

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

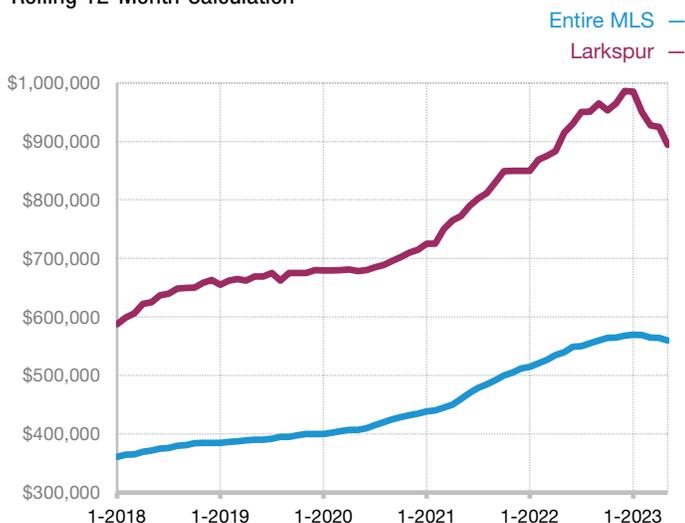
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	25	21	- 16.0%	--	--	--
Under Contract	17	6	- 64.7%	57	31	- 45.6%
New Listings	20	13	- 35.0%	75	44	- 41.3%
Sold Listings	11	6	- 45.5%	52	24	- 53.8%
Days on Market Until Sale	24	28	+ 16.7%	26	64	+ 146.2%
Median Sales Price*	\$1,125,000	<b>\$801,750</b>	- 28.7%	\$1,153,500	<b>\$822,500</b>	- 28.7%
Average Sales Price*	\$1,475,409	<b>\$894,400</b>	- 39.4%	\$1,265,823	<b>\$957,395</b>	- 24.4%
Percent of List Price Received*	102.0%	<b>99.4%</b>	- 2.5%	102.3%	<b>98.0%</b>	- 4.2%

\* 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	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	1	--	5	2	- 60.0%
New Listings	0	0	--	5	2	- 60.0%
Sold Listings	0	0	--	4	1	- 75.0%
Days on Market Until Sale	0	0	--	4	7	+ 75.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$509,000	<b>\$547,000</b>	+ 7.5%
Average Sales Price*	\$0	<b>\$0</b>	--	\$525,750	<b>\$547,000</b>	+ 4.0%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	101.6%	<b>99.5%</b>	- 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

