

Local Market Update for October 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

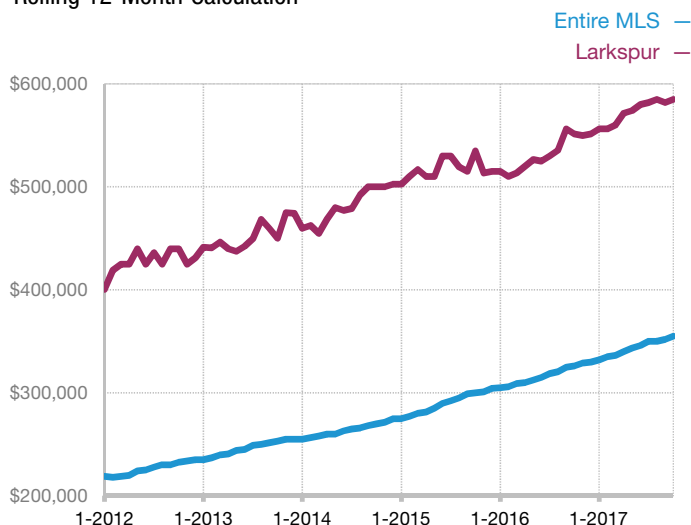
Single Family	October			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Inventory of Active Listings	62	57	- 8.1%	--	--	--
Under Contract	8	15	+ 87.5%	106	130	+ 22.6%
New Listings	9	14	+ 55.6%	164	184	+ 12.2%
Sold Listings	13	11	- 15.4%	103	120	+ 16.5%
Days on Market Until Sale	74	39	- 47.3%	78	55	- 29.5%
Median Sales Price*	\$495,000	\$625,000	+ 26.3%	\$560,000	\$585,000	+ 4.5%
Average Sales Price*	\$512,669	\$584,909	+ 14.1%	\$594,964	\$634,225	+ 6.6%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	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	October			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Inventory of Active Listings	3	2	- 33.3%	--	--	--
Under Contract	1	0	- 100.0%	6	10	+ 66.7%
New Listings	0	1	--	9	10	+ 11.1%
Sold Listings	1	2	+ 100.0%	4	10	+ 150.0%
Days on Market Until Sale	102	51	- 50.0%	84	46	- 45.2%
Median Sales Price*	\$567,452	\$556,752	- 1.9%	\$305,000	\$447,000	+ 46.6%
Average Sales Price*	\$567,452	\$556,752	- 1.9%	\$354,363	\$449,863	+ 26.9%
Percent of List Price Received*	105.1%	102.4%	- 2.6%	98.0%	99.4%	+ 1.4%

* 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

