

# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

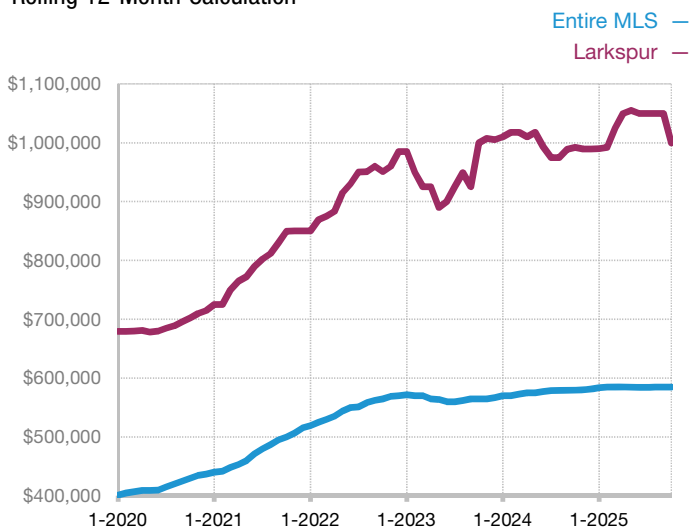
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	42	48	+ 14.3%	--	--	--
Under Contract	3	9	+ 200.0%	75	76	+ 1.3%
New Listings	8	9	+ 12.5%	126	153	+ 21.4%
Sold Listings	7	12	+ 71.4%	75	72	- 4.0%
Days on Market Until Sale	80	94	+ 17.5%	51	71	+ 39.2%
Median Sales Price*	\$1,100,000	\$933,750	- 15.1%	\$989,000	\$1,012,500	+ 2.4%
Average Sales Price*	\$1,128,214	\$1,069,177	- 5.2%	\$1,044,365	\$1,082,688	+ 3.7%
Percent of List Price Received*	96.6%	97.9%	+ 1.3%	98.0%	98.0%	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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	2	4	+ 100.0%	--	--	--
Under Contract	1	0	- 100.0%	3	4	+ 33.3%
New Listings	1	1	0.0%	6	7	+ 16.7%
Sold Listings	1	2	+ 100.0%	3	4	+ 33.3%
Days on Market Until Sale	0	121	--	10	118	+ 1080.0%
Median Sales Price*	\$570,000	\$421,500	- 26.1%	\$650,000	\$449,500	- 30.8%
Average Sales Price*	\$570,000	\$421,500	- 26.1%	\$658,333	\$537,750	- 18.3%
Percent of List Price Received*	98.4%	96.4%	- 2.0%	96.1%	95.2%	- 0.9%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

