

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

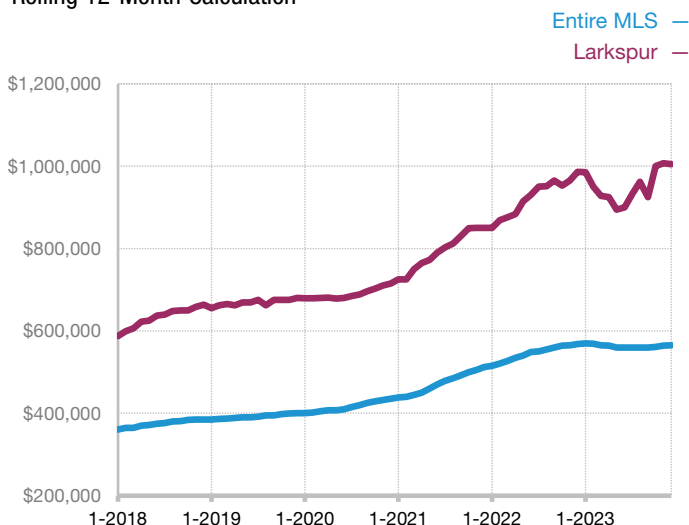
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	28	19	- 32.1%	--	--	--
Under Contract	6	4	- 33.3%	111	80	- 27.9%
New Listings	3	6	+ 100.0%	153	117	- 23.5%
Sold Listings	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	\$964,000	- 18.0%	\$986,250	\$1,005,000	+ 1.9%
Average Sales Price*	\$1,033,333	\$1,042,625	+ 0.9%	\$1,160,865	\$1,044,574	- 10.0%
Percent of List Price Received*	98.3%	96.2%	- 2.1%	100.2%	98.0%	- 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		
Key Metrics	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	\$0	--	\$500,000	\$679,450	+ 35.9%
Average Sales Price*	\$0	\$0	--	\$506,250	\$688,725	+ 36.0%
Percent of List Price Received*	0.0%	0.0%	--	100.7%	99.5%	- 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

