

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

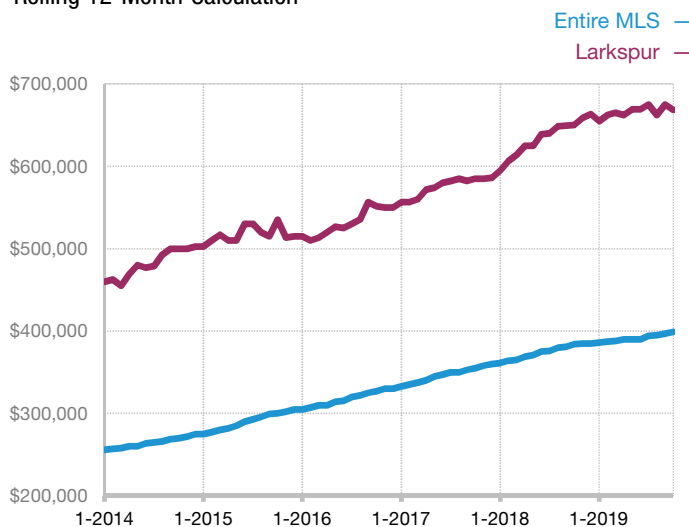
Single Family	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	47	39	- 17.0%	--	--	--
Under Contract	9	19	+ 111.1%	95	106	+ 11.6%
New Listings	11	13	+ 18.2%	136	160	+ 17.6%
Sold Listings	8	16	+ 100.0%	95	92	- 3.2%
Days on Market Until Sale	122	68	- 44.3%	64	60	- 6.3%
Median Sales Price*	\$672,500	\$647,500	- 3.7%	\$665,000	\$675,000	+ 1.5%
Average Sales Price*	\$714,125	\$696,031	- 2.5%	\$741,201	\$733,160	- 1.1%
Percent of List Price Received*	97.3%	98.2%	+ 0.9%	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	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	6	6	0.0%	--	--	--
Under Contract	0	1	--	7	11	+ 57.1%
New Listings	0	0	--	13	12	- 7.7%
Sold Listings	0	1	--	6	10	+ 66.7%
Days on Market Until Sale	0	39	--	23	93	+ 304.3%
Median Sales Price*	\$0	\$305,000	--	\$342,000	\$363,900	+ 6.4%
Average Sales Price*	\$0	\$305,000	--	\$416,833	\$421,530	+ 1.1%
Percent of List Price Received*	0.0%	96.9%	--	99.3%	97.8%	- 1.5%

* 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

