

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

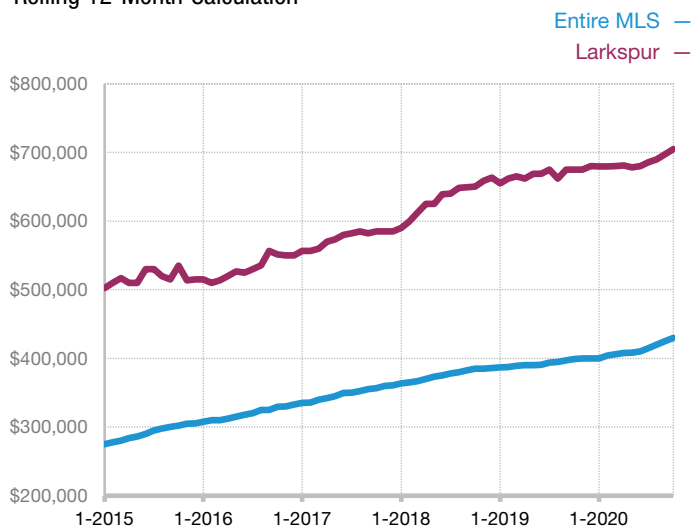
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	45	14	- 68.9%	--	--	--
Under Contract	17	14	- 17.6%	104	120	+ 15.4%
New Listings	13	19	+ 46.2%	161	138	- 14.3%
Sold Listings	17	13	- 23.5%	93	113	+ 21.5%
Days on Market Until Sale	73	98	+ 34.2%	61	52	- 14.8%
Median Sales Price*	\$655,000	\$751,750	+ 14.8%	\$675,000	\$714,000	+ 5.8%
Average Sales Price*	\$699,206	\$991,750	+ 41.8%	\$733,341	\$801,565	+ 9.3%
Percent of List Price Received*	98.0%	98.8%	+ 0.8%	98.5%	99.2%	+ 0.7%

* 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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	8	3	- 62.5%	--	--	--
Under Contract	0	0	--	10	7	- 30.0%
New Listings	0	1	--	12	17	+ 41.7%
Sold Listings	1	1	0.0%	10	8	- 20.0%
Days on Market Until Sale	39	9	- 76.9%	93	80	- 14.0%
Median Sales Price*	\$305,000	\$395,000	+ 29.5%	\$363,900	\$398,750	+ 9.6%
Average Sales Price*	\$305,000	\$395,000	+ 29.5%	\$421,530	\$422,988	+ 0.3%
Percent of List Price Received*	96.9%	98.8%	+ 2.0%	97.8%	100.1%	+ 2.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

