

Local Market Update for April 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

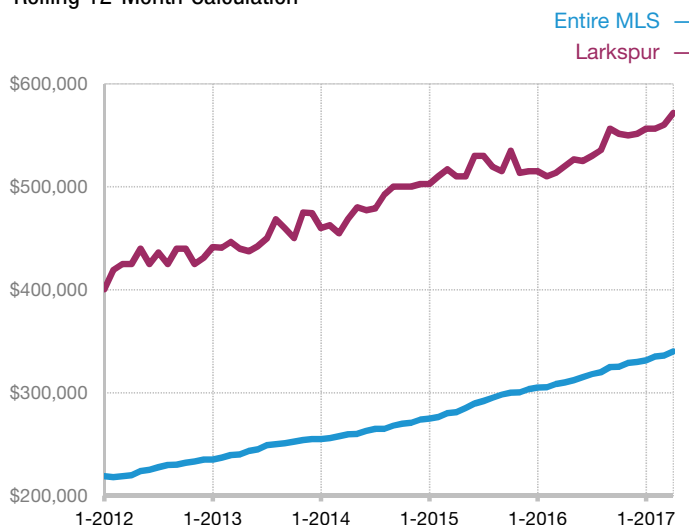
Single Family	April			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 04-2017	Percent Change from Previous Year
Inventory of Active Listings	62	54	- 12.9%	--	--	--
Under Contract	15	16	+ 6.7%	40	47	+ 17.5%
New Listings	22	22	0.0%	66	68	+ 3.0%
Sold Listings	11	12	+ 9.1%	33	37	+ 12.1%
Days on Market Until Sale	69	75	+ 8.7%	83	72	- 13.3%
Median Sales Price*	\$505,000	\$612,500	+ 21.3%	\$535,500	\$579,000	+ 8.1%
Average Sales Price*	\$520,487	\$643,654	+ 23.7%	\$559,969	\$593,611	+ 6.0%
Percent of List Price Received*	98.6%	98.7%	+ 0.1%	98.0%	99.1%	+ 1.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	April			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 04-2017	Percent Change from Previous Year
Inventory of Active Listings	8	4	- 50.0%	--	--	--
Under Contract	0	2	--	3	3	0.0%
New Listings	1	2	+ 100.0%	5	5	0.0%
Sold Listings	2	2	0.0%	3	2	- 33.3%
Days on Market Until Sale	117	21	- 82.1%	78	21	- 73.1%
Median Sales Price*	\$305,000	\$375,000	+ 23.0%	\$240,000	\$375,000	+ 56.3%
Average Sales Price*	\$305,000	\$375,000	+ 23.0%	\$283,333	\$375,000	+ 32.4%
Percent of List Price Received*	93.4%	99.5%	+ 6.5%	95.6%	99.5%	+ 4.1%

* 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

