

Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

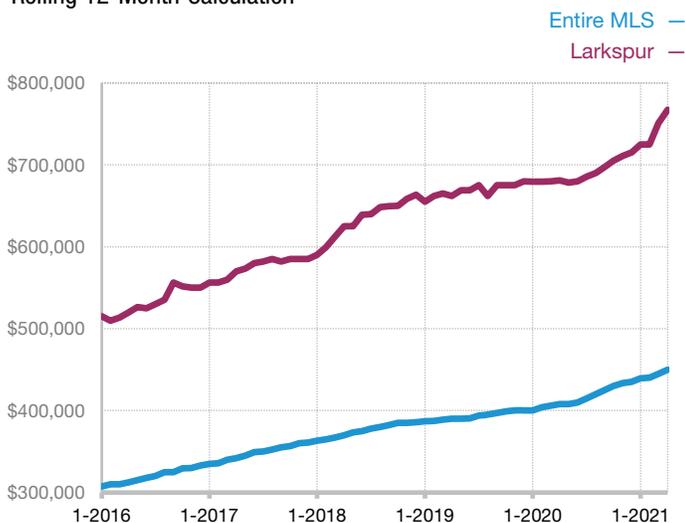
Single Family	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	29	7	- 75.9%	--	--	--
Under Contract	7	11	+ 57.1%	36	41	+ 13.9%
New Listings	14	11	- 21.4%	53	40	- 24.5%
Sold Listings	11	9	- 18.2%	40	33	- 17.5%
Days on Market Until Sale	26	26	0.0%	42	12	- 71.4%
Median Sales Price*	\$715,000	\$876,000	+ 22.5%	\$693,000	\$869,000	+ 25.4%
Average Sales Price*	\$718,136	\$1,273,433	+ 77.3%	\$677,110	\$1,019,317	+ 50.5%
Percent of List Price Received*	98.8%	102.5%	+ 3.7%	98.3%	102.5%	+ 4.3%

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

Townhouse/Condo	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	3	3	0.0%	--	--	--
Under Contract	0	0	--	1	6	+ 500.0%
New Listings	0	1	--	6	5	- 16.7%
Sold Listings	0	1	--	2	5	+ 150.0%
Days on Market Until Sale	0	37	--	258	29	- 88.8%
Median Sales Price*	\$0	\$679,000	--	\$532,500	\$599,900	+ 12.7%
Average Sales Price*	\$0	\$679,000	--	\$532,500	\$612,780	+ 15.1%
Percent of List Price Received*	0.0%	99.1%	--	98.5%	99.5%	+ 1.0%

* 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

