

Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

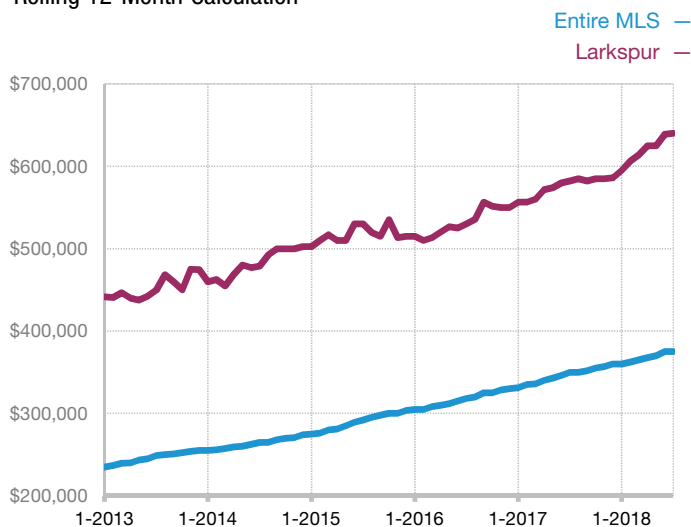
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	75	44	- 41.3%	--	--	--
Under Contract	10	8	- 20.0%	90	77	- 14.4%
New Listings	25	12	- 52.0%	140	102	- 27.1%
Sold Listings	21	11	- 47.6%	89	71	- 20.2%
Days on Market Until Sale	38	19	- 50.0%	62	57	- 8.1%
Median Sales Price*	\$625,000	\$669,000	+ 7.0%	\$590,000	\$667,000	+ 13.1%
Average Sales Price*	\$700,874	\$649,763	- 7.3%	\$653,023	\$686,002	+ 5.1%
Percent of List Price Received*	98.6%	99.3%	+ 0.7%	98.7%	98.8%	+ 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	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	1	4	+ 300.0%	--	--	--
Under Contract	0	1	--	7	6	- 14.3%
New Listings	0	4	--	6	10	+ 66.7%
Sold Listings	0	1	--	5	5	0.0%
Days on Market Until Sale	0	17	--	69	18	- 73.9%
Median Sales Price*	\$0	\$323,000	--	\$445,000	\$340,000	- 23.6%
Average Sales Price*	\$0	\$323,000	--	\$442,800	\$387,200	- 12.6%
Percent of List Price Received*	0.0%	99.4%	--	97.1%	97.6%	+ 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

