

Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

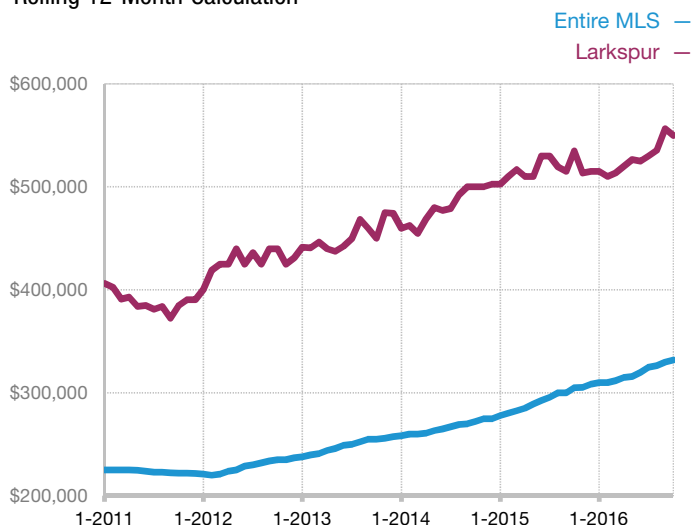
Single Family	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	72	52	- 27.8%	--	--	--
Under Contract	8	8	0.0%	124	107	- 13.7%
New Listings	12	9	- 25.0%	188	164	- 12.8%
Sold Listings	11	12	+ 9.1%	119	102	- 14.3%
Days on Market Until Sale	77	70	- 9.1%	75	78	+ 4.0%
Median Sales Price*	\$512,000	\$485,600	- 5.2%	\$515,000	\$556,500	+ 8.1%
Average Sales Price*	\$532,038	\$506,308	- 4.8%	\$544,556	\$595,023	+ 9.3%
Percent of List Price Received*	97.4%	99.0%	+ 1.6%	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	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	5	2	- 60.0%	--	--	--
Under Contract	0	1	--	8	7	- 12.5%
New Listings	5	0	- 100.0%	8	9	+ 12.5%
Sold Listings	0	1	--	8	4	- 50.0%
Days on Market Until Sale	0	102	--	104	84	- 19.2%
Median Sales Price*	\$0	\$567,452	--	\$265,000	\$305,000	+ 15.1%
Average Sales Price*	\$0	\$567,452	--	\$273,938	\$354,363	+ 29.4%
Percent of List Price Received*	0.0%	105.1%	--	98.1%	98.0%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

