

Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

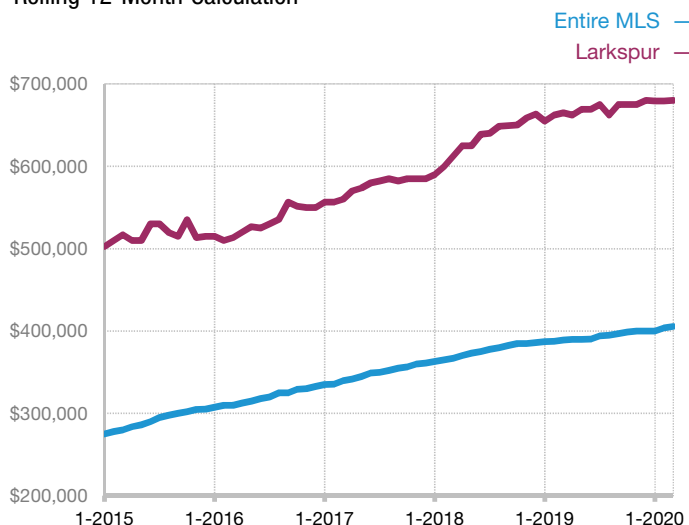
Single Family	March			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Inventory of Active Listings	40	20	- 50.0%	--	--	--
Under Contract	8	12	+ 50.0%	21	30	+ 42.9%
New Listings	19	13	- 31.6%	39	39	0.0%
Sold Listings	10	12	+ 20.0%	14	28	+ 100.0%
Days on Market Until Sale	89	44	- 50.6%	78	48	- 38.5%
Median Sales Price*	\$693,500	\$693,000	- 0.1%	\$693,500	\$683,750	- 1.4%
Average Sales Price*	\$771,380	\$666,158	- 13.6%	\$729,596	\$661,068	- 9.4%
Percent of List Price Received*	98.0%	97.9%	- 0.1%	98.2%	98.2%	0.0%

* 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	March			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Inventory of Active Listings	9	5	- 44.4%	--	--	--
Under Contract	1	0	- 100.0%	2	1	- 50.0%
New Listings	2	1	- 50.0%	5	6	+ 20.0%
Sold Listings	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	19	37	+ 94.7%	19	258	+ 1257.9%
Median Sales Price*	\$352,900	\$406,000	+ 15.0%	\$352,900	\$532,500	+ 50.9%
Average Sales Price*	\$352,900	\$406,000	+ 15.0%	\$352,900	\$532,500	+ 50.9%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	98.5%	- 1.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

