

# Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

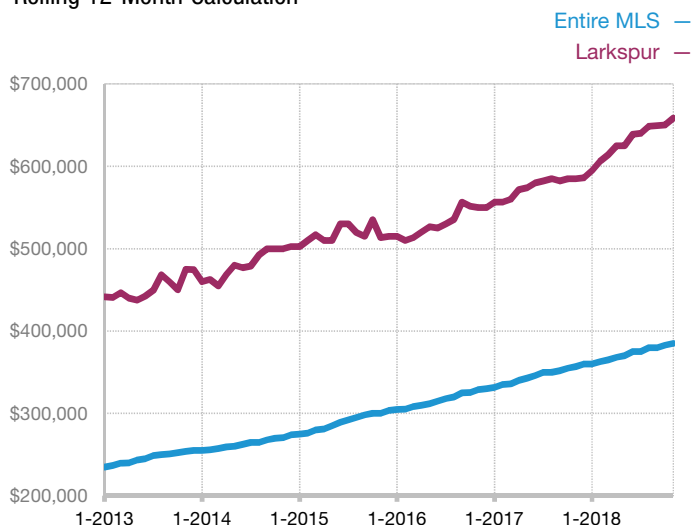
Single Family	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	57	29	- 49.1%	--	--	--
Under Contract	10	9	- 10.0%	138	105	- 23.9%
New Listings	7	6	- 14.3%	191	142	- 25.7%
Sold Listings	18	9	- 50.0%	137	104	- 24.1%
Days on Market Until Sale	69	92	+ 33.3%	57	67	+ 17.5%
Median Sales Price*	\$594,460	\$662,006	+ 11.4%	\$585,000	\$664,188	+ 13.5%
Average Sales Price*	\$709,887	\$652,778	- 8.0%	\$646,284	\$733,549	+ 13.5%
Percent of List Price Received*	97.4%	96.7%	- 0.7%	98.6%	98.4%	- 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	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	2	6	+ 200.0%	--	--	--
Under Contract	0	1	--	10	8	- 20.0%
New Listings	0	1	--	10	14	+ 40.0%
Sold Listings	1	1	0.0%	13	7	- 46.2%
Days on Market Until Sale	4	0	- 100.0%	36	20	- 44.4%
Median Sales Price*	\$669,897	\$750,000	+ 12.0%	\$497,900	\$344,000	- 30.9%
Average Sales Price*	\$669,897	\$750,000	+ 12.0%	\$492,588	\$464,429	- 5.7%
Percent of List Price Received*	106.5%	99.3%	- 6.8%	100.1%	99.3%	- 0.8%

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



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

