

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

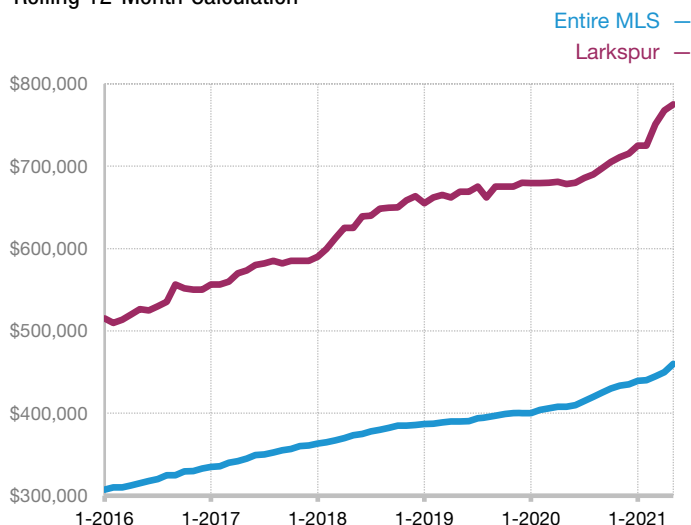
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	34	8	- 76.5%	--	--	--
Under Contract	12	16	+ 33.3%	48	55	+ 14.6%
New Listings	18	16	- 11.1%	71	56	- 21.1%
Sold Listings	3	4	+ 33.3%	43	37	- 14.0%
Days on Market Until Sale	17	43	+ 152.9%	40	16	- 60.0%
Median Sales Price*	\$610,000	\$885,000	+ 45.1%	\$680,000	\$869,000	+ 27.8%
Average Sales Price*	\$583,000	\$998,750	+ 71.3%	\$670,544	\$1,017,093	+ 51.7%
Percent of List Price Received*	98.5%	102.6%	+ 4.2%	98.3%	102.5%	+ 4.3%

* 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	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	3	1	- 66.7%	--	--	--
Under Contract	0	1	--	1	7	+ 600.0%
New Listings	0	1	--	6	6	0.0%
Sold Listings	0	1	--	2	6	+ 200.0%
Days on Market Until Sale	0	18	--	258	27	- 89.5%
Median Sales Price*	\$0	\$405,000	--	\$532,500	\$592,450	+ 11.3%
Average Sales Price*	\$0	\$405,000	--	\$532,500	\$578,150	+ 8.6%
Percent of List Price Received*	0.0%	100.0%	--	98.5%	99.6%	+ 1.1%

* 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

