

Local Market Update for June 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

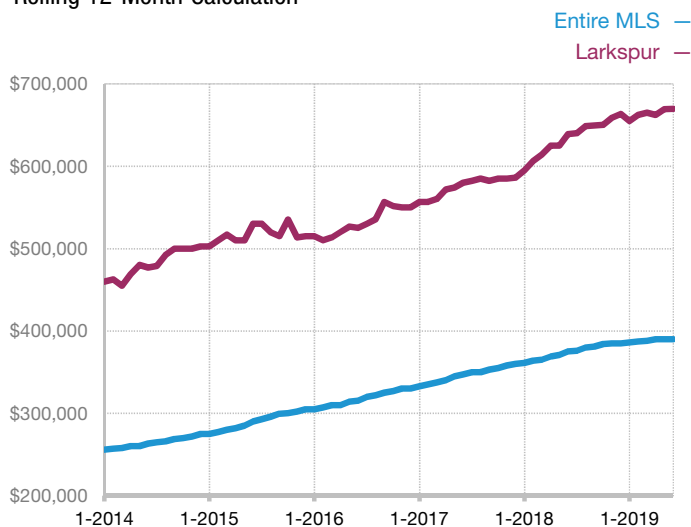
Single Family	June			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 06-2018	Thru 06-2019	Percent Change from Previous Year
Inventory of Active Listings	51	50	- 2.0%	--	--	--
Under Contract	16	11	- 31.3%	67	56	- 16.4%
New Listings	17	17	0.0%	90	97	+ 7.8%
Sold Listings	15	8	- 46.7%	60	43	- 28.3%
Days on Market Until Sale	54	53	- 1.9%	64	66	+ 3.1%
Median Sales Price*	\$701,000	\$678,000	- 3.3%	\$667,000	\$725,000	+ 8.7%
Average Sales Price*	\$670,307	\$695,250	+ 3.7%	\$692,646	\$782,983	+ 13.0%
Percent of List Price Received*	99.2%	99.2%	0.0%	98.7%	98.7%	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.

Townhouse-Condo	June			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 06-2018	Thru 06-2019	Percent Change from Previous Year
Inventory of Active Listings	1	6	+ 500.0%	--	--	--
Under Contract	1	3	+ 200.0%	5	8	+ 60.0%
New Listings	0	2	--	6	9	+ 50.0%
Sold Listings	2	1	- 50.0%	4	3	- 25.0%
Days on Market Until Sale	8	113	+ 1312.5%	18	45	+ 150.0%
Median Sales Price*	\$340,000	\$380,000	+ 11.8%	\$342,000	\$352,900	+ 3.2%
Average Sales Price*	\$340,000	\$380,000	+ 11.8%	\$403,250	\$358,300	- 11.1%
Percent of List Price Received*	95.7%	100.0%	+ 4.5%	97.2%	99.1%	+ 2.0%

* 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

