

# Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

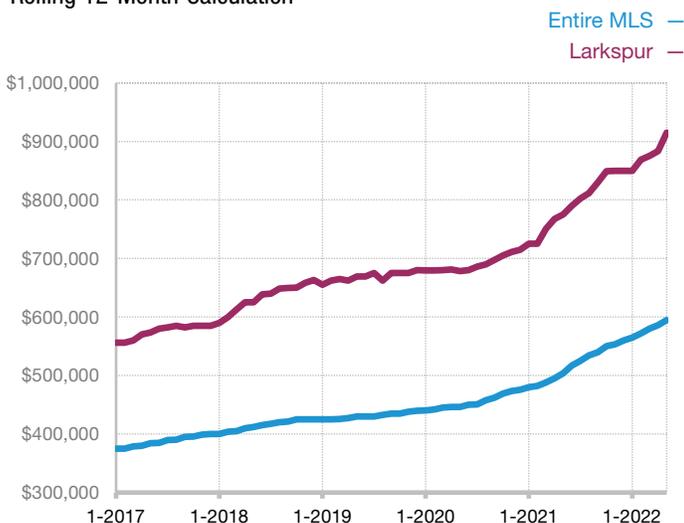
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	15	20	+ 33.3%	--	--	--
Under Contract	14	18	+ 28.6%	51	58	+ 13.7%
New Listings	16	20	+ 25.0%	56	75	+ 33.9%
Sold Listings	4	11	+ 175.0%	37	52	+ 40.5%
Days on Market Until Sale	43	24	- 44.2%	16	26	+ 62.5%
Median Sales Price*	\$885,000	<b>\$1,125,000</b>	+ 27.1%	\$869,000	<b>\$1,153,500</b>	+ 32.7%
Average Sales Price*	\$998,750	<b>\$1,475,409</b>	+ 47.7%	\$1,017,093	<b>\$1,265,823</b>	+ 24.5%
Percent of List Price Received*	102.6%	<b>102.0%</b>	- 0.6%	102.5%	<b>102.3%</b>	- 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	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	1	0	- 100.0%	7	5	- 28.6%
New Listings	1	0	- 100.0%	6	5	- 16.7%
Sold Listings	1	0	- 100.0%	6	4	- 33.3%
Days on Market Until Sale	18	0	- 100.0%	27	4	- 85.2%
Median Sales Price*	\$405,000	<b>\$0</b>	- 100.0%	\$592,450	<b>\$509,000</b>	- 14.1%
Average Sales Price*	\$405,000	<b>\$0</b>	- 100.0%	\$578,150	<b>\$525,750</b>	- 9.1%
Percent of List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	99.6%	<b>101.6%</b>	+ 2.0%

\* 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

