

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

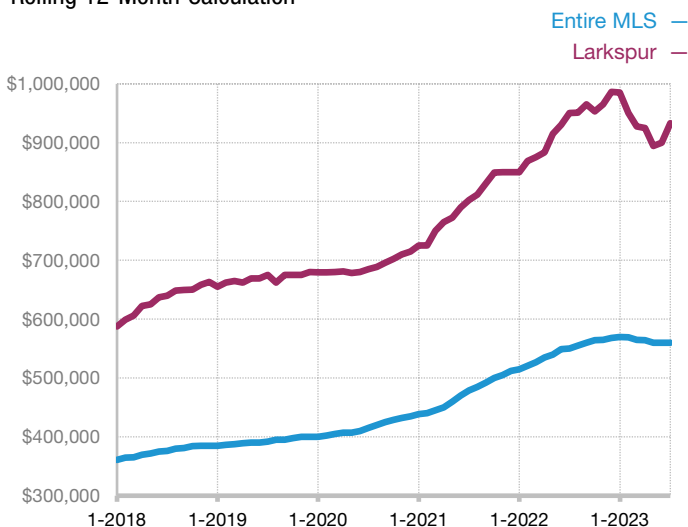
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	39	24	- 38.5%	--	--	--
Under Contract	10	5	- 50.0%	75	47	- 37.3%
New Listings	17	10	- 41.2%	113	70	- 38.1%
Sold Listings	13	10	- 23.1%	74	42	- 43.2%
Days on Market Until Sale	20	22	+ 10.0%	24	52	+ 116.7%
Median Sales Price*	\$985,000	\$1,065,000	+ 8.1%	\$1,025,000	\$985,000	- 3.9%
Average Sales Price*	\$1,123,038	\$1,074,925	- 4.3%	\$1,205,234	\$1,016,470	- 15.7%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	101.4%	98.2%	- 3.2%

* 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	1	0	- 100.0%	6	3	- 50.0%
New Listings	0	0	--	6	3	- 50.0%
Sold Listings	0	1	--	5	2	- 60.0%
Days on Market Until Sale	0	2	--	4	5	+ 25.0%
Median Sales Price*	\$0	\$599,900	--	\$500,000	\$573,450	+ 14.7%
Average Sales Price*	\$0	\$599,900	--	\$520,600	\$573,450	+ 10.2%
Percent of List Price Received*	0.0%	100.0%	--	101.3%	99.7%	- 1.6%

* 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

