

# Local Market Update for December 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

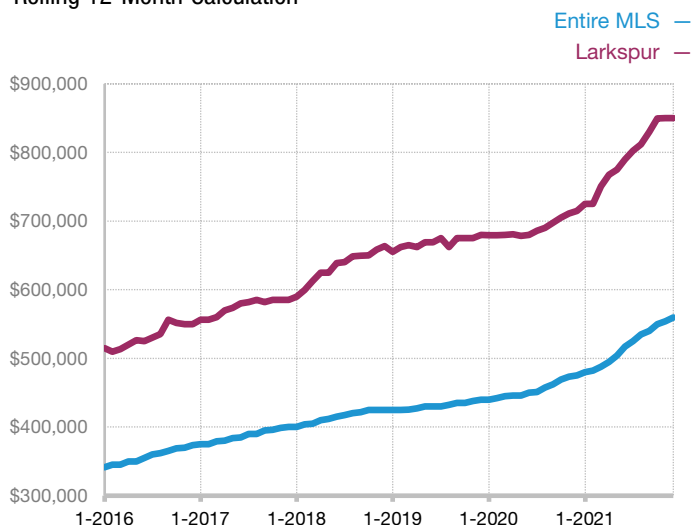
Single Family	December			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Inventory of Active Listings	14	6	- 57.1%	--	--	--
Under Contract	1	12	+ 1100.0%	128	137	+ 7.0%
New Listings	4	6	+ 50.0%	147	156	+ 6.1%
Sold Listings	10	9	- 10.0%	133	123	- 7.5%
Days on Market Until Sale	21	23	+ 9.5%	48	19	- 60.4%
Median Sales Price*	\$795,000	<b>\$782,000</b>	- 1.6%	\$715,000	<b>\$850,000</b>	+ 18.9%
Average Sales Price*	\$865,600	<b>\$858,389</b>	- 0.8%	\$803,473	<b>\$942,817</b>	+ 17.3%
Percent of List Price Received*	99.5%	<b>99.5%</b>	0.0%	99.3%	<b>101.2%</b>	+ 1.9%

\* 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	December			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Inventory of Active Listings	5	0	- 100.0%	--	--	--
Under Contract	0	0	--	8	9	+ 12.5%
New Listings	2	0	- 100.0%	20	9	- 55.0%
Sold Listings	1	1	0.0%	9	9	0.0%
Days on Market Until Sale	5	6	+ 20.0%	72	20	- 72.2%
Median Sales Price*	\$395,000	<b>\$480,000</b>	+ 21.5%	\$395,000	<b>\$585,000</b>	+ 48.1%
Average Sales Price*	\$395,000	<b>\$480,000</b>	+ 21.5%	\$419,878	<b>\$584,044</b>	+ 39.1%
Percent of List Price Received*	98.8%	<b>101.1%</b>	+ 2.3%	100.0%	<b>99.7%</b>	- 0.3%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

