

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

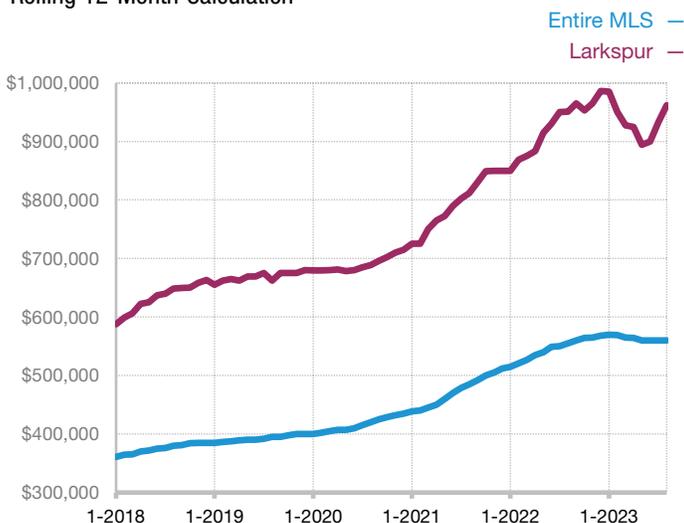
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	36	33	- 8.3%	--	--	--
Under Contract	11	9	- 18.2%	86	56	- 34.9%
New Listings	10	20	+ 100.0%	123	90	- 26.8%
Sold Listings	9	7	- 22.2%	83	49	- 41.0%
Days on Market Until Sale	27	77	+ 185.2%	24	56	+ 133.3%
Median Sales Price*	\$900,000	\$1,195,000	+ 32.8%	\$1,025,000	\$1,005,000	- 2.0%
Average Sales Price*	\$1,402,667	\$1,206,929	- 14.0%	\$1,226,642	\$1,043,678	- 14.9%
Percent of List Price Received*	97.4%	100.4%	+ 3.1%	101.0%	98.5%	- 2.5%

* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	1	1	0.0%	7	4	- 42.9%
New Listings	1	0	- 100.0%	7	3	- 57.1%
Sold Listings	1	0	- 100.0%	6	2	- 66.7%
Days on Market Until Sale	24	0	- 100.0%	8	5	- 37.5%
Median Sales Price*	\$502,000	\$0	- 100.0%	\$501,000	\$573,450	+ 14.5%
Average Sales Price*	\$502,000	\$0	- 100.0%	\$517,500	\$573,450	+ 10.8%
Percent of List Price Received*	100.4%	0.0%	- 100.0%	101.1%	99.7%	- 1.4%

* 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

