

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

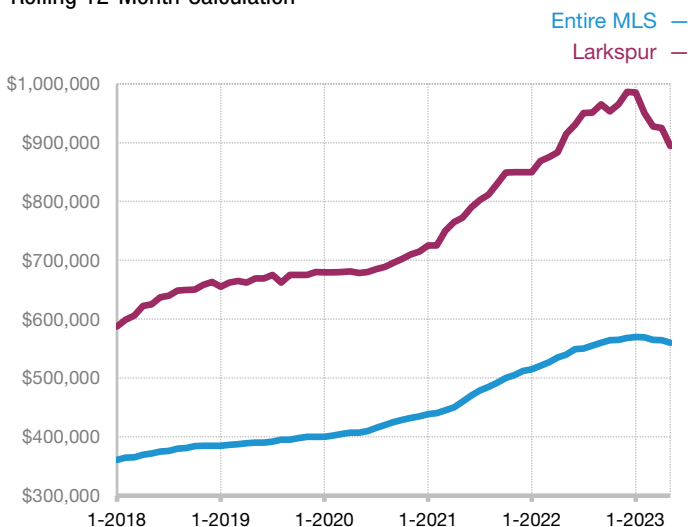
| Single Family | May | | | Year to Date | | |
|---------------------------------|-------------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 05-2022 | Thru 05-2023 | 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 | \$801,750 | - 28.7% | \$1,153,500 | \$822,500 | - 28.7% |
| Average Sales Price* | \$1,475,409 | \$894,400 | - 39.4% | \$1,265,823 | \$957,395 | - 24.4% |
| Percent of List Price Received* | 102.0% | 99.4% | - 2.5% | 102.3% | 98.0% | - 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 | | |
|---------------------------------|------|------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 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 | \$0 | -- | \$509,000 | \$547,000 | + 7.5% |
| Average Sales Price* | \$0 | \$0 | -- | \$525,750 | \$547,000 | + 4.0% |
| Percent of List Price Received* | 0.0% | 0.0% | -- | 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

