

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

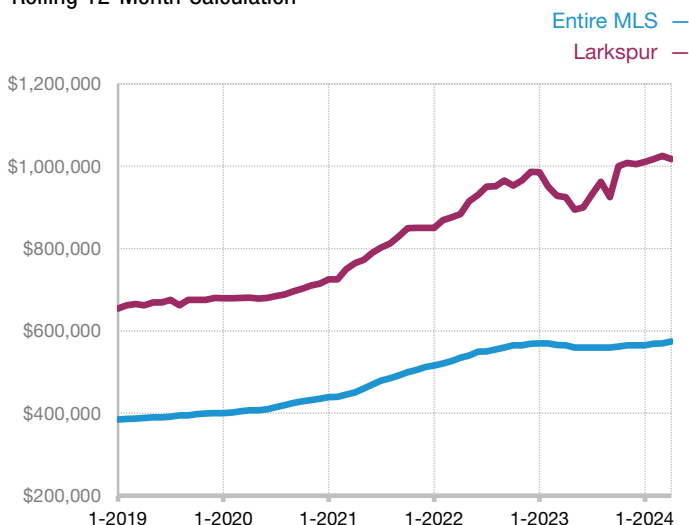
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	25	21	- 16.0%	--	--	--
Under Contract	9	14	+ 55.6%	25	36	+ 44.0%
New Listings	9	20	+ 122.2%	32	47	+ 46.9%
Sold Listings	4	7	+ 75.0%	18	21	+ 16.7%
Days on Market Until Sale	40	11	- 72.5%	76	63	- 17.1%
Median Sales Price*	\$935,000	\$989,000	+ 5.8%	\$842,500	\$965,000	+ 14.5%
Average Sales Price*	\$862,500	\$1,023,643	+ 18.7%	\$978,393	\$1,178,071	+ 20.4%
Percent of List Price Received*	104.7%	99.5%	- 5.0%	97.5%	97.8%	+ 0.3%

\* 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	2	2	0.0%	--	--	--
Under Contract	0	1	--	1	1	0.0%
New Listings	1	2	+ 100.0%	2	3	+ 50.0%
Sold Listings	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	7	3	- 57.1%	7	3	- 57.1%
Median Sales Price*	\$547,000	\$755,000	+ 38.0%	\$547,000	\$755,000	+ 38.0%
Average Sales Price*	\$547,000	\$755,000	+ 38.0%	\$547,000	\$755,000	+ 38.0%
Percent of List Price Received*	99.5%	94.4%	- 5.1%	99.5%	94.4%	- 5.1%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

