

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

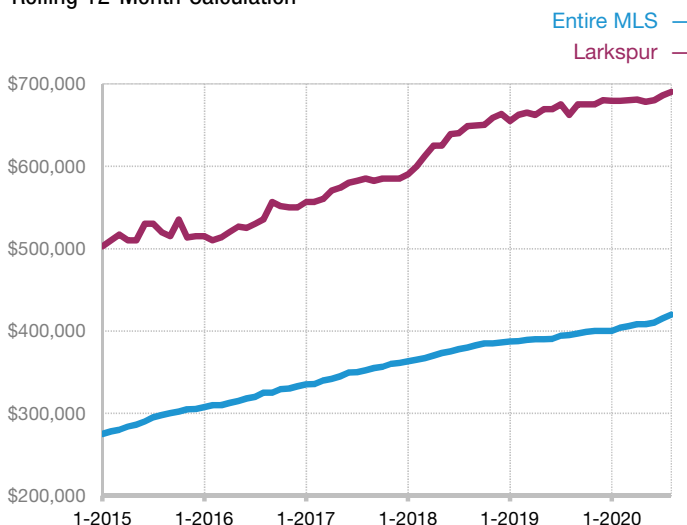
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	56	11	- 80.4%	--	--	--
Under Contract	12	18	+ 50.0%	79	100	+ 26.6%
New Listings	18	9	- 50.0%	135	111	- 17.8%
Sold Listings	13	8	- 38.5%	68	83	+ 22.1%
Days on Market Until Sale	44	23	- 47.7%	57	42	- 26.3%
Median Sales Price*	\$587,000	\$615,000	+ 4.8%	\$675,000	\$687,000	+ 1.8%
Average Sales Price*	\$659,481	\$709,438	+ 7.6%	\$740,724	\$761,375	+ 2.8%
Percent of List Price Received*	98.7%	101.4%	+ 2.7%	98.6%	99.1%	+ 0.5%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	9	2	- 77.8%	--	--	--
Under Contract	1	1	0.0%	9	6	- 33.3%
New Listings	1	1	0.0%	12	14	+ 16.7%
Sold Listings	1	1	0.0%	8	6	- 25.0%
Days on Market Until Sale	129	6	- 95.3%	109	104	- 4.6%
Median Sales Price*	\$729,000	\$449,900	- 38.3%	\$377,450	\$393,000	+ 4.1%
Average Sales Price*	\$729,000	\$449,900	- 38.3%	\$446,288	\$431,067	- 3.4%
Percent of List Price Received*	100.0%	100.0%	0.0%	98.1%	101.2%	+ 3.2%

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



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

