

Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

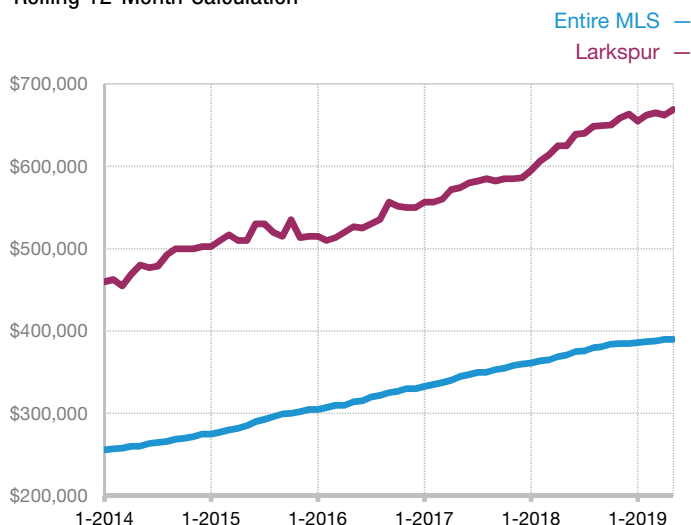
| Single Family | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2018 | 2019 | Percent Change from Previous Year | Thru 05-2018 | Thru 05-2019 | Percent Change from Previous Year |
| Inventory of Active Listings | 53 | 45 | - 15.1% | -- | -- | -- |
| Under Contract | 11 | 14 | + 27.3% | 51 | 47 | - 7.8% |
| New Listings | 17 | 26 | + 52.9% | 73 | 80 | + 9.6% |
| Sold Listings | 14 | 16 | + 14.3% | 45 | 35 | - 22.2% |
| Days on Market Until Sale | 62 | 58 | - 6.5% | 68 | 69 | + 1.5% |
| Median Sales Price* | \$675,500 | \$796,450 | + 17.9% | \$667,000 | \$726,000 | + 8.8% |
| Average Sales Price* | \$783,883 | \$934,681 | + 19.2% | \$700,093 | \$803,036 | + 14.7% |
| Percent of List Price Received* | 98.9% | 98.8% | - 0.1% | 98.5% | 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.

| Townhouse-Condo | May | | | Year to Date | | |
|---------------------------------|------|-------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2018 | 2019 | Percent Change from Previous Year | Thru 05-2018 | Thru 05-2019 | Percent Change from Previous Year |
| Inventory of Active Listings | 2 | 7 | + 250.0% | -- | -- | -- |
| Under Contract | 2 | 2 | 0.0% | 4 | 5 | + 25.0% |
| New Listings | 3 | 2 | - 33.3% | 6 | 7 | + 16.7% |
| Sold Listings | 0 | 0 | -- | 2 | 2 | 0.0% |
| Days on Market Until Sale | 0 | 0 | -- | 29 | 12 | - 58.6% |
| Median Sales Price* | \$0 | \$0 | -- | \$466,500 | \$347,450 | - 25.5% |
| Average Sales Price* | \$0 | \$0 | -- | \$466,500 | \$347,450 | - 25.5% |
| Percent of List Price Received* | 0.0% | 0.0% | -- | 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

