

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

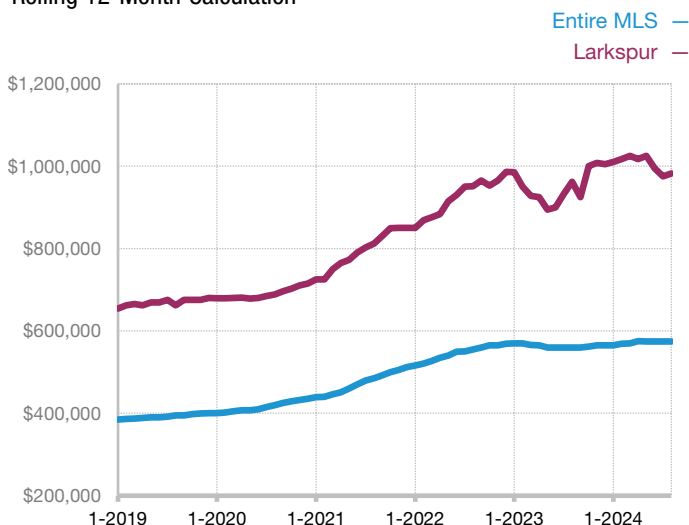
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	36	45	+ 25.0%	--	--	--
Under Contract	9	5	- 44.4%	56	66	+ 17.9%
New Listings	20	18	- 10.0%	90	114	+ 26.7%
Sold Listings	7	12	+ 71.4%	49	64	+ 30.6%
Days on Market Until Sale	77	47	- 39.0%	56	49	- 12.5%
Median Sales Price*	\$1,195,000	\$1,122,500	- 6.1%	\$1,005,000	\$982,000	- 2.3%
Average Sales Price*	\$1,206,929	\$1,083,817	- 10.2%	\$1,043,678	\$1,097,984	+ 5.2%
Percent of List Price Received*	100.4%	97.4%	- 3.0%	98.5%	98.1%	- 0.4%

* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	1	0	- 100.0%	4	2	- 50.0%
New Listings	0	1	--	3	4	+ 33.3%
Sold Listings	0	0	--	2	2	0.0%
Days on Market Until Sale	0	0	--	5	15	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$573,450	\$702,500	+ 22.5%
Average Sales Price*	\$0	\$0	--	\$573,450	\$702,500	+ 22.5%
Percent of List Price Received*	0.0%	0.0%	--	99.7%	95.0%	- 4.7%

* 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

