

# Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

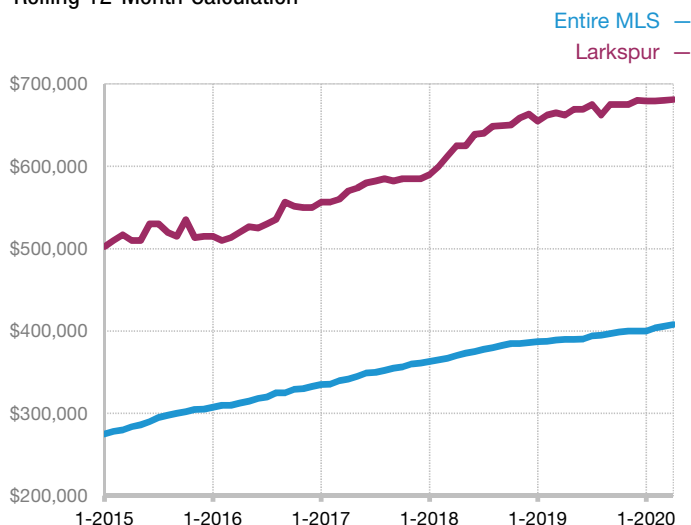
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	40	25	- 37.5%	--	--	--
Under Contract	12	7	- 41.7%	33	37	+ 12.1%
New Listings	15	14	- 6.7%	54	53	- 1.9%
Sold Listings	5	11	+ 120.0%	19	40	+ 110.5%
Days on Market Until Sale	81	26	- 67.9%	79	42	- 46.8%
Median Sales Price*	\$640,000	\$715,000	+ 11.7%	\$662,000	\$693,000	+ 4.7%
Average Sales Price*	\$587,400	\$718,136	+ 22.3%	\$692,176	\$677,110	- 2.2%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	98.3%	98.3%	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	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	8	3	- 62.5%	--	--	--
Under Contract	1	0	- 100.0%	3	1	- 66.7%
New Listings	0	0	--	5	6	+ 20.0%
Sold Listings	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	4	0	- 100.0%	12	258	+ 2050.0%
Median Sales Price*	\$342,000	\$0	- 100.0%	\$347,450	\$532,500	+ 53.3%
Average Sales Price*	\$342,000	\$0	- 100.0%	\$347,450	\$532,500	+ 53.3%
Percent of List Price Received*	97.2%	0.0%	- 100.0%	98.6%	98.5%	- 0.1%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

