

# Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

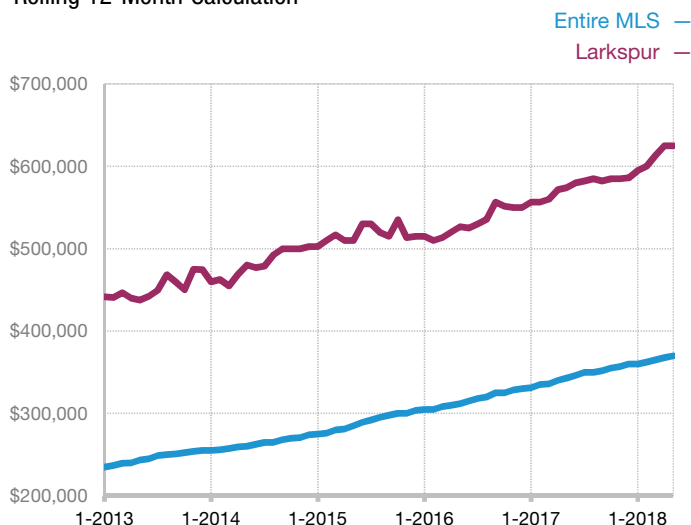
Single Family	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	65	44	- 32.3%	--	--	--
Under Contract	20	12	- 40.0%	65	54	- 16.9%
New Listings	29	17	- 41.4%	97	73	- 24.7%
Sold Listings	18	14	- 22.2%	54	44	- 18.5%
Days on Market Until Sale	89	62	- 30.3%	78	69	- 11.5%
Median Sales Price*	\$620,000	\$675,500	+ 9.0%	\$579,450	\$667,000	+ 15.1%
Average Sales Price*	\$654,161	\$783,883	+ 19.8%	\$618,417	\$701,481	+ 13.4%
Percent of List Price Received*	98.0%	98.9%	+ 0.9%	98.8%	98.5%	- 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	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	1	2	+ 100.0%	--	--	--
Under Contract	3	2	- 33.3%	6	4	- 33.3%
New Listings	0	3	--	5	6	+ 20.0%
Sold Listings	1	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	16	0	- 100.0%	19	29	+ 52.6%
Median Sales Price*	\$400,000	\$0	- 100.0%	\$400,000	\$466,500	+ 16.6%
Average Sales Price*	\$400,000	\$0	- 100.0%	\$383,333	\$466,500	+ 21.7%
Percent of List Price Received*	88.9%	0.0%	- 100.0%	96.0%	98.7%	+ 2.8%

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



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

