

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

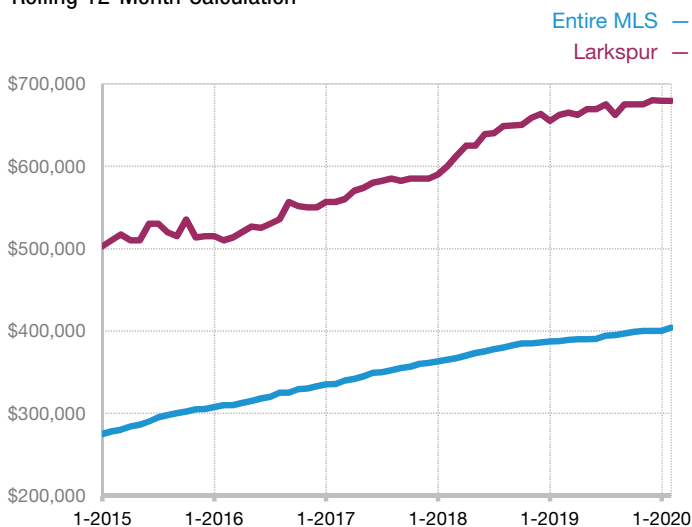
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 02-2019 | Thru 02-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 32 | 24 | - 25.0% | -- | -- | -- |
| Under Contract | 5 | 9 | + 80.0% | 13 | 19 | + 46.2% |
| New Listings | 7 | 7 | 0.0% | 20 | 26 | + 30.0% |
| Sold Listings | 1 | 9 | + 800.0% | 4 | 16 | + 300.0% |
| Days on Market Until Sale | 137 | 53 | - 61.3% | 52 | 52 | 0.0% |
| Median Sales Price* | \$770,000 | \$725,000 | - 5.8% | \$641,275 | \$676,250 | + 5.5% |
| Average Sales Price* | \$770,000 | \$669,111 | - 13.1% | \$625,138 | \$657,250 | + 5.1% |
| Percent of List Price Received* | 98.8% | 96.5% | - 2.3% | 98.6% | 98.4% | - 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 | February | | | Year to Date | | |
|---------------------------------|----------|------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 02-2019 | Thru 02-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 8 | 5 | - 37.5% | -- | -- | -- |
| Under Contract | 0 | 0 | -- | 1 | 0 | - 100.0% |
| New Listings | 1 | 5 | + 400.0% | 3 | 5 | + 66.7% |
| Sold Listings | 0 | 0 | -- | 0 | 1 | -- |
| Days on Market Until Sale | 0 | 0 | -- | 0 | 479 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$659,000 | -- |
| Average Sales Price* | \$0 | \$0 | -- | \$0 | \$659,000 | -- |
| Percent of List Price Received* | 0.0% | 0.0% | -- | 0.0% | 97.1% | -- |

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

