

Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

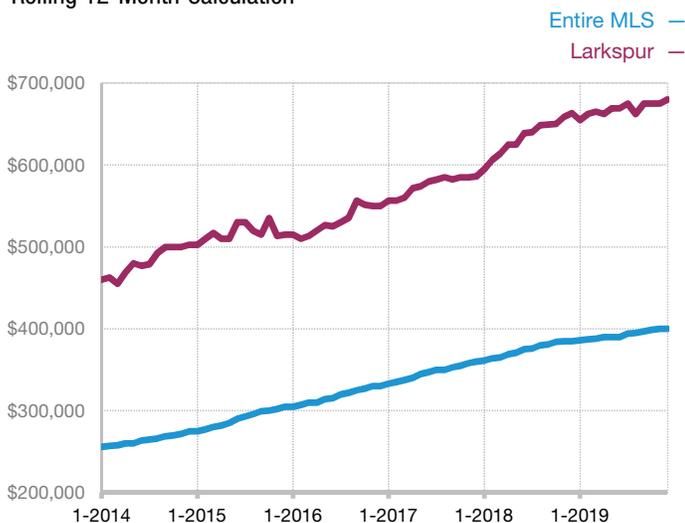
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	33	27	- 18.2%	--	--	--
Under Contract	2	8	+ 300.0%	104	117	+ 12.5%
New Listings	1	7	+ 600.0%	143	169	+ 18.2%
Sold Listings	5	9	+ 80.0%	111	112	+ 0.9%
Days on Market Until Sale	43	63	+ 46.5%	69	60	- 13.0%
Median Sales Price*	\$630,000	\$699,000	+ 11.0%	\$663,375	\$679,950	+ 2.5%
Average Sales Price*	\$637,200	\$710,656	+ 11.5%	\$735,136	\$722,479	- 1.7%
Percent of List Price Received*	99.6%	97.8%	- 1.8%	98.3%	98.5%	+ 0.2%

* 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		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	7	5	- 28.6%	--	--	--
Under Contract	0	0	--	8	12	+ 50.0%
New Listings	1	0	- 100.0%	15	12	- 20.0%
Sold Listings	1	1	0.0%	8	11	+ 37.5%
Days on Market Until Sale	45	109	+ 142.2%	23	94	+ 308.7%
Median Sales Price*	\$795,335	\$715,000	- 10.1%	\$454,500	\$374,900	- 17.5%
Average Sales Price*	\$795,335	\$715,000	- 10.1%	\$505,792	\$448,209	- 11.4%
Percent of List Price Received*	105.5%	94.1%	- 10.8%	100.1%	97.5%	- 2.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

