

# Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

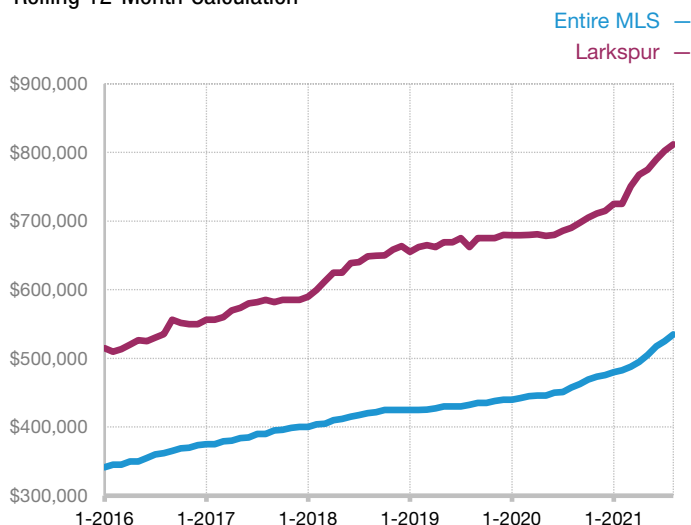
| Single Family                   | August    |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics                     | 2020      | 2021             | Percent Change from Previous Year | Thru 08-2020 | Thru 08-2021     | Percent Change from Previous Year |
| Inventory of Active Listings    | 17        | 15               | - 11.8%                           | --           | --               | --                                |
| Under Contract                  | 16        | 14               | - 12.5%                           | 97           | 89               | - 8.2%                            |
| New Listings                    | 9         | 17               | + 88.9%                           | 111          | 106              | - 4.5%                            |
| Sold Listings                   | 8         | 12               | + 50.0%                           | 83           | 75               | - 9.6%                            |
| Days on Market Until Sale       | 23        | 16               | - 30.4%                           | 42           | 13               | - 69.0%                           |
| Median Sales Price*             | \$615,000 | <b>\$894,000</b> | + 45.4%                           | \$687,000    | <b>\$849,950</b> | + 23.7%                           |
| Average Sales Price*            | \$709,438 | <b>\$905,667</b> | + 27.7%                           | \$761,375    | <b>\$933,809</b> | + 22.6%                           |
| Percent of List Price Received* | 101.4%    | <b>100.7%</b>    | - 0.7%                            | 99.1%        | <b>102.5%</b>    | + 3.4%                            |

\* 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                 | August    |             |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|-------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics                     | 2020      | 2021        | Percent Change from Previous Year | Thru 08-2020 | Thru 08-2021     | Percent Change from Previous Year |
| Inventory of Active Listings    | 2         | 1           | - 50.0%                           | --           | --               | --                                |
| Under Contract                  | 1         | 0           | - 100.0%                          | 6            | 8                | + 33.3%                           |
| New Listings                    | 1         | 1           | 0.0%                              | 14           | 8                | - 42.9%                           |
| Sold Listings                   | 1         | 0           | - 100.0%                          | 6            | 7                | + 16.7%                           |
| Days on Market Until Sale       | 6         | 0           | - 100.0%                          | 104          | 24               | - 76.9%                           |
| Median Sales Price*             | \$449,900 | <b>\$0</b>  | - 100.0%                          | \$393,000    | <b>\$585,000</b> | + 48.9%                           |
| Average Sales Price*            | \$449,900 | <b>\$0</b>  | - 100.0%                          | \$431,067    | <b>\$560,557</b> | + 30.0%                           |
| Percent of List Price Received* | 100.0%    | <b>0.0%</b> | - 100.0%                          | 101.2%       | <b>99.8%</b>     | - 1.4%                            |

\* 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

