

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

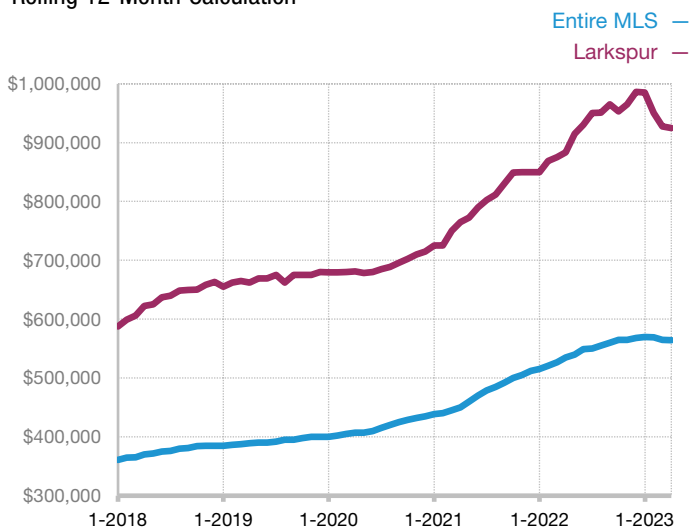
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	24	18	- 25.0%	--	--	--
Under Contract	9	10	+ 11.1%	40	26	- 35.0%
New Listings	19	9	- 52.6%	55	32	- 41.8%
Sold Listings	7	4	- 42.9%	41	18	- 56.1%
Days on Market Until Sale	29	40	+ 37.9%	27	76	+ 181.5%
Median Sales Price*	\$1,300,000	\$935,000	- 28.1%	\$1,175,000	\$842,500	- 28.3%
Average Sales Price*	\$1,356,071	\$862,500	- 36.4%	\$1,209,592	\$978,393	- 19.1%
Percent of List Price Received*	101.5%	104.7%	+ 3.2%	102.4%	97.5%	- 4.8%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	2	0	- 100.0%	5	2	- 60.0%
New Listings	1	1	0.0%	5	2	- 60.0%
Sold Listings	2	1	- 50.0%	4	1	- 75.0%
Days on Market Until Sale	3	7	+ 133.3%	4	7	+ 75.0%
Median Sales Price*	\$500,000	\$547,000	+ 9.4%	\$509,000	\$547,000	+ 7.5%
Average Sales Price*	\$500,000	\$547,000	+ 9.4%	\$525,750	\$547,000	+ 4.0%
Percent of List Price Received*	103.2%	99.5%	- 3.6%	101.6%	99.5%	- 2.1%

* 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

