

Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

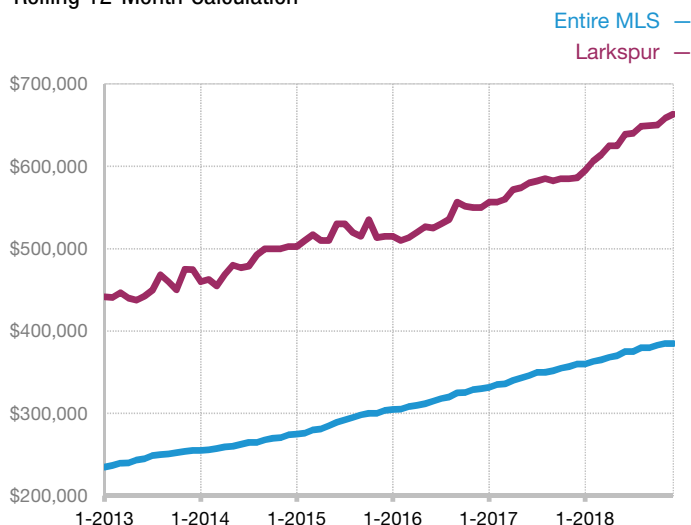
Single Family	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	49	27	- 44.9%	--	--	--
Under Contract	8	3	- 62.5%	146	105	- 28.1%
New Listings	7	1	- 85.7%	198	143	- 27.8%
Sold Listings	8	5	- 37.5%	145	111	- 23.4%
Days on Market Until Sale	124	43	- 65.3%	61	69	+ 13.1%
Median Sales Price*	\$626,250	\$630,000	+ 0.6%	\$585,950	\$663,375	+ 13.2%
Average Sales Price*	\$712,938	\$637,200	- 10.6%	\$649,962	\$735,136	+ 13.1%
Percent of List Price Received*	96.3%	99.6%	+ 3.4%	98.4%	98.3%	- 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	1	7	+ 600.0%	--	--	--
Under Contract	0	0	--	10	8	- 20.0%
New Listings	0	1	--	10	15	+ 50.0%
Sold Listings	0	1	--	13	8	- 38.5%
Days on Market Until Sale	0	45	--	36	23	- 36.1%
Median Sales Price*	\$0	\$795,335	--	\$497,900	\$454,500	- 8.7%
Average Sales Price*	\$0	\$795,335	--	\$492,588	\$505,792	+ 2.7%
Percent of List Price Received*	0.0%	105.5%	--	100.1%	100.1%	0.0%

* 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

