

Local Market Update for December 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

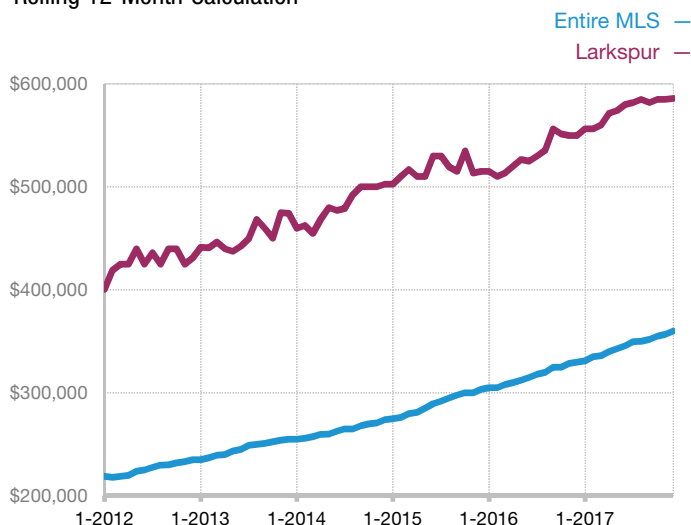
Single Family	December			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
Inventory of Active Listings	57	38	- 33.3%	--	--	--
Under Contract	9	10	+ 11.1%	122	151	+ 23.8%
New Listings	10	7	- 30.0%	188	198	+ 5.3%
Sold Listings	12	8	- 33.3%	123	143	+ 16.3%
Days on Market Until Sale	57	124	+ 117.5%	76	61	- 19.7%
Median Sales Price*	\$542,500	\$626,250	+ 15.4%	\$550,000	\$585,950	+ 6.5%
Average Sales Price*	\$587,083	\$712,938	+ 21.4%	\$590,246	\$647,332	+ 9.7%
Percent of List Price Received*	97.9%	96.3%	- 1.6%	97.9%	98.5%	+ 0.6%

* 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	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
Inventory of Active Listings	2	1	- 50.0%	--	--	--
Under Contract	1	0	- 100.0%	9	10	+ 11.1%
New Listings	1	0	- 100.0%	12	10	- 16.7%
Sold Listings	1	0	- 100.0%	6	13	+ 116.7%
Days on Market Until Sale	288	0	- 100.0%	134	36	- 73.1%
Median Sales Price*	\$579,000	\$0	- 100.0%	\$468,726	\$497,900	+ 6.2%
Average Sales Price*	\$579,000	\$0	- 100.0%	\$431,075	\$492,588	+ 14.3%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	98.5%	100.1%	+ 1.6%

* 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

