

Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

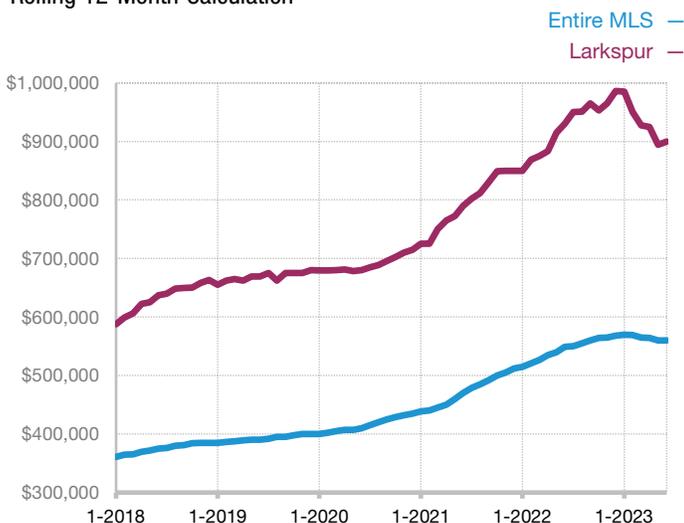
Single Family	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	36	20	- 44.4%	--	--	--
Under Contract	8	13	+ 62.5%	65	44	- 32.3%
New Listings	21	15	- 28.6%	96	60	- 37.5%
Sold Listings	9	8	- 11.1%	61	32	- 47.5%
Days on Market Until Sale	13	54	+ 315.4%	24	62	+ 158.3%
Median Sales Price*	\$970,000	\$1,062,500	+ 9.5%	\$1,025,000	\$885,000	- 13.7%
Average Sales Price*	\$973,889	\$1,120,625	+ 15.1%	\$1,222,750	\$998,202	- 18.4%
Percent of List Price Received*	100.6%	98.3%	- 2.3%	102.1%	98.1%	- 3.9%

* 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	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	0	2	--	5	3	- 40.0%
New Listings	1	1	0.0%	6	3	- 50.0%
Sold Listings	1	0	- 100.0%	5	1	- 80.0%
Days on Market Until Sale	6	0	- 100.0%	4	7	+ 75.0%
Median Sales Price*	\$500,000	\$0	- 100.0%	\$500,000	\$547,000	+ 9.4%
Average Sales Price*	\$500,000	\$0	- 100.0%	\$520,600	\$547,000	+ 5.1%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	101.3%	99.5%	- 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

