

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

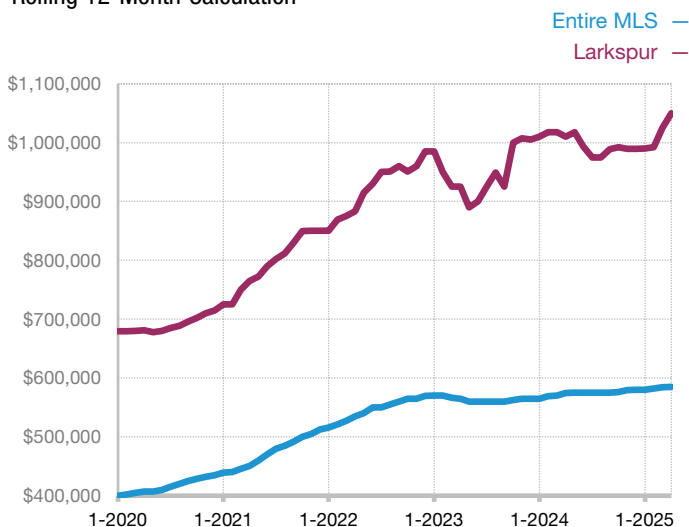
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	26	46	+ 76.9%	--	--	--
Under Contract	14	7	- 50.0%	35	25	- 28.6%
New Listings	20	24	+ 20.0%	47	53	+ 12.8%
Sold Listings	7	9	+ 28.6%	20	25	+ 25.0%
Days on Market Until Sale	11	74	+ 572.7%	66	107	+ 62.1%
Median Sales Price*	\$989,000	\$1,240,000	+ 25.4%	\$957,500	\$1,185,000	+ 23.8%
Average Sales Price*	\$1,023,643	\$1,273,611	+ 24.4%	\$978,475	\$1,145,440	+ 17.1%
Percent of List Price Received*	99.5%	97.0%	- 2.5%	97.7%	97.8%	+ 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.

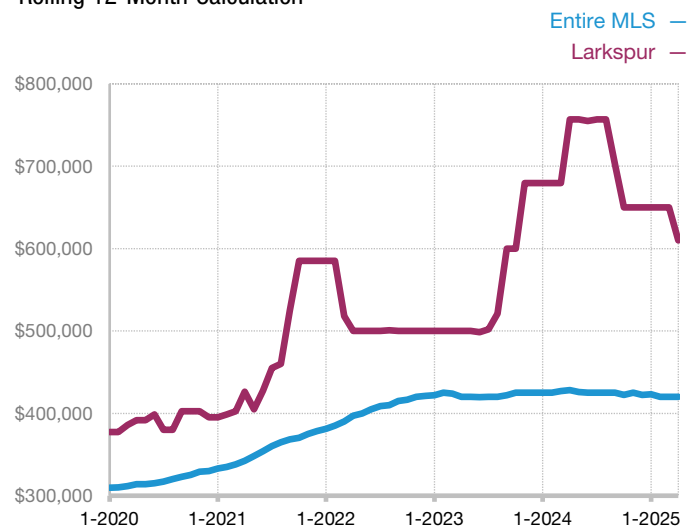
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	2	3	+ 50.0%	--	--	--
Under Contract	1	1	0.0%	1	2	+ 100.0%
New Listings	2	0	- 100.0%	3	3	0.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	3	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$755,000	\$0	- 100.0%	\$755,000	\$0	- 100.0%
Average Sales Price*	\$755,000	\$0	- 100.0%	\$755,000	\$0	- 100.0%
Percent of List Price Received*	94.4%	0.0%	- 100.0%	94.4%	0.0%	- 100.0%

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Median Sales Price – Single Family Rolling 12-Month Calculation



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



Current as of May 5, 2025. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.