

# Local Market Update for July 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

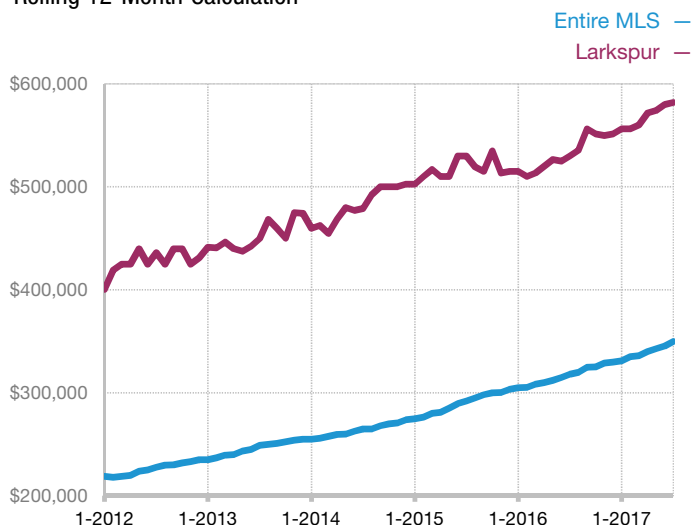
| Single Family                   | July      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2016      | 2017      | Percent Change from Previous Year | Thru 07-2016 | Thru 07-2017 | Percent Change from Previous Year |
| Inventory of Active Listings    | 73        | 67        | - 8.2%                            | --           | --           | --                                |
| Under Contract                  | 11        | 13        | + 18.2%                           | 76           | 94           | + 23.7%                           |
| New Listings                    | 20        | 25        | + 25.0%                           | 126          | 140          | + 11.1%                           |
| Sold Listings                   | 13        | 18        | + 38.5%                           | 69           | 87           | + 26.1%                           |
| Days on Market Until Sale       | 90        | 38        | - 57.8%                           | 80           | 62           | - 22.5%                           |
| Median Sales Price*             | \$545,000 | \$632,450 | + 16.0%                           | \$545,000    | \$585,000    | + 7.3%                            |
| Average Sales Price*            | \$788,485 | \$715,186 | - 9.3%                            | \$600,255    | \$650,782    | + 8.4%                            |
| Percent of List Price Received* | 98.1%     | 98.6%     | + 0.5%                            | 97.9%        | 98.7%        | + 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                 | July |      |                                   | Year to Date |              |                                   |
|---------------------------------|------|------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2016 | 2017 | Percent Change from Previous Year | Thru 07-2016 | Thru 07-2017 | Percent Change from Previous Year |
| Inventory of Active Listings    | 10   | 1    | - 90.0%                           | --           | --           | --                                |
| Under Contract                  | 0    | 0    | --                                | 3            | 7            | + 133.3%                          |
| New Listings                    | 0    | 0    | --                                | 7            | 6            | - 14.3%                           |
| Sold Listings                   | 0    | 0    | --                                | 3            | 5            | + 66.7%                           |
| Days on Market Until Sale       | 0    | 0    | --                                | 78           | 69           | - 11.5%                           |
| Median Sales Price*             | \$0  | \$0  | --                                | \$240,000    | \$445,000    | + 85.4%                           |
| Average Sales Price*            | \$0  | \$0  | --                                | \$283,333    | \$442,800    | + 56.3%                           |
| Percent of List Price Received* | 0.0% | 0.0% | --                                | 95.6%        | 97.1%        | + 1.6%                            |

\* 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

