

# Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

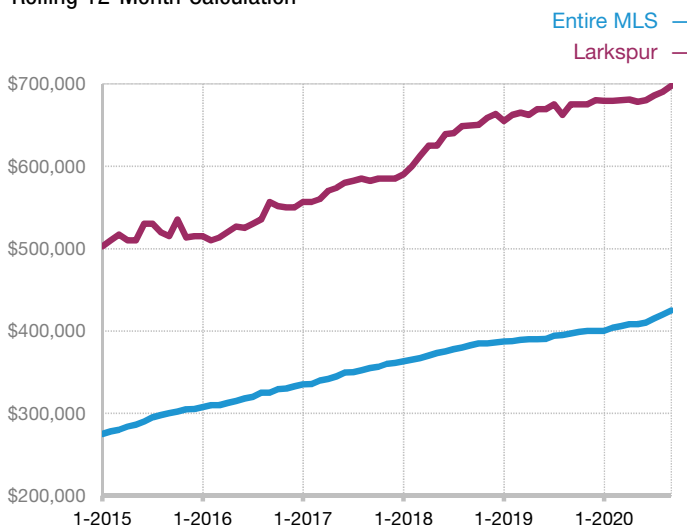
Single Family	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	54	11	- 79.6%	--	--	--
Under Contract	8	10	+ 25.0%	87	108	+ 24.1%
New Listings	12	8	- 33.3%	147	119	- 19.0%
Sold Listings	8	17	+ 112.5%	76	100	+ 31.6%
Days on Market Until Sale	69	69	0.0%	58	46	- 20.7%
Median Sales Price*	\$772,500	\$795,000	+ 2.9%	\$677,450	\$702,500	+ 3.7%
Average Sales Price*	\$743,125	\$852,353	+ 14.7%	\$740,977	\$776,841	+ 4.8%
Percent of List Price Received*	98.6%	99.8%	+ 1.2%	98.6%	99.2%	+ 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.

Townhouse/Condo	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	8	3	- 62.5%	--	--	--
Under Contract	1	1	0.0%	10	7	- 30.0%
New Listings	0	2	--	12	16	+ 33.3%
Sold Listings	1	1	0.0%	9	7	- 22.2%
Days on Market Until Sale	19	11	- 42.1%	99	90	- 9.1%
Median Sales Price*	\$340,000	\$402,500	+ 18.4%	\$374,900	\$402,500	+ 7.4%
Average Sales Price*	\$340,000	\$402,500	+ 18.4%	\$434,478	\$426,986	- 1.7%
Percent of List Price Received*	96.3%	94.7%	- 1.7%	97.9%	100.3%	+ 2.5%

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



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

