

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

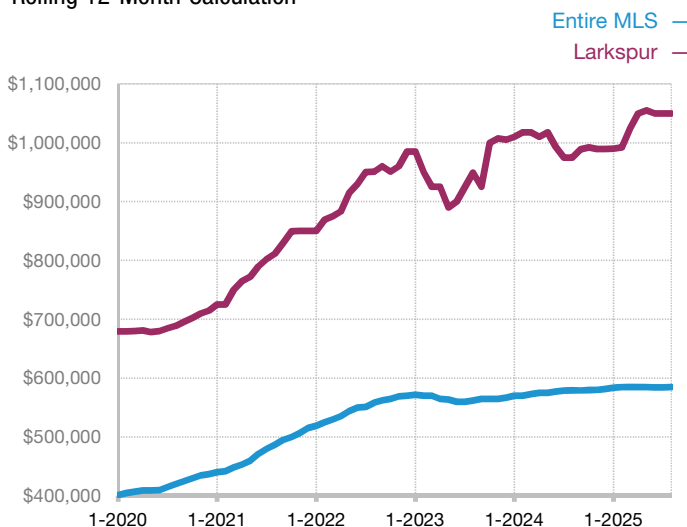
Single Family	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	51	60	+ 17.6%	--	--	--
Under Contract	4	8	+ 100.0%	63	55	- 12.7%
New Listings	17	14	- 17.6%	114	128	+ 12.3%
Sold Listings	12	3	- 75.0%	63	55	- 12.7%
Days on Market Until Sale	47	40	- 14.9%	50	63	+ 26.0%
Median Sales Price*	\$1,122,500	\$1,265,000	+ 12.7%	\$975,000	\$1,050,000	+ 7.7%
Average Sales Price*	\$1,083,817	\$1,215,000	+ 12.1%	\$1,033,348	\$1,093,407	+ 5.8%
Percent of List Price Received*	97.4%	97.9%	+ 0.5%	98.1%	98.1%	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.

Townhouse/Condo	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	1	5	+ 400.0%	--	--	--
Under Contract	0	0	--	2	2	0.0%
New Listings	1	0	- 100.0%	4	5	+ 25.0%
Sold Listings	0	0	--	2	2	0.0%
Days on Market Until Sale	0	0	--	15	115	+ 666.7%
Median Sales Price*	\$0	\$0	--	\$702,500	\$654,000	- 6.9%
Average Sales Price*	\$0	\$0	--	\$702,500	\$654,000	- 6.9%
Percent of List Price Received*	0.0%	0.0%	--	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

