

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

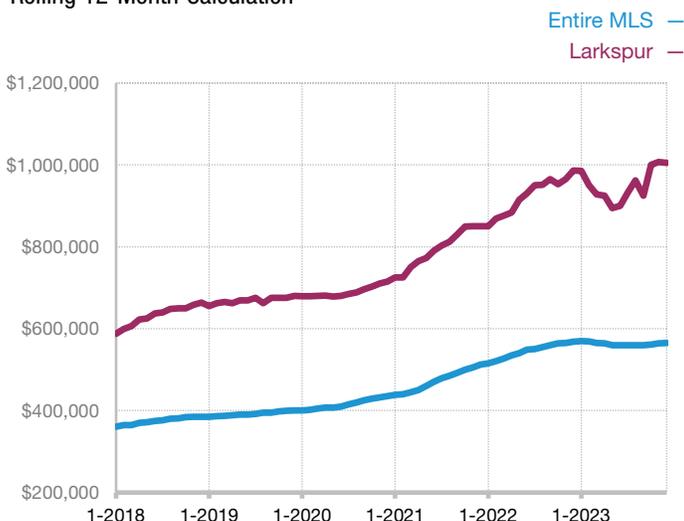
| Single Family                   | December    |                    |                                   | Year to Date |                    |                                   |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
|                                 | 2022        | 2023               | Percent Change from Previous Year | Thru 12-2022 | Thru 12-2023       | Percent Change from Previous Year |
| Inventory of Active Listings    | 28          | 19                 | - 32.1%                           | --           | --                 | --                                |
| Under Contract                  | 6           | 4                  | - 33.3%                           | 111          | 80                 | - 27.9%                           |
| New Listings                    | 3           | 6                  | + 100.0%                          | 153          | 117                | - 23.5%                           |
| Sold Listings                   | 3           | 4                  | + 33.3%                           | 116          | 77                 | - 33.6%                           |
| Days on Market Until Sale       | 99          | 78                 | - 21.2%                           | 31           | 53                 | + 71.0%                           |
| Median Sales Price*             | \$1,175,000 | <b>\$964,000</b>   | - 18.0%                           | \$986,250    | <b>\$1,005,000</b> | + 1.9%                            |
| Average Sales Price*            | \$1,033,333 | <b>\$1,042,625</b> | + 0.9%                            | \$1,160,865  | <b>\$1,044,574</b> | - 10.0%                           |
| Percent of List Price Received* | 98.3%       | <b>96.2%</b>       | - 2.1%                            | 100.2%       | <b>98.0%</b>       | - 2.2%                            |

\* 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 |                  |                                   |
|---------------------------------|----------|-------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2022     | 2023        | Percent Change from Previous Year | Thru 12-2022 | Thru 12-2023     | Percent Change from Previous Year |
| Inventory of Active Listings    | 1        | 0           | - 100.0%                          | --           | --               | --                                |
| Under Contract                  | 0        | 0           | --                                | 8            | 4                | - 50.0%                           |
| New Listings                    | 1        | 0           | - 100.0%                          | 10           | 3                | - 70.0%                           |
| Sold Listings                   | 0        | 0           | --                                | 8            | 4                | - 50.0%                           |
| Days on Market Until Sale       | 0        | 0           | --                                | 11           | 68               | + 518.2%                          |
| Median Sales Price*             | \$0      | <b>\$0</b>  | --                                | \$500,000    | <b>\$679,450</b> | + 35.9%                           |
| Average Sales Price*            | \$0      | <b>\$0</b>  | --                                | \$506,250    | <b>\$688,725</b> | + 36.0%                           |
| Percent of List Price Received* | 0.0%     | <b>0.0%</b> | --                                | 100.7%       | <b>99.5%</b>     | - 1.2%                            |

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

