

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

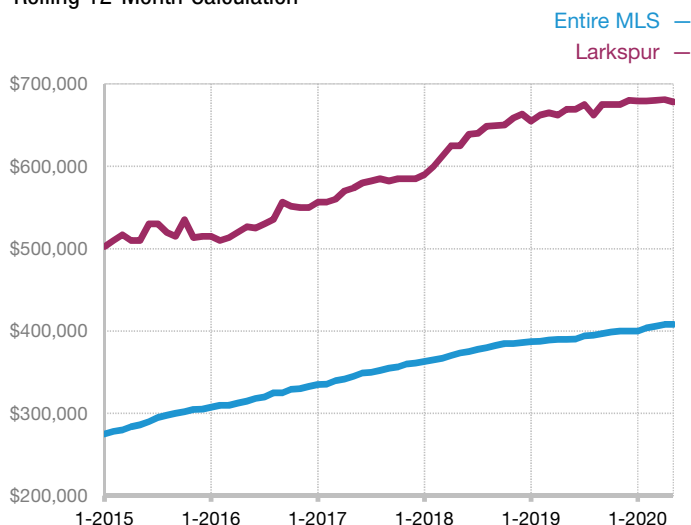
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	51	30	- 41.2%	--	--	--
Under Contract	12	12	0.0%	45	48	+ 6.7%
New Listings	26	18	- 30.8%	80	71	- 11.3%
Sold Listings	16	3	- 81.3%	35	43	+ 22.9%
Days on Market Until Sale	58	17	- 70.7%	69	40	- 42.0%
Median Sales Price*	\$796,450	\$610,000	- 23.4%	\$726,000	\$680,000	- 6.3%
Average Sales Price*	\$934,681	\$583,000	- 37.6%	\$803,036	\$670,544	- 16.5%
Percent of List Price Received*	98.8%	98.5%	- 0.3%	98.6%	98.3%	- 0.3%

\* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	8	3	- 62.5%	--	--	--
Under Contract	2	0	- 100.0%	5	1	- 80.0%
New Listings	2	0	- 100.0%	7	6	- 14.3%
Sold Listings	0	0	--	2	2	0.0%
Days on Market Until Sale	0	0	--	12	258	+ 2050.0%
Median Sales Price*	\$0	\$0	--	\$347,450	\$532,500	+ 53.3%
Average Sales Price*	\$0	\$0	--	\$347,450	\$532,500	+ 53.3%
Percent of List Price Received*	0.0%	0.0%	--	98.6%	98.5%	- 0.1%

\* 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

