

Local Market Update for June 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

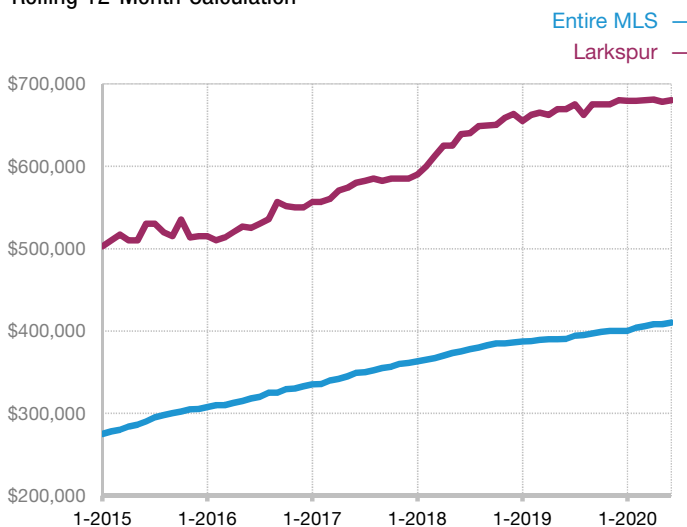
| Single Family | June | | | Year to Date | | |
|---------------------------------|-----------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 06-2019 | Thru 06-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 52 | 26 | - 50.0% | -- | -- | -- |
| Under Contract | 10 | 23 | + 130.0% | 55 | 71 | + 29.1% |
| New Listings | 17 | 19 | + 11.8% | 97 | 90 | - 7.2% |
| Sold Listings | 9 | 13 | + 44.4% | 44 | 56 | + 27.3% |
| Days on Market Until Sale | 47 | 82 | + 74.5% | 65 | 50 | - 23.1% |
| Median Sales Price* | \$675,000 | \$770,000 | + 14.1% | \$722,500 | \$695,500 | - 3.7% |
| Average Sales Price* | \$672,444 | \$1,128,038 | + 67.8% | \$776,324 | \$776,748 | + 0.1% |
| Percent of List Price Received* | 99.8% | 99.4% | - 0.4% | 98.8% | 98.6% | - 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 | June | | | Year to Date | | |
|---------------------------------|-----------|------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 06-2019 | Thru 06-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 7 | 4 | - 42.9% | -- | -- | -- |
| Under Contract | 3 | 3 | 0.0% | 8 | 4 | - 50.0% |
| New Listings | 2 | 6 | + 200.0% | 9 | 12 | + 33.3% |
| Sold Listings | 1 | 0 | - 100.0% | 3 | 2 | - 33.3% |
| Days on Market Until Sale | 113 | 0 | - 100.0% | 45 | 258 | + 473.3% |
| Median Sales Price* | \$380,000 | \$0 | - 100.0% | \$352,900 | \$532,500 | + 50.9% |
| Average Sales Price* | \$380,000 | \$0 | - 100.0% | \$358,300 | \$532,500 | + 48.6% |
| Percent of List Price Received* | 100.0% | 0.0% | - 100.0% | 99.1% | 98.5% | - 0.6% |

* 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

