

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

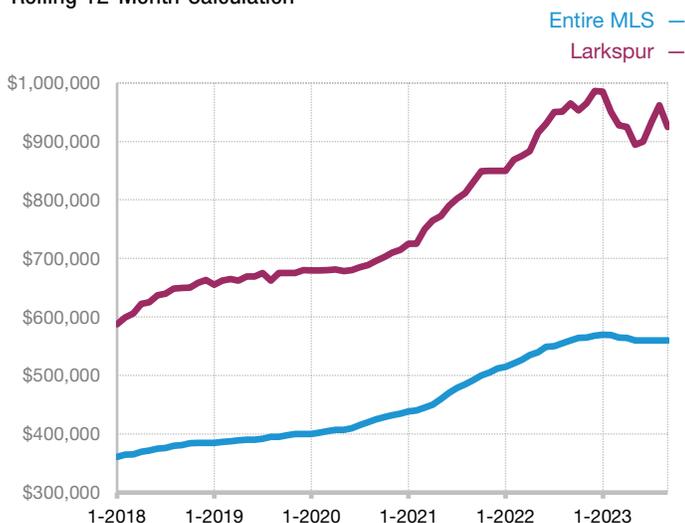
Single Family	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	35	32	- 8.6%	--	--	--
Under Contract	11	9	- 18.2%	97	65	- 33.0%
New Listings	12	11	- 8.3%	135	101	- 25.2%
Sold Listings	11	7	- 36.4%	94	56	- 40.4%
Days on Market Until Sale	55	26	- 52.7%	28	52	+ 85.7%
Median Sales Price*	\$987,500	\$750,000	- 24.1%	\$1,012,000	\$985,000	- 2.7%
Average Sales Price*	\$1,032,091	\$872,796	- 15.4%	\$1,203,875	\$1,022,318	- 15.1%
Percent of List Price Received*	99.1%	97.8%	- 1.3%	100.8%	98.4%	- 2.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	0	0	--	7	4	- 42.9%
New Listings	1	0	- 100.0%	8	3	- 62.5%
Sold Listings	1	2	+ 100.0%	7	4	- 42.9%
Days on Market Until Sale	4	132	+ 3200.0%	7	68	+ 871.4%
Median Sales Price*	\$495,000	\$804,000	+ 62.4%	\$500,000	\$679,450	+ 35.9%
Average Sales Price*	\$495,000	\$804,000	+ 62.4%	\$514,286	\$688,725	+ 33.9%
Percent of List Price Received*	102.1%	99.3%	- 2.7%	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

