

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

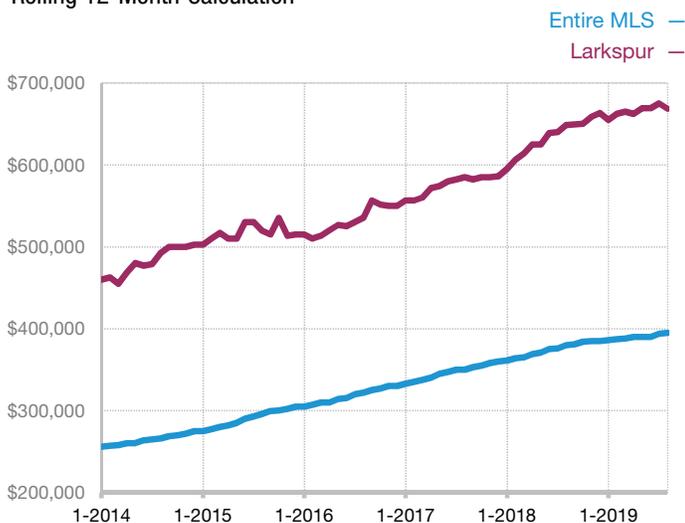
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	54	55	+ 1.9%	--	--	--
Under Contract	7	12	+ 71.4%	81	79	- 2.5%
New Listings	15	18	+ 20.0%	117	135	+ 15.4%
Sold Listings	13	12	- 7.7%	84	67	- 20.2%
Days on Market Until Sale	79	38	- 51.9%	61	56	- 8.2%
Median Sales Price*	\$615,000	\$586,000	- 4.7%	\$666,000	\$675,000	+ 1.4%
Average Sales Price*	\$1,119,215	\$660,354	- 41.0%	\$753,047	\$742,093	- 1.5%
Percent of List Price Received*	97.6%	99.1%	+ 1.5%	98.6%	98.7%	+ 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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	7	8	+ 14.3%	--	--	--
Under Contract	0	1	--	6	9	+ 50.0%
New Listings	3	1	- 66.7%	13	12	- 7.7%
Sold Listings	1	1	0.0%	6	8	+ 33.3%
Days on Market Until Sale	50	129	+ 158.0%	23	109	+ 373.9%
Median Sales Price*	\$565,000	\$729,000	+ 29.0%	\$342,000	\$377,450	+ 10.4%
Average Sales Price*	\$565,000	\$729,000	+ 29.0%	\$416,833	\$446,288	+ 7.1%
Percent of List Price Received*	107.6%	100.0%	- 7.1%	99.3%	98.1%	- 1.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

