

Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

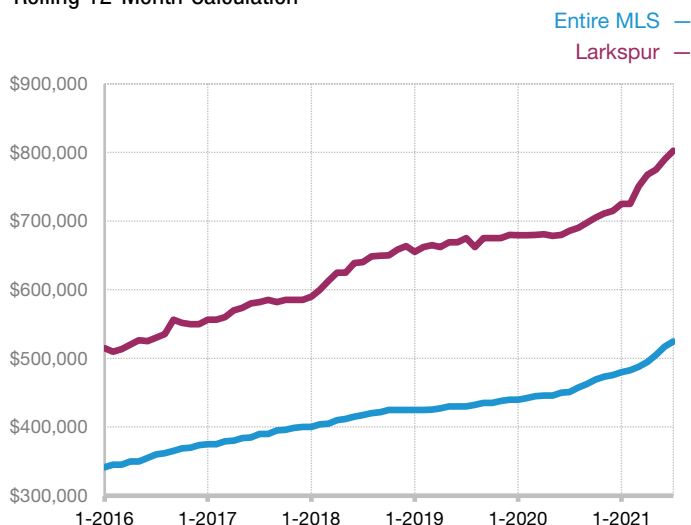
Single Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	29	14	- 51.7%	--	--	--
Under Contract	12	13	+ 8.3%	81	76	- 6.2%
New Listings	12	13	+ 8.3%	102	89	- 12.7%
Sold Listings	18	10	- 44.4%	75	63	- 16.0%
Days on Market Until Sale	25	8	- 68.0%	44	13	- 70.5%
Median Sales Price*	\$693,000	\$807,500	+ 16.5%	\$695,000	\$842,450	+ 21.2%
Average Sales Price*	\$747,539	\$859,850	+ 15.0%	\$766,915	\$939,256	+ 22.5%
Percent of List Price Received*	99.7%	103.2%	+ 3.5%	98.9%	102.8%	+ 3.9%

* 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	1	1	0.0%	5	8	+ 60.0%
New Listings	1	0	- 100.0%	13	7	- 46.2%
Sold Listings	3	0	- 100.0%	5	7	+ 40.0%
Days on Market Until Sale	33	0	- 100.0%	123	24	- 80.5%
Median Sales Price*	\$375,000	\$0	- 100.0%	\$380,000	\$585,000	+ 53.9%
Average Sales Price*	\$357,167	\$0	- 100.0%	\$427,300	\$560,557	+ 31.2%
Percent of List Price Received*	103.4%	0.0%	- 100.0%	101.5%	99.8%	- 1.7%

* 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

