

# Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

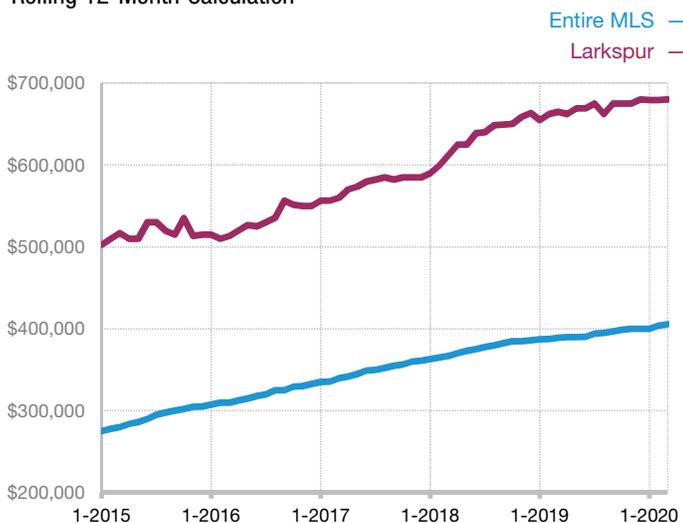
Single Family	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Inventory of Active Listings	40	20	- 50.0%	--	--	--
Under Contract	8	12	+ 50.0%	21	30	+ 42.9%
New Listings	19	13	- 31.6%	39	39	0.0%
Sold Listings	10	12	+ 20.0%	14	28	+ 100.0%
Days on Market Until Sale	89	44	- 50.6%	78	48	- 38.5%
Median Sales Price*	\$693,500	<b>\$693,000</b>	- 0.1%	\$693,500	<b>\$683,750</b>	- 1.4%
Average Sales Price*	\$771,380	<b>\$666,158</b>	- 13.6%	\$729,596	<b>\$661,068</b>	- 9.4%
Percent of List Price Received*	98.0%	<b>97.9%</b>	- 0.1%	98.2%	<b>98.2%</b>	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		
	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	<b>\$406,000</b>	+ 15.0%	\$352,900	<b>\$532,500</b>	+ 50.9%
Average Sales Price*	\$352,900	<b>\$406,000</b>	+ 15.0%	\$352,900	<b>\$532,500</b>	+ 50.9%
Percent of List Price Received*	100.0%	<b>100.0%</b>	0.0%	100.0%	<b>98.5%</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

