

# Local Market Update for November 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

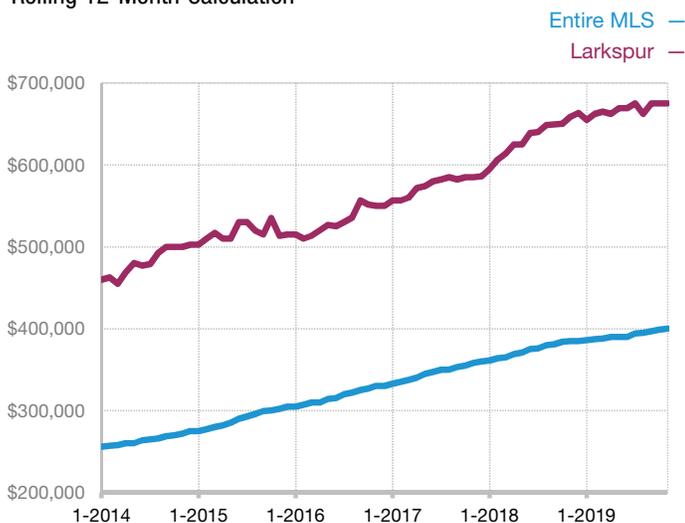
Single Family	November			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Inventory of Active Listings	39	32	- 17.9%	--	--	--
Under Contract	7	5	- 28.6%	102	110	+ 7.8%
New Listings	6	2	- 66.7%	142	162	+ 14.1%
Sold Listings	11	10	- 9.1%	106	103	- 2.8%
Days on Market Until Sale	121	50	- 58.7%	70	60	- 14.3%
Median Sales Price*	\$662,006	<b>\$687,500</b>	+ 3.9%	\$664,188	<b>\$679,900</b>	+ 2.4%
Average Sales Price*	\$727,273	<b>\$632,100</b>	- 13.1%	\$739,755	<b>\$723,512</b>	- 2.2%
Percent of List Price Received*	95.8%	<b>98.4%</b>	+ 2.7%	98.3%	<b>98.5%</b>	+ 0.2%

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

Townhouse-Condo	November			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Inventory of Active Listings	6	4	- 33.3%	--	--	--
Under Contract	1	2	+ 100.0%	8	12	+ 50.0%
New Listings	1	0	- 100.0%	14	12	- 14.3%
Sold Listings	1	0	- 100.0%	7	10	+ 42.9%
Days on Market Until Sale	0	0	--	20	93	+ 365.0%
Median Sales Price*	\$750,000	<b>\$0</b>	- 100.0%	\$344,000	<b>\$363,900</b>	+ 5.8%
Average Sales Price*	\$750,000	<b>\$0</b>	- 100.0%	\$464,429	<b>\$421,530</b>	- 9.2%
Percent of List Price Received*	99.3%	<b>0.0%</b>	- 100.0%	99.3%	<b>97.8%</b>	- 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

