

# Local Market Update for August 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

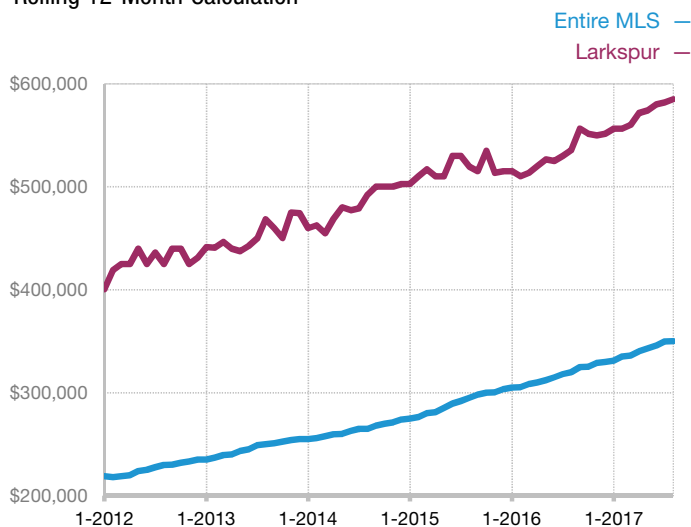
Single Family	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	72	62	- 13.9%	--	--	--
Under Contract	9	16	+ 77.8%	85	106	+ 24.7%
New Listings	14	13	- 7.1%	140	153	+ 9.3%
Sold Listings	9	8	- 11.1%	78	96	+ 23.1%
Days on Market Until Sale	75	36	- 52.0%	79	60	- 24.1%
Median Sales Price*	\$570,000	\$585,475	+ 2.7%	\$551,500	\$585,475	+ 6.2%
Average Sales Price*	\$625,833	\$587,581	- 6.1%	\$603,207	\$647,330	+ 7.3%
Percent of List Price Received*	97.9%	98.9%	+ 1.0%	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	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	8	2	- 75.0%	--	--	--
Under Contract	1	2	+ 100.0%	4	9	+ 125.0%
New Listings	1	3	+ 200.0%	8	9	+ 12.5%
Sold Listings	0	1	--	3	6	+ 100.0%
Days on Market Until Sale	0	4	--	78	58	- 25.6%
Median Sales Price*	\$0	\$303,000	--	\$240,000	\$422,500	+ 76.0%
Average Sales Price*	\$0	\$303,000	--	\$283,333	\$419,500	+ 48.1%
Percent of List Price Received*	0.0%	101.0%	--	95.6%	97.8%	+ 2.3%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

