

# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

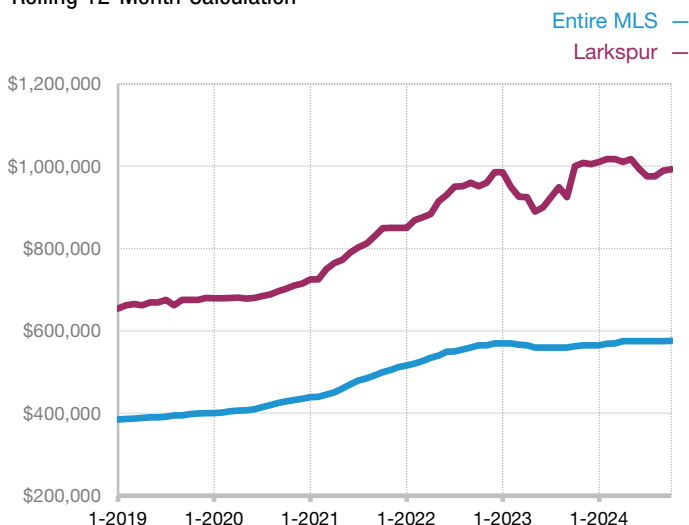
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	31	39	+ 25.8%	--	--	--
Under Contract	5	4	- 20.0%	68	76	+ 11.8%
New Listings	5	8	+ 60.0%	105	126	+ 20.0%
Sold Listings	9	7	- 22.2%	65	75	+ 15.4%
Days on Market Until Sale	41	80	+ 95.1%	51	51	0.0%
Median Sales Price*	\$1,075,000	\$1,100,000	+ 2.3%	\$995,000	\$989,000	- 0.6%
Average Sales Price*	\$1,106,100	\$1,128,214	+ 2.0%	\$1,033,918	\$1,044,365	+ 1.0%
Percent of List Price Received*	97.1%	96.6%	- 0.5%	98.2%	98.0%	- 0.2%

\* 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		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	1	--	4	3	- 25.0%
New Listings	0	1	--	3	6	+ 100.0%
Sold Listings	0	1	--	4	3	- 25.0%
Days on Market Until Sale	0	0	--	68	10	- 85.3%
Median Sales Price*	\$0	\$570,000	--	\$679,450	\$650,000	- 4.3%
Average Sales Price*	\$0	\$570,000	--	\$688,725	\$658,333	- 4.4%
Percent of List Price Received*	0.0%	98.4%	--	99.5%	96.1%	- 3.4%

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

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



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

