

# Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

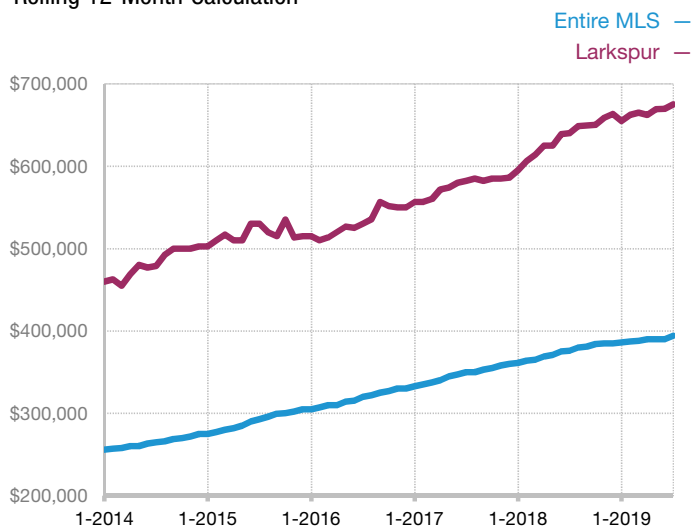
Single Family	July			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Inventory of Active Listings	54	51	- 5.6%	--	--	--
Under Contract	7	14	+ 100.0%	74	68	- 8.1%
New Listings	12	20	+ 66.7%	102	117	+ 14.7%
Sold Listings	11	11	0.0%	71	54	- 23.9%
Days on Market Until Sale	19	42	+ 121.1%	57	61	+ 7.0%
Median Sales Price*	\$669,000	\$680,000	+ 1.6%	\$667,000	\$696,250	+ 4.4%
Average Sales Price*	\$649,763	\$694,341	+ 6.9%	\$686,002	\$764,926	+ 11.5%
Percent of List Price Received*	99.3%	97.9%	- 1.4%	98.8%	98.5%	- 0.3%

\* 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	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Inventory of Active Listings	4	7	+ 75.0%	--	--	--
Under Contract	1	1	0.0%	6	9	+ 50.0%
New Listings	4	2	- 50.0%	10	11	+ 10.0%
Sold Listings	1	4	+ 300.0%	5	7	+ 40.0%
Days on Market Until Sale	17	152	+ 794.1%	18	106	+ 488.9%
Median Sales Price*	\$323,000	\$383,200	+ 18.6%	\$340,000	\$374,900	+ 10.3%
Average Sales Price*	\$323,000	\$441,600	+ 36.7%	\$387,200	\$405,900	+ 4.8%
Percent of List Price Received*	99.4%	97.0%	- 2.4%	97.6%	97.9%	+ 0.3%

\* 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

