

Local Market Update for September 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

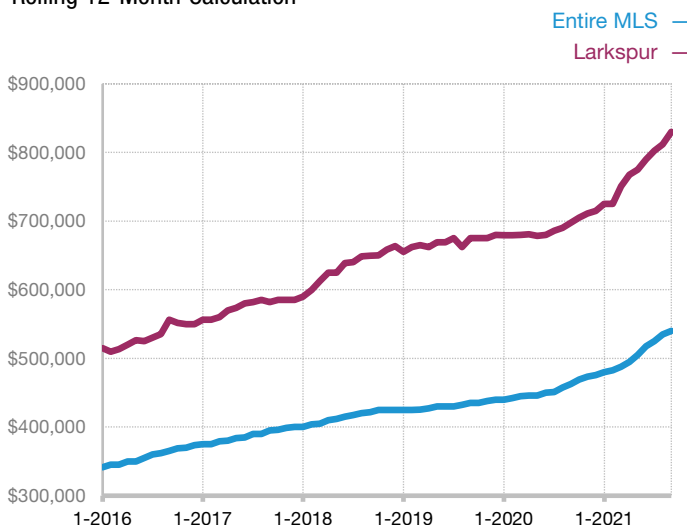
| Single Family | September | | | Year to Date | | |
|---------------------------------|-----------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2020 | 2021 | Percent Change from Previous Year | Thru 09-2020 | Thru 09-2021 | Percent Change from Previous Year |
| Inventory of Active Listings | 15 | 16 | + 6.7% | -- | -- | -- |
| Under Contract | 9 | 18 | + 100.0% | 106 | 106 | 0.0% |
| New Listings | 8 | 21 | + 162.5% | 119 | 127 | + 6.7% |
| Sold Listings | 17 | 16 | - 5.9% | 100 | 91 | - 9.0% |
| Days on Market Until Sale | 69 | 42 | - 39.1% | 46 | 18 | - 60.9% |
| Median Sales Price* | \$795,000 | \$920,000 | + 15.7% | \$702,500 | \$850,250 | + 21.0% |
| Average Sales Price* | \$852,353 | \$1,003,231 | + 17.7% | \$776,841 | \$946,151 | + 21.8% |
| Percent of List Price Received* | 99.8% | 101.4% | + 1.6% | 99.2% | 102.3% | + 3.1% |

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

| Townhouse/Condo | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2020 | 2021 | Percent Change from Previous Year | Thru 09-2020 | Thru 09-2021 | Percent Change from Previous Year |
| Inventory of Active Listings | 3 | 1 | - 66.7% | -- | -- | -- |
| Under Contract | 1 | 0 | - 100.0% | 7 | 8 | + 14.3% |
| New Listings | 2 | 0 | - 100.0% | 16 | 8 | - 50.0% |
| Sold Listings | 1 | 1 | 0.0% | 7 | 8 | + 14.3% |
| Days on Market Until Sale | 11 | 9 | - 18.2% | 90 | 22 | - 75.6% |
| Median Sales Price* | \$402,500 | \$852,500 | + 111.8% | \$402,500 | \$592,450 | + 47.2% |
| Average Sales Price* | \$402,500 | \$852,500 | + 111.8% | \$426,986 | \$597,050 | + 39.8% |
| Percent of List Price Received* | 94.7% | 97.4% | + 2.9% | 100.3% | 99.5% | - 0.8% |

* 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

