of List Price Received*	98.7%	<b>98.8%</b>	+ 0.1%	99.2%	<b>98.4%</b>	- 0.8%

\* 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	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	4	1	- 75.0%	--	--	--
Under Contract	2	0	- 100.0%	3	2	- 33.3%
New Listings	2	1	- 50.0%	5	3	- 40.0%
Sold Listings	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	21	29	+ 38.1%	21	29	+ 38.1%
Median Sales Price*	\$375,000	<b>\$466,500</b>	+ 24.4%	\$375,000	<b>\$466,500</b>	+ 24.4%
Average Sales Price*	\$375,000	<b>\$466,500</b>	+ 24.4%	\$375,000	<b>\$466,500</b>	+ 24.4%
Percent of List Price Received*	99.5%	<b>98.7%</b>	- 0.8%	99.5%	<b>98.7%</b>	- 0.8%

\* 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

