

Local Market Update for November 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

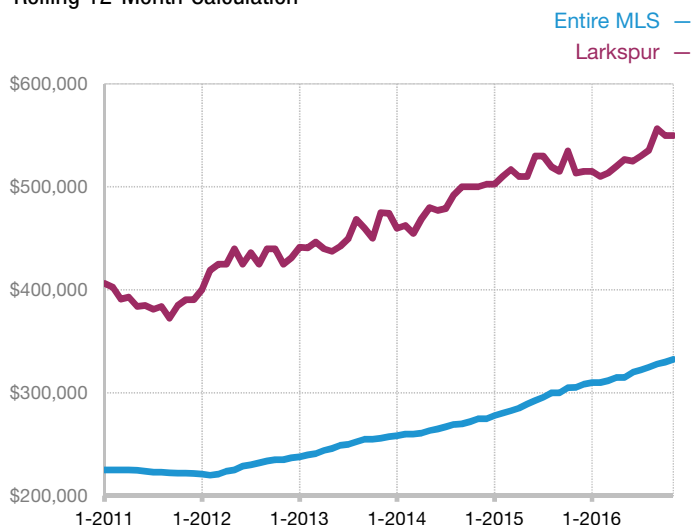
Single Family	November			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
Inventory of Active Listings	71	50	- 29.6%	--	--	--
Under Contract	6	7	+ 16.7%	130	113	- 13.1%
New Listings	9	14	+ 55.6%	197	178	- 9.6%
Sold Listings	9	8	- 11.1%	128	110	- 14.1%
Days on Market Until Sale	76	77	+ 1.3%	75	78	+ 4.0%
Median Sales Price*	\$500,000	\$515,000	+ 3.0%	\$513,500	\$551,500	+ 7.4%
Average Sales Price*	\$565,828	\$534,250	- 5.6%	\$546,052	\$590,603	+ 8.2%
Percent of List Price Received*	98.4%	97.8%	- 0.6%	97.7%	97.9%	+ 0.2%

* 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	November			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
Inventory of Active Listings	6	1	- 83.3%	--	--	--
Under Contract	0	3	--	8	9	+ 12.5%
New Listings	1	2	+ 100.0%	9	11	+ 22.2%
Sold Listings	0	0	--	8	4	- 50.0%
Days on Market Until Sale	0	0	--	104	84	- 19.2%
Median Sales Price*	\$0	\$0	--	\$265,000	\$305,000	+ 15.1%
Average Sales Price*	\$0	\$0	--	\$273,938	\$354,363	+ 29.4%
Percent of List Price Received*	0.0%	0.0%	--	98.1%	98.0%	- 0.1%

* 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

