

Local Market Update for December 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

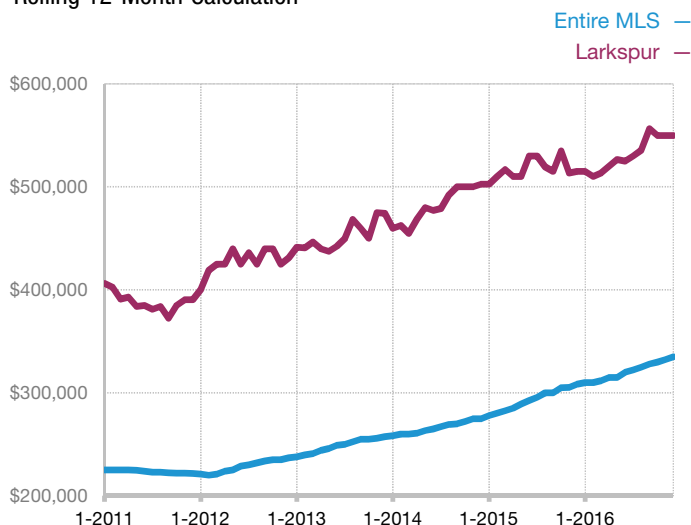
Single Family	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	57	45	- 21.1%	--	--	--
Under Contract	7	11	+ 57.1%	137	124	- 9.5%
New Listings	3	10	+ 233.3%	200	188	- 6.0%
Sold Listings	6	10	+ 66.7%	134	120	- 10.4%
Days on Market Until Sale	59	62	+ 5.1%	75	76	+ 1.3%
Median Sales Price*	\$522,500	\$542,500	+ 3.8%	\$515,000	\$550,000	+ 6.8%
Average Sales Price*	\$531,167	\$602,600	+ 13.4%	\$545,385	\$591,603	+ 8.5%
Percent of List Price Received*	96.9%	98.0%	+ 1.1%	97.6%	97.9%	+ 0.3%

* 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	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	6	1	- 83.3%	--	--	--
Under Contract	0	1	--	8	10	+ 25.0%
New Listings	0	1	--	9	12	+ 33.3%
Sold Listings	0	1	--	8	6	- 25.0%
Days on Market Until Sale	0	288	--	104	134	+ 28.8%
Median Sales Price*	\$0	\$579,000	--	\$265,000	\$468,726	+ 76.9%
Average Sales Price*	\$0	\$579,000	--	\$273,938	\$431,075	+ 57.4%
Percent of List Price Received*	0.0%	100.0%	--	98.1%	98.5%	+ 0.4%

* 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

