

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

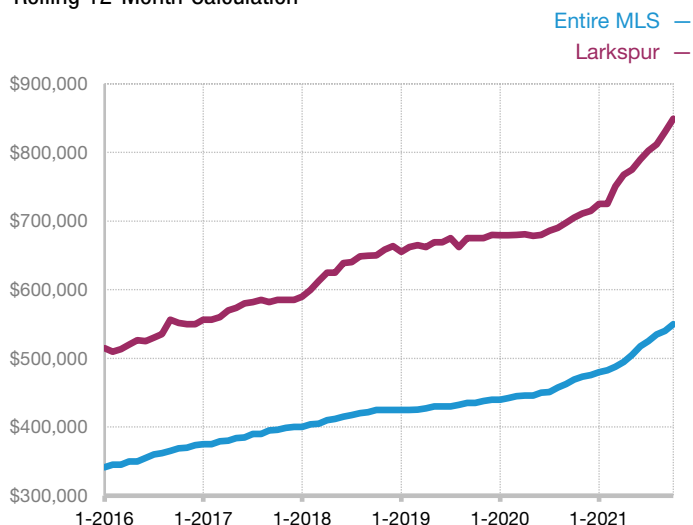
Single Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	18	19	+ 5.6%	--	--	--
Under Contract	14	9	- 35.7%	120	115	- 4.2%
New Listings	19	13	- 31.6%	138	140	+ 1.4%
Sold Listings	14	13	- 7.1%	114	104	- 8.8%
Days on Market Until Sale	91	19	- 79.1%	52	19	- 63.5%
Median Sales Price*	\$750,875	\$837,000	+ 11.5%	\$712,000	\$850,000	+ 19.4%
Average Sales Price*	\$965,554	\$1,066,462	+ 10.5%	\$800,016	\$961,007	+ 20.1%
Percent of List Price Received*	99.0%	97.9%	- 1.1%	99.2%	101.7%	+ 2.5%

* 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	4	1	- 75.0%	--	--	--
Under Contract	0	0	--	7	8	+ 14.3%
New Listings	2	0	- 100.0%	18	8	- 55.6%
Sold Listings	1	0	- 100.0%	8	8	0.0%
Days on Market Until Sale	9	0	- 100.0%	80	22	- 72.5%
Median Sales Price*	\$395,000	\$0	- 100.0%	\$398,750	\$592,450	+ 48.6%
Average Sales Price*	\$395,000	\$0	- 100.0%	\$422,988	\$597,050	+ 41.2%
Percent of List Price Received*	98.8%	0.0%	- 100.0%	100.1%	99.5%	- 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

