

# Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

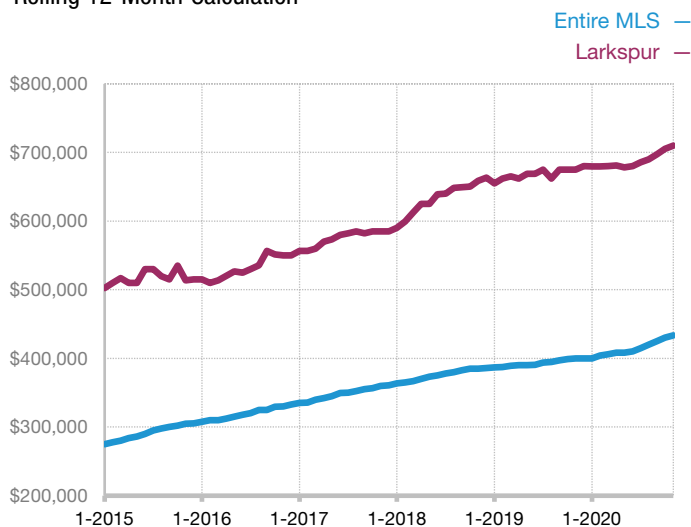
Single Family	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	40	8	- 80.0%	--	--	--
Under Contract	5	8	+ 60.0%	109	128	+ 17.4%
New Listings	2	5	+ 150.0%	163	143	- 12.3%
Sold Listings	10	8	- 20.0%	103	122	+ 18.4%
Days on Market Until Sale	50	32	- 36.0%	60	51	- 15.0%
Median Sales Price*	\$687,500	\$650,000	- 5.5%	\$679,900	\$712,000	+ 4.7%
Average Sales Price*	\$632,100	\$725,500	+ 14.8%	\$723,512	\$795,130	+ 9.9%
Percent of List Price Received*	98.4%	100.6%	+ 2.2%	98.5%	99.3%	+ 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.

Townhouse/Condo	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	5	2	- 60.0%	--	--	--
Under Contract	2	1	- 50.0%	12	8	- 33.3%
New Listings	0	0	--	12	17	+ 41.7%
Sold Listings	0	0	--	10	8	- 20.0%
Days on Market Until Sale	0	0	--	93	80	- 14.0%
Median Sales Price*	\$0	\$0	--	\$363,900	\$398,750	+ 9.6%
Average Sales Price*	\$0	\$0	--	\$421,530	\$422,988	+ 0.3%
Percent of List Price Received*	0.0%	0.0%	--	97.8%	100.1%	+ 2.4%

\* 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

