

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	36	17	- 52.8%	--	--	--
Under Contract	2	9	+ 350.0%	105	77	- 26.7%
New Listings	7	5	- 28.6%	150	111	- 26.0%
Sold Listings	8	8	0.0%	113	73	- 35.4%
Days on Market Until Sale	27	59	+ 118.5%	29	51	+ 75.9%
Median Sales Price*	\$991,000	<b>\$1,120,000</b>	+ 13.0%	\$985,000	<b>\$1,005,000</b>	+ 2.0%
Average Sales Price*	\$1,214,488	<b>\$1,132,125</b>	- 6.8%	\$1,164,251	<b>\$1,044,681</b>	- 10.3%
Percent of List Price Received*	96.6%	<b>97.5%</b>	+ 0.9%	100.2%	<b>98.1%</b>	- 2.1%

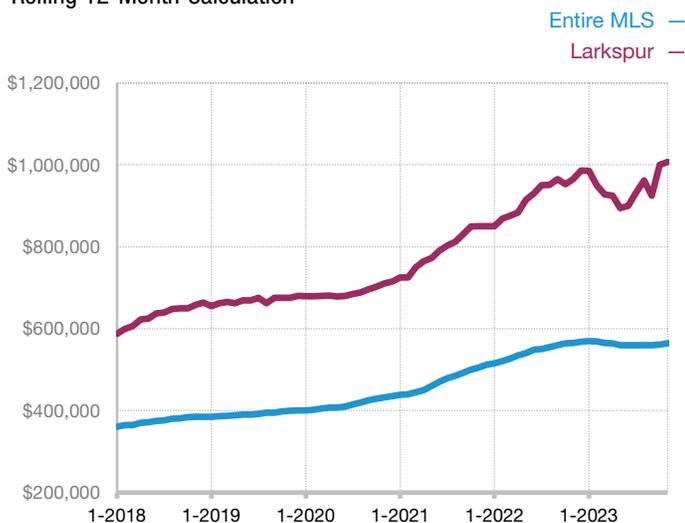
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	0	0	--	8	4	- 50.0%
New Listings	1	0	- 100.0%	9	3	- 66.7%
Sold Listings	1	0	- 100.0%	8	4	- 50.0%
Days on Market Until Sale	39	0	- 100.0%	11	68	+ 518.2%
Median Sales Price*	\$450,000	<b>\$0</b>	- 100.0%	\$500,000	<b>\$679,450</b>	+ 35.9%
Average Sales Price*	\$450,000	<b>\$0</b>	- 100.0%	\$506,250	<b>\$688,725</b>	+ 36.0%
Percent of List Price Received*	96.8%	<b>0.0%</b>	- 100.0%	100.7%	<b>99.5%</b>	- 1.2%

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

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

