

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

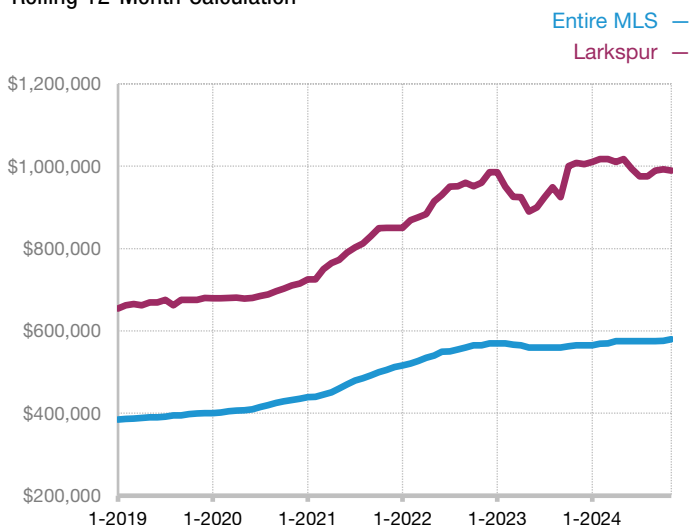
Single Family	November			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	24	27	+ 12.5%	--	--	--
Under Contract	8	4	- 50.0%	76	79	+ 3.9%
New Listings	5	1	- 80.0%	110	126	+ 14.5%
Sold Listings	8	3	- 62.5%	73	78	+ 6.8%
Days on Market Until Sale	59	48	- 18.6%	51	51	0.0%
Median Sales Price*	\$1,120,000	\$990,000	- 11.6%	\$1,005,000	\$989,500	- 1.5%
Average Sales Price*	\$1,132,125	\$971,667	- 14.2%	\$1,044,681	\$1,041,569	- 0.3%
Percent of List Price Received*	97.5%	98.8%	+ 1.3%	98.1%	98.0%	- 0.1%

* 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		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	0	--	4	3	- 25.0%
New Listings	0	0	--	3	6	+ 100.0%
Sold Listings	0	0	--	4	3	- 25.0%
Days on Market Until Sale	0	0	--	68	10	- 85.3%
Median Sales Price*	\$0	\$0	--	\$679,450	\$650,000	- 4.3%
Average Sales Price*	\$0	\$0	--	\$688,725	\$658,333	- 4.4%
Percent of List Price Received*	0.0%	0.0%	--	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

