

Local Market Update for September 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

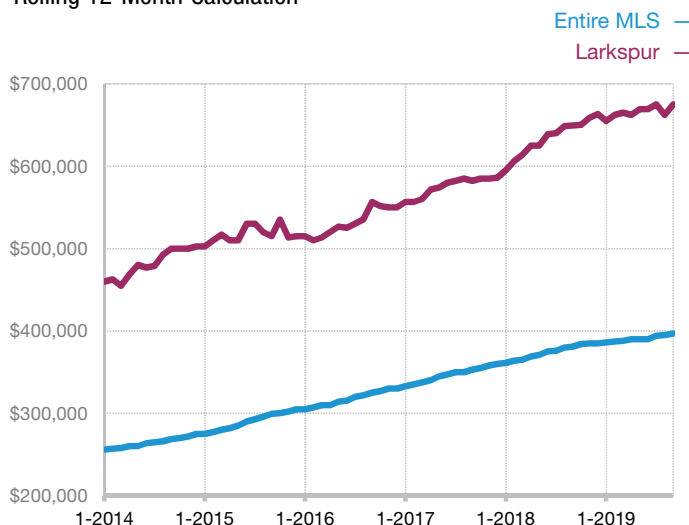
| Single Family | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2018 | 2019 | Percent Change from Previous Year | Thru 09-2018 | Thru 09-2019 | Percent Change from Previous Year |
| Inventory of Active Listings | 48 | 54 | + 12.5% | -- | -- | -- |
| Under Contract | 5 | 9 | + 80.0% | 86 | 88 | + 2.3% |
| New Listings | 8 | 12 | + 50.0% | 125 | 147 | + 17.6% |
| Sold Listings | 3 | 8 | + 166.7% | 87 | 76 | - 12.6% |
| Days on Market Until Sale | 10 | 69 | + 590.0% | 59 | 58 | - 1.7% |
| Median Sales Price* | \$405,000 | \$772,500 | + 90.7% | \$665,000 | \$677,450 | + 1.9% |
| Average Sales Price* | \$481,700 | \$743,125 | + 54.3% | \$743,690 | \$740,977 | - 0.4% |
| Percent of List Price Received* | 100.4% | 98.6% | - 1.8% | 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.

| Townhouse-Condo | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2018 | 2019 | Percent Change from Previous Year | Thru 09-2018 | Thru 09-2019 | Percent Change from Previous Year |
| Inventory of Active Listings | 6 | 6 | 0.0% | -- | -- | -- |
| Under Contract | 1 | 2 | + 100.0% | 7 | 11 | + 57.1% |
| New Listings | 0 | 0 | -- | 13 | 12 | - 7.7% |
| Sold Listings | 0 | 1 | -- | 6 | 9 | + 50.0% |
| Days on Market Until Sale | 0 | 19 | -- | 23 | 99 | + 330.4% |
| Median Sales Price* | \$0 | \$340,000 | -- | \$342,000 | \$374,900 | + 9.6% |
| Average Sales Price* | \$0 | \$340,000 | -- | \$416,833 | \$434,478 | + 4.2% |
| Percent of List Price Received* | 0.0% | 96.3% | -- | 99.3% | 97.9% | - 1.4% |

* 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

