

Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

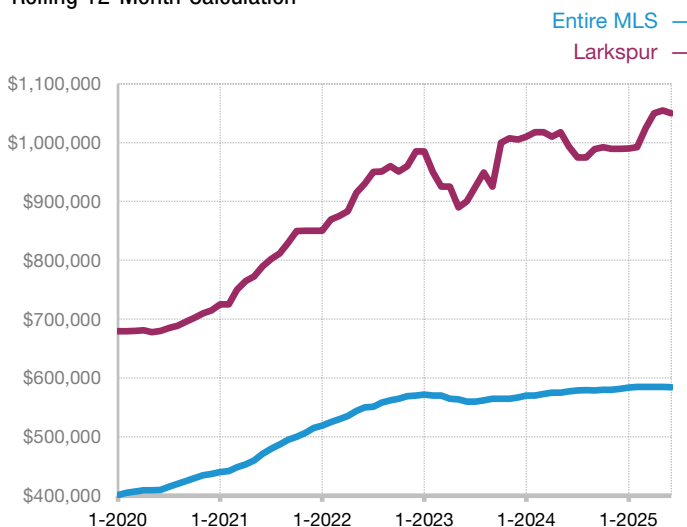
Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	35	58	+ 65.7%	--	--	--
Under Contract	7	11	+ 57.1%	46	45	- 2.2%
New Listings	14	21	+ 50.0%	76	97	+ 27.6%
Sold Listings	6	7	+ 16.7%	43	40	- 7.0%
Days on Market Until Sale	39	19	- 51.3%	53	75	+ 41.5%
Median Sales Price*	\$930,000	\$885,000	- 4.8%	\$950,000	\$1,062,500	+ 11.8%
Average Sales Price*	\$1,005,333	\$998,057	- 0.7%	\$1,007,198	\$1,090,060	+ 8.2%
Percent of List Price Received*	98.0%	96.1%	- 1.9%	98.5%	97.8%	- 0.7%

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

Townhouse/Condo	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	1	4	+ 300.0%	--	--	--
Under Contract	0	1	--	2	2	0.0%
New Listings	0	0	--	3	4	+ 33.3%
Sold Listings	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	26	0	- 100.0%	15	183	+ 1120.0%
Median Sales Price*	\$650,000	\$0	- 100.0%	\$702,500	\$446,000	- 36.5%
Average Sales Price*	\$650,000	\$0	- 100.0%	\$702,500	\$446,000	- 36.5%
Percent of List Price Received*	95.6%	0.0%	- 100.0%	95.0%	89.4%	- 5.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

