

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

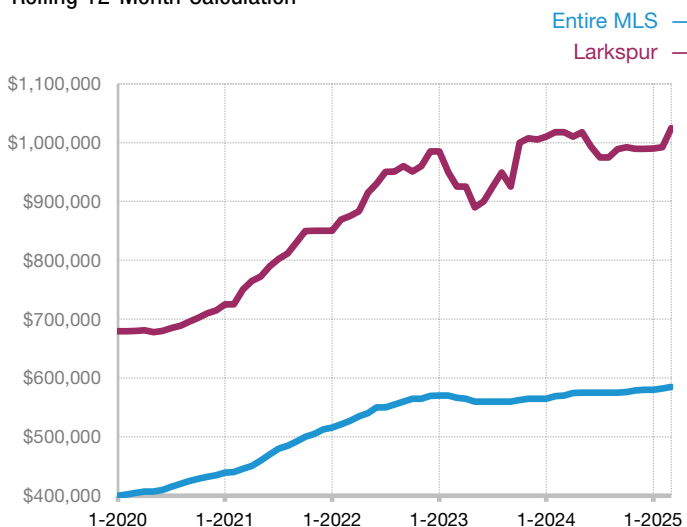
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	22	30	+ 36.4%	--	--	--
Under Contract	10	10	0.0%	21	19	- 9.5%
New Listings	16	14	- 12.5%	27	29	+ 7.4%
Sold Listings	4	8	+ 100.0%	13	16	+ 23.1%
Days on Market Until Sale	146	129	- 11.6%	96	126	+ 31.3%
Median Sales Price*	\$987,500	\$1,167,500	+ 18.2%	\$950,000	\$1,038,000	+ 9.3%
Average Sales Price*	\$972,500	\$1,154,188	+ 18.7%	\$954,154	\$1,073,344	+ 12.5%
Percent of List Price Received*	94.9%	96.9%	+ 2.1%	96.7%	98.2%	+ 1.6%

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

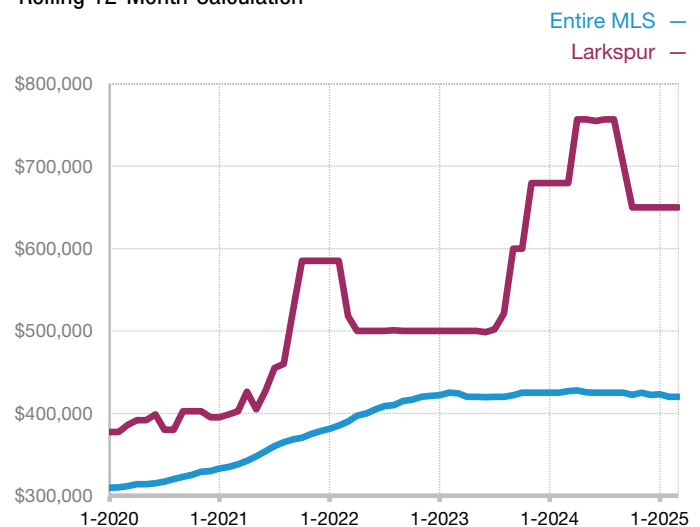
Townhouse/Condo	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	1	4	+ 300.0%	--	--	--
Under Contract	0	1	--	0	1	--
New Listings	1	1	0.0%	1	3	+ 200.0%
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--

* 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



Current as of April 3, 2025. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.