

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

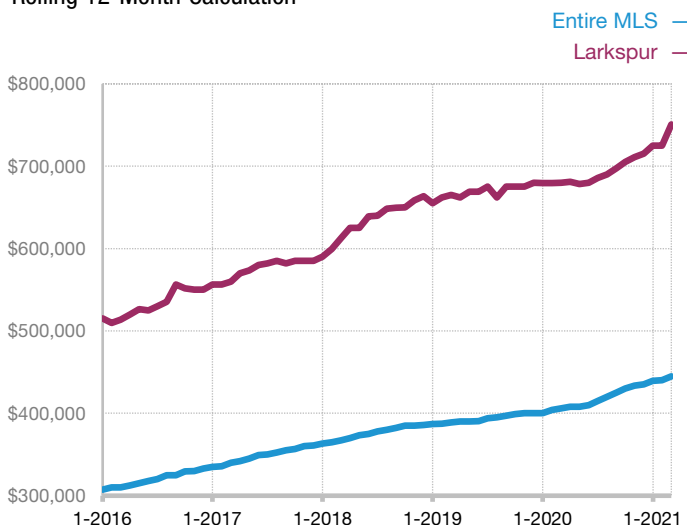
Single Family	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	23	6	- 73.9%	--	--	--
Under Contract	11	11	0.0%	29	31	+ 6.9%
New Listings	13	12	- 7.7%	39	29	- 25.6%
Sold Listings	13	11	- 15.4%	29	24	- 17.2%
Days on Market Until Sale	44	6	- 86.4%	48	7	- 85.4%
Median Sales Price*	\$690,000	\$910,000	+ 31.9%	\$677,500	\$855,000	+ 26.2%
Average Sales Price*	\$666,838	\$1,002,727	+ 50.4%	\$661,548	\$924,023	+ 39.7%
Percent of List Price Received*	97.8%	102.6%	+ 4.9%	98.1%	102.5%	+ 4.5%

* 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	5	2	- 60.0%	--	--	--
Under Contract	0	3	--	1	6	+ 500.0%
New Listings	1	1	0.0%	6	4	- 33.3%
Sold Listings	1	2	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	37	53	+ 43.2%	258	27	- 89.5%
Median Sales Price*	\$406,000	\$592,450	+ 45.9%	\$532,500	\$592,450	+ 11.3%
Average Sales Price*	\$406,000	\$592,450	+ 45.9%	\$532,500	\$596,225	+ 12.0%
Percent of List Price Received*	100.0%	98.8%	- 1.2%	98.5%	99.7%	+ 1.2%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

