

# Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

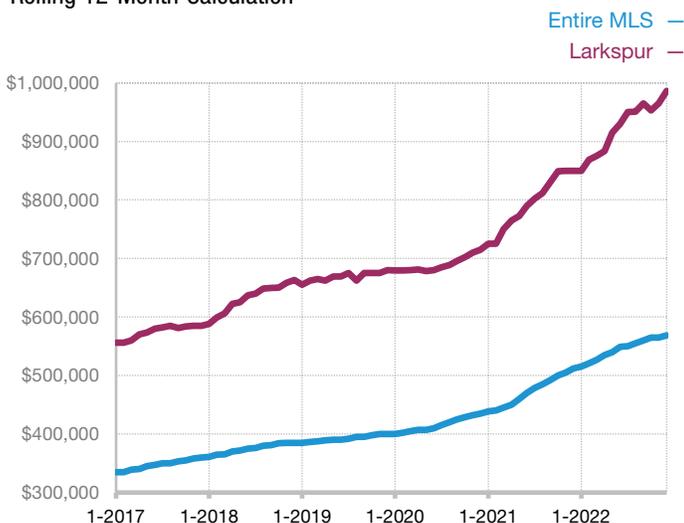
Single Family	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	12	20	+ 66.7%	--	--	--
Under Contract	8	6	- 25.0%	129	112	- 13.2%
New Listings	6	3	- 50.0%	154	153	- 0.6%
Sold Listings	9	3	- 66.7%	123	116	- 5.7%
Days on Market Until Sale	23	99	+ 330.4%	19	31	+ 63.2%
Median Sales Price*	\$782,000	\$1,175,000	+ 50.3%	\$850,000	\$986,250	+ 16.0%
Average Sales Price*	\$858,389	\$1,033,333	+ 20.4%	\$942,817	\$1,160,865	+ 23.1%
Percent of List Price Received*	99.5%	98.3%	- 1.2%	101.2%	100.2%	- 1.0%

\* 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		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	9	8	- 11.1%
New Listings	0	1	--	9	10	+ 11.1%
Sold Listings	1	0	- 100.0%	9	8	- 11.1%
Days on Market Until Sale	6	0	- 100.0%	20	11	- 45.0%
Median Sales Price*	\$480,000	\$0	- 100.0%	\$585,000	\$500,000	- 14.5%
Average Sales Price*	\$480,000	\$0	- 100.0%	\$584,044	\$506,250	- 13.3%
Percent of List Price Received*	101.1%	0.0%	- 100.0%	99.7%	100.7%	+ 1.0%

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



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

