

# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

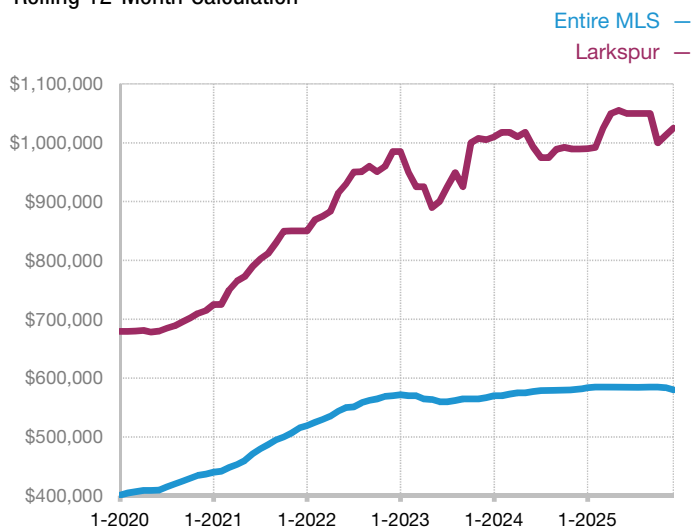
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	29	26	- 10.3%	--	--	--
Under Contract	6	4	- 33.3%	85	89	+ 4.7%
New Listings	11	5	- 54.5%	138	161	+ 16.7%
Sold Listings	4	11	+ 175.0%	82	91	+ 11.0%
Days on Market Until Sale	149	98	- 34.2%	56	78	+ 39.3%
Median Sales Price*	\$858,500	\$1,050,000	+ 22.3%	\$989,500	\$1,025,000	+ 3.6%
Average Sales Price*	\$883,000	\$1,113,045	+ 26.1%	\$1,033,834	\$1,079,583	+ 4.4%
Percent of List Price Received*	95.7%	98.2%	+ 2.6%	97.9%	97.9%	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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	2	3	+ 50.0%	--	--	--
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

