

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

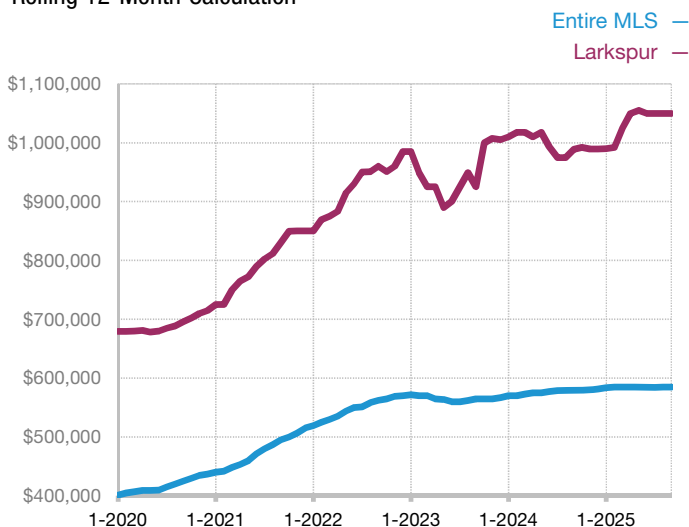
Single Family	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	45	57	+ 26.7%	--	--	--
Under Contract	9	15	+ 66.7%	72	68	- 5.6%
New Listings	4	16	+ 300.0%	118	144	+ 22.0%
Sold Listings	5	5	0.0%	68	60	- 11.8%
Days on Market Until Sale	26	104	+ 300.0%	48	67	+ 39.6%
Median Sales Price*	\$900,000	\$920,000	+ 2.2%	\$975,000	\$1,038,000	+ 6.5%
Average Sales Price*	\$1,065,780	\$997,200	- 6.4%	\$1,035,733	\$1,085,390	+ 4.8%
Percent of List Price Received*	98.9%	97.4%	- 1.5%	98.2%	98.0%	- 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	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	2	3	+ 50.0%	--	--	--
Under Contract	0	2	--	2	4	+ 100.0%
New Listings	1	1	0.0%	5	6	+ 20.0%
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

