

# Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

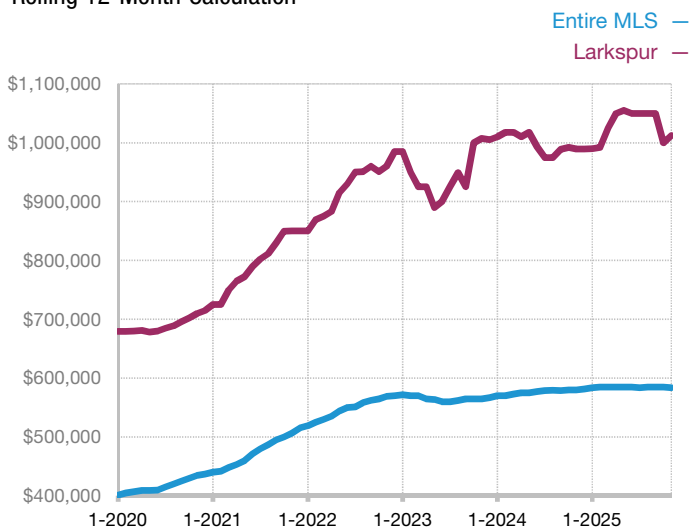
| Single Family                   | November  |             |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2024      | 2025        | Percent Change from Previous Year | Thru 11-2024 | Thru 11-2025 | Percent Change from Previous Year |
| Inventory of Active Listings    | 33        | 35          | + 6.1%                            | --           | --           | --                                |
| Under Contract                  | 4         | 10          | + 150.0%                          | 79           | 86           | + 8.9%                            |
| New Listings                    | 1         | 3           | + 200.0%                          | 127          | 156          | + 22.8%                           |
| Sold Listings                   | 3         | 8           | + 166.7%                          | 78           | 80           | + 2.6%                            |
| Days on Market Until Sale       | 48        | 114         | + 137.5%                          | 51           | 76           | + 49.0%                           |
| Median Sales Price*             | \$990,000 | \$1,019,500 | + 3.0%                            | \$989,500    | \$1,012,500  | + 2.3%                            |
| Average Sales Price*            | \$971,667 | \$1,005,625 | + 3.5%                            | \$1,041,569  | \$1,074,981  | + 3.2%                            |
| Percent of List Price Received* | 98.8%     | 96.7%       | - 2.1%                            | 98.0%        | 97.9%        | - 0.1%                            |

\* 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                 | November |      |                                   | Year to Date |              |                                   |
|---------------------------------|----------|------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2024     | 2025 | Percent Change from Previous Year | Thru 11-2024 | Thru 11-2025 | Percent Change from Previous Year |
| Inventory of Active Listings    | 2        | 4    | + 100.0%                          | --           | --           | --                                |
| Under Contract                  | 0        | 0    | --                                | 3            | 4            | + 33.3%                           |
| New Listings                    | 0        | 0    | --                                | 6            | 7            | + 16.7%                           |
| Sold Listings                   | 0        | 0    | --                                | 3            | 4            | + 33.3%                           |
| Days on Market Until Sale       | 0        | 0    | --                                | 10           | 118          | + 1080.0%                         |
| Median Sales Price*             | \$0      | \$0  | --                                | \$650,000    | \$449,500    | - 30.8%                           |
| Average Sales Price*            | \$0      | \$0  | --                                | \$658,333    | \$537,750    | - 18.3%                           |
| Percent of List Price Received* | 0.0%     | 0.0% | --                                | 96.1%        | 95.2%        | - 0.9%                            |

\* 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

