

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

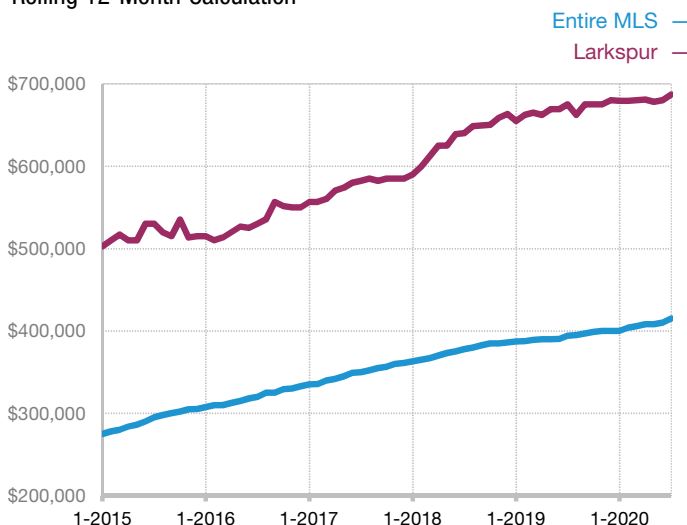
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	55	26	- 52.7%	--	--	--
Under Contract	12	12	0.0%	67	82	+ 22.4%
New Listings	20	12	- 40.0%	117	102	- 12.8%
Sold Listings	11	17	+ 54.5%	55	74	+ 34.5%
Days on Market Until Sale	42	26	- 38.1%	60	44	- 26.7%
Median Sales Price*	\$680,000	\$699,000	+ 2.8%	\$689,500	\$695,500	+ 0.9%
Average Sales Price*	\$694,341	\$752,029	+ 8.3%	\$759,927	\$768,208	+ 1.1%
Percent of List Price Received*	97.9%	99.6%	+ 1.7%	98.6%	98.9%	+ 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	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	9	2	- 77.8%	--	--	--
Under Contract	0	1	--	8	5	- 37.5%
New Listings	2	1	- 50.0%	11	13	+ 18.2%
Sold Listings	4	2	- 50.0%	7	4	- 42.9%
Days on Market Until Sale	152	3	- 98.0%	106	131	+ 23.6%
Median Sales Price*	\$383,200	\$345,750	- 9.8%	\$374,900	\$390,500	+ 4.2%
Average Sales Price*	\$441,600	\$345,750	- 21.7%	\$405,900	\$439,125	+ 8.2%
Percent of List Price Received*	97.0%	105.1%	+ 8.4%	97.9%	101.8%	+ 4.0%

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



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

