

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

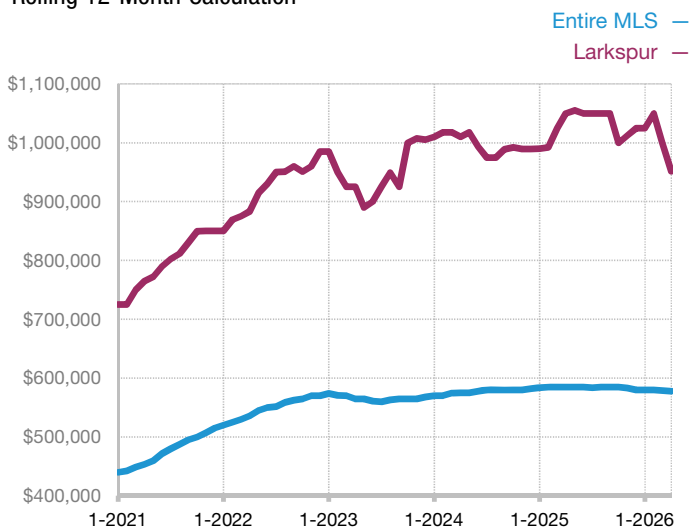
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	46	43	- 6.5%	--	--	--
Under Contract	7	9	+ 28.6%	25	41	+ 64.0%
New Listings	24	21	- 12.5%	53	65	+ 22.6%
Sold Listings	9	11	+ 22.2%	25	34	+ 36.0%
Days on Market Until Sale	74	58	- 21.6%	107	75	- 29.9%
Median Sales Price*	\$1,240,000	\$860,000	- 30.6%	\$1,185,000	\$912,500	- 23.0%
Average Sales Price*	\$1,273,611	\$943,500	- 25.9%	\$1,145,440	\$1,055,224	- 7.9%
Percent of List Price Received*	97.0%	97.2%	+ 0.2%	97.8%	96.7%	- 1.1%

* 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	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	4	2	- 50.0%	--	--	--
Under Contract	0	2	--	1	3	+ 200.0%
New Listings	0	1	--	3	3	0.0%
Sold Listings	0	0	--	0	1	--
Days on Market Until Sale	0	0	--	0	127	--
Median Sales Price*	\$0	\$0	--	\$0	\$671,500	--
Average Sales Price*	\$0	\$0	--	\$0	\$671,500	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	97.2%	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

