

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

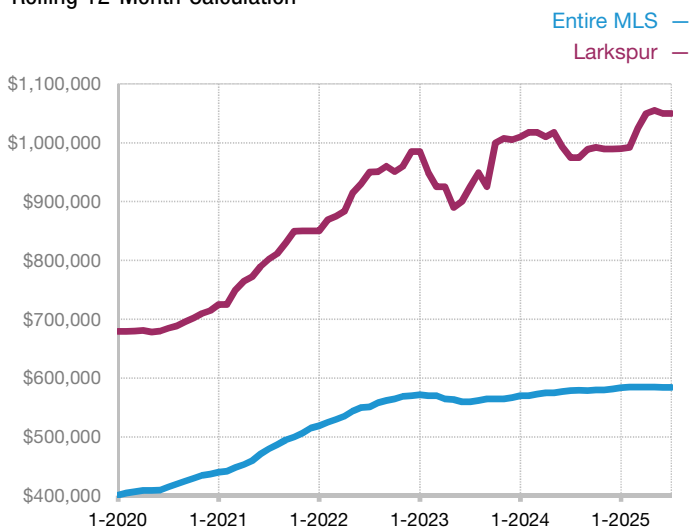
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	41	57	+ 39.0%	--	--	--
Under Contract	13	5	- 61.5%	59	49	- 16.9%
New Listings	21	14	- 33.3%	97	113	+ 16.5%
Sold Listings	8	12	+ 50.0%	51	52	+ 2.0%
Days on Market Until Sale	40	30	- 25.0%	51	65	+ 27.5%
Median Sales Price*	\$962,500	\$937,500	- 2.6%	\$950,000	\$1,038,000	+ 9.3%
Average Sales Price*	\$1,098,206	\$1,074,167	- 2.2%	\$1,021,474	\$1,086,392	+ 6.4%
Percent of List Price Received*	97.2%	99.0%	+ 1.9%	98.3%	98.1%	- 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	1	5	+ 400.0%	--	--	--
Under Contract	0	0	--	2	2	0.0%
New Listings	0	1	--	3	5	+ 66.7%
Sold Listings	0	1	--	2	2	0.0%
Days on Market Until Sale	0	46	--	15	115	+ 666.7%
Median Sales Price*	\$0	\$862,000	--	\$702,500	\$654,000	- 6.9%
Average Sales Price*	\$0	\$862,000	--	\$702,500	\$654,000	- 6.9%
Percent of List Price Received*	0.0%	98.5%	--	95.0%	93.9%	- 1.2%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

