

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

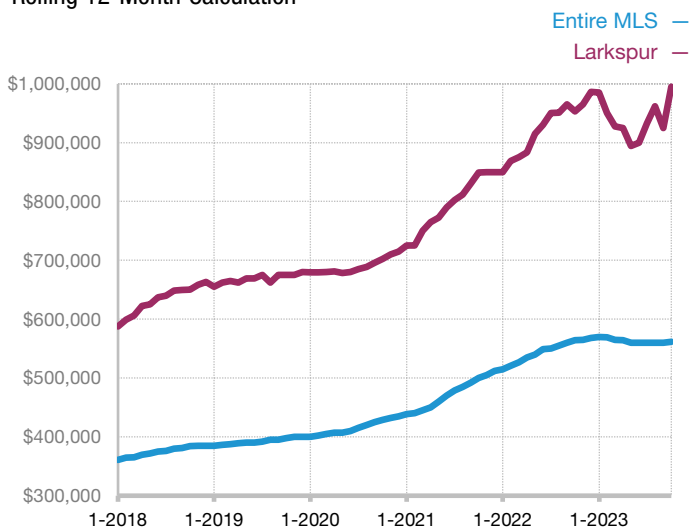
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	34	28	- 17.6%	--	--	--
Under Contract	6	5	- 16.7%	103	67	- 35.0%
New Listings	8	5	- 37.5%	143	105	- 26.6%
Sold Listings	11	8	- 27.3%	105	64	- 39.0%
Days on Market Until Sale	45	43	- 4.4%	29	51	+ 75.9%
Median Sales Price*	\$795,000	\$1,024,950	+ 28.9%	\$985,000	\$985,000	0.0%
Average Sales Price*	\$789,109	\$1,029,050	+ 30.4%	\$1,160,424	\$1,023,159	- 11.8%
Percent of List Price Received*	98.0%	97.9%	- 0.1%	100.5%	98.3%	- 2.2%

* 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	1	0	- 100.0%	8	4	- 50.0%
New Listings	0	0	--	8	3	- 62.5%
Sold Listings	0	0	--	7	4	- 42.9%
Days on Market Until Sale	0	0	--	7	68	+ 871.4%
Median Sales Price*	\$0	\$0	--	\$500,000	\$679,450	+ 35.9%
Average Sales Price*	\$0	\$0	--	\$514,286	\$688,725	+ 33.9%
Percent of List Price Received*	0.0%	0.0%	--	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

