

# Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

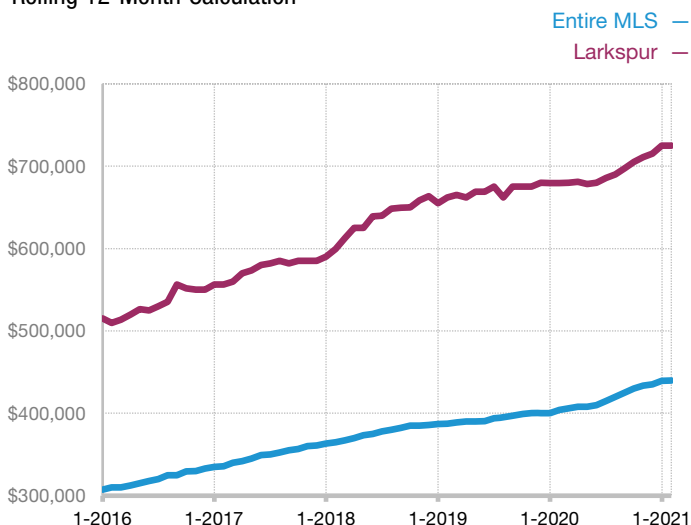
Single Family	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	27	5	- 81.5%	--	--	--
Under Contract	8	9	+ 12.5%	18	21	+ 16.7%
New Listings	7	7	0.0%	26	17	- 34.6%
Sold Listings	9	9	0.0%	16	13	- 18.8%
Days on Market Until Sale	53	7	- 86.8%	52	8	- 84.6%
Median Sales Price*	\$725,000	<b>\$740,000</b>	+ 2.1%	\$676,250	<b>\$775,000</b>	+ 14.6%
Average Sales Price*	\$669,111	<b>\$764,616</b>	+ 14.3%	\$657,250	<b>\$857,427</b>	+ 30.5%
Percent of List Price Received*	96.5%	<b>103.8%</b>	+ 7.6%	98.4%	<b>102.5%</b>	+ 4.2%

\* 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	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	4	4	0.0%	--	--	--
Under Contract	1	1	0.0%	1	3	+ 200.0%
New Listings	5	1	- 80.0%	5	3	- 40.0%
Sold Listings	0	2	--	1	2	+ 100.0%
Days on Market Until Sale	0	2	--	479	2	- 99.6%
Median Sales Price*	\$0	<b>\$600,000</b>	--	\$659,000	<b>\$600,000</b>	- 9.0%
Average Sales Price*	\$0	<b>\$600,000</b>	--	\$659,000	<b>\$600,000</b>	- 9.0%
Percent of List Price Received*	0.0%	<b>100.5%</b>	--	97.1%	<b>100.5%</b>	+ 3.5%

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



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

