

Local Market Update for June 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

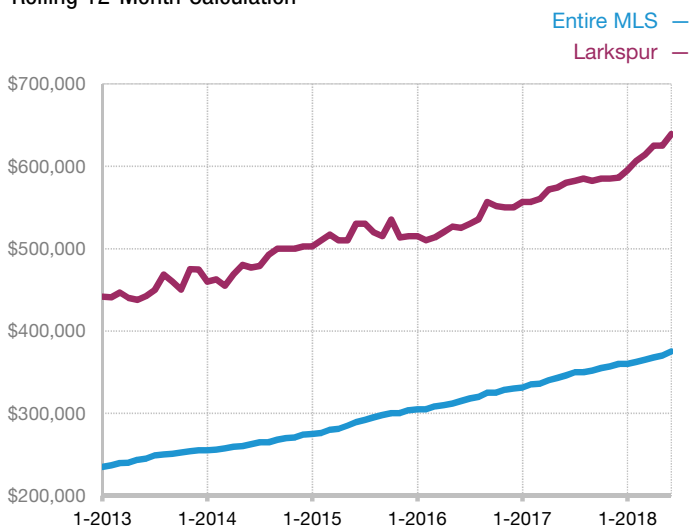
Single Family	June			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 06-2017	Thru 06-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	63	40	- 36.5%	--	--	--
Under Contract	15	17	+ 13.3%	80	70	- 12.5%
New Listings	18	17	- 5.6%	115	90	- 21.7%
Sold Listings	14	15	+ 7.1%	68	60	- 11.8%
Days on Market Until Sale	34	54	+ 58.8%	69	64	- 7.2%
Median Sales Price*	\$585,000	\$701,000	+ 19.8%	\$581,000	\$667,000	+ 14.8%
Average Sales Price*	\$714,729	\$670,307	- 6.2%	\$638,246	\$692,646	+ 8.5%
Percent of List Price Received*	98.6%	99.2%	+ 0.6%	98.7%	98.7%	0.0%

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

Townhouse-Condo	June			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 06-2017	Thru 06-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	1	1	0.0%	7	5	- 28.6%
New Listings	1	0	- 100.0%	6	6	0.0%
Sold Listings	2	2	0.0%	5	4	- 20.0%
Days on Market Until Sale	145	8	- 94.5%	69	18	- 73.9%
Median Sales Price*	\$532,000	\$340,000	- 36.1%	\$445,000	\$342,000	- 23.1%
Average Sales Price*	\$532,000	\$340,000	- 36.1%	\$442,800	\$403,250	- 8.9%
Percent of List Price Received*	98.9%	95.7%	- 3.2%	97.1%	97.2%	+ 0.1%

* 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

