

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

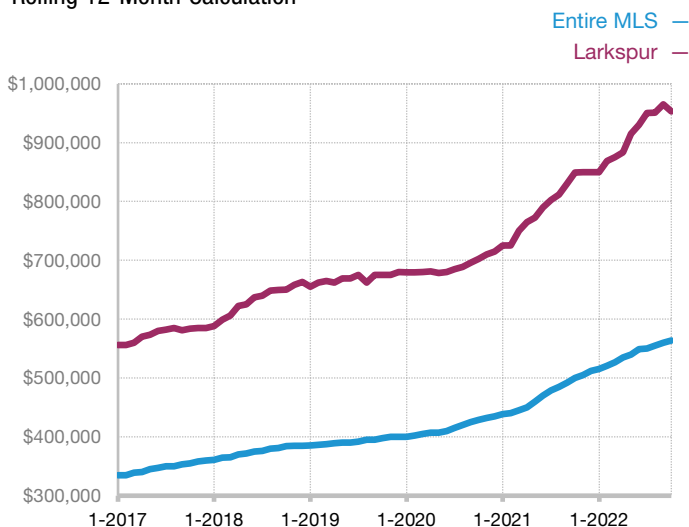
Single Family	October			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	25	26	+ 4.0%	--	--	--
Under Contract	8	6	- 25.0%	110	104	- 5.5%
New Listings	13	8	- 38.5%	138	143	+ 3.6%
Sold Listings	13	11	- 15.4%	104	105	+ 1.0%
Days on Market Until Sale	19	45	+ 136.8%	19	29	+ 52.6%
Median Sales Price*	\$837,000	\$795,000	- 5.0%	\$850,000	\$985,000	+ 15.9%
Average Sales Price*	\$1,066,462	\$789,109	- 26.0%	\$961,007	\$1,160,424	+ 20.8%
Percent of List Price Received*	97.9%	98.0%	+ 0.1%	101.7%	100.5%	- 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.

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	0	1	--	8	8	0.0%
New Listings	0	0	--	8	8	0.0%
Sold Listings	0	0	--	8	7	- 12.5%
Days on Market Until Sale	0	0	--	22	7	- 68.2%
Median Sales Price*	\$0	\$0	--	\$592,450	\$500,000	- 15.6%
Average Sales Price*	\$0	\$0	--	\$597,050	\$514,286	- 13.9%
Percent of List Price Received*	0.0%	0.0%	--	99.5%	101.3%	+ 1.8%

* 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

