

# Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

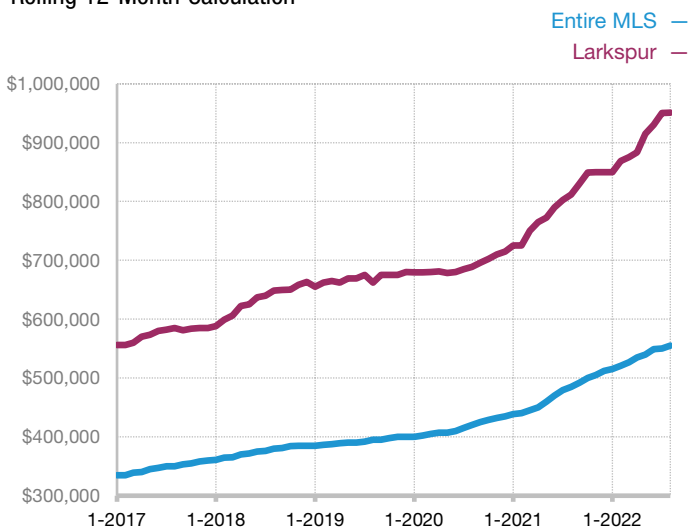
Single Family	August			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	21	26	+ 23.8%	--	--	--
Under Contract	13	12	- 7.7%	85	89	+ 4.7%
New Listings	16	10	- 37.5%	105	124	+ 18.1%
Sold Listings	12	9	- 25.0%	75	83	+ 10.7%
Days on Market Until Sale	16	27	+ 68.8%	13	24	+ 84.6%
Median Sales Price*	\$894,000	\$900,000	+ 0.7%	\$849,950	\$1,025,000	+ 20.6%
Average Sales Price*	\$902,842	\$1,402,667	+ 55.4%	\$933,351	\$1,226,642	+ 31.4%
Percent of List Price Received*	100.4%	97.4%	- 3.0%	102.4%	101.0%	- 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	0	1	--	8	7	- 12.5%
New Listings	1	1	0.0%	8	7	- 12.5%
Sold Listings	0	1	--	7	6	- 14.3%
Days on Market Until Sale	0	24	--	24	8	- 66.7%
Median Sales Price*	\$0	\$502,000	--	\$585,000	\$501,000	- 14.4%
Average Sales Price*	\$0	\$502,000	--	\$560,557	\$517,500	- 7.7%
Percent of List Price Received*	0.0%	100.4%	--	99.8%	101.1%	+ 1.3%

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



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

