

Local Market Update for November 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

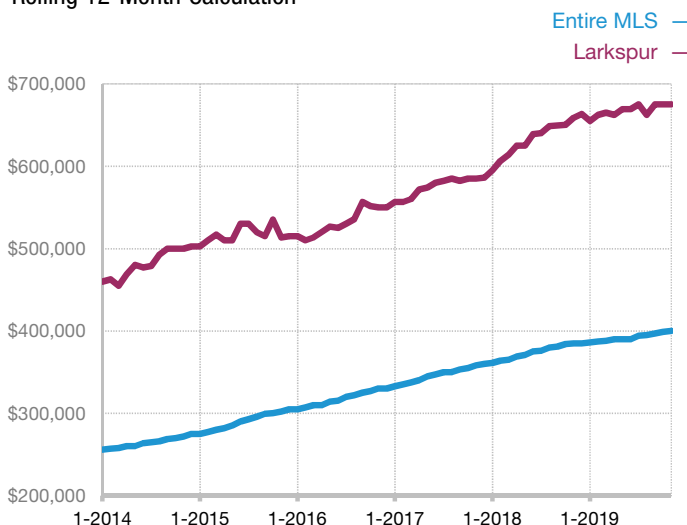
Single Family	November			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Inventory of Active Listings	39	32	- 17.9%	--	--	--
Under Contract	7	5	- 28.6%	102	110	+ 7.8%
New Listings	6	2	- 66.7%	142	162	+ 14.1%
Sold Listings	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	\$687,500	+ 3.9%	\$664,188	\$679,900	+ 2.4%
Average Sales Price*	\$727,273	\$632,100	- 13.1%	\$739,755	\$723,512	- 2.2%
Percent of List Price Received*	95.8%	98.4%	+ 2.7%	98.3%	98.5%	+ 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		
Key Metrics	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	\$0	- 100.0%	\$344,000	\$363,900	+ 5.8%
Average Sales Price*	\$750,000	\$0	- 100.0%	\$464,429	\$421,530	- 9.2%
Percent of List Price Received*	99.3%	0.0%	- 100.0%	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

