

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

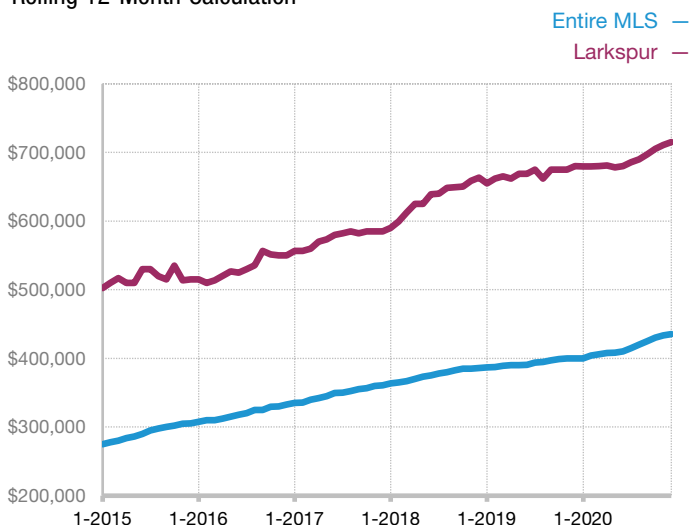
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 12-2019 | Thru 12-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 31 | 8 | - 74.2% | -- | -- | -- |
| Under Contract | 8 | 4 | - 50.0% | 117 | 132 | + 12.8% |
| New Listings | 7 | 4 | - 42.9% | 170 | 147 | - 13.5% |
| Sold Listings | 9 | 10 | + 11.1% | 112 | 133 | + 18.8% |
| Days on Market Until Sale | 63 | 21 | - 66.7% | 60 | 48 | - 20.0% |
| Median Sales Price* | \$699,000 | \$795,000 | + 13.7% | \$679,950 | \$715,000 | + 5.2% |
| Average Sales Price* | \$710,656 | \$865,600 | + 21.8% | \$722,479 | \$803,473 | + 11.2% |
| Percent of List Price Received* | 97.8% | 99.5% | + 1.7% | 98.5% | 99.3% | + 0.8% |

* 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 | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 12-2019 | Thru 12-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 4 | 4 | 0.0% | -- | -- | -- |
| Under Contract | 0 | 0 | -- | 12 | 8 | - 33.3% |
| New Listings | 0 | 2 | -- | 12 | 19 | + 58.3% |
| Sold Listings | 1 | 1 | 0.0% | 11 | 9 | - 18.2% |
| Days on Market Until Sale | 109 | 5 | - 95.4% | 94 | 72 | - 23.4% |
| Median Sales Price* | \$715,000 | \$395,000 | - 44.8% | \$374,900 | \$395,000 | + 5.4% |
| Average Sales Price* | \$715,000 | \$395,000 | - 44.8% | \$448,209 | \$419,878 | - 6.3% |
| Percent of List Price Received* | 94.1% | 98.8% | + 5.0% | 97.5% | 100.0% | + 2.6% |

* 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

