

# Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

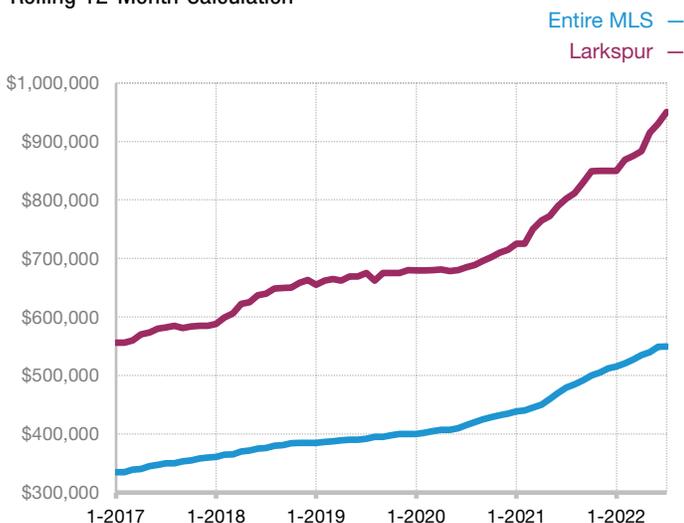
Single Family	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	20	32	+ 60.0%	--	--	--
Under Contract	11	10	- 9.1%	72	77	+ 6.9%
New Listings	13	16	+ 23.1%	89	113	+ 27.0%
Sold Listings	10	13	+ 30.0%	63	74	+ 17.5%
Days on Market Until Sale	8	20	+ 150.0%	13	24	+ 84.6%
Median Sales Price*	\$807,500	<b>\$985,000</b>	+ 22.0%	\$842,450	<b>\$1,025,000</b>	+ 21.7%
Average Sales Price*	\$859,850	<b>\$1,123,038</b>	+ 30.6%	\$939,256	<b>\$1,205,234</b>	+ 28.3%
Percent of List Price Received*	103.2%	<b>98.6%</b>	- 4.5%	102.8%	<b>101.4%</b>	- 1.4%

\* 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	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	1	1	0.0%	8	6	- 25.0%
New Listings	0	0	--	7	6	- 14.3%
Sold Listings	0	0	--	7	5	- 28.6%
Days on Market Until Sale	0	0	--	24	4	- 83.3%
Median Sales Price*	\$0	<b>\$0</b>	--	\$585,000	<b>\$500,000</b>	- 14.5%
Average Sales Price*	\$0	<b>\$0</b>	--	\$560,557	<b>\$520,600</b>	- 7.1%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	99.8%	<b>101.3%</b>	+ 1.5%

\* 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

