

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

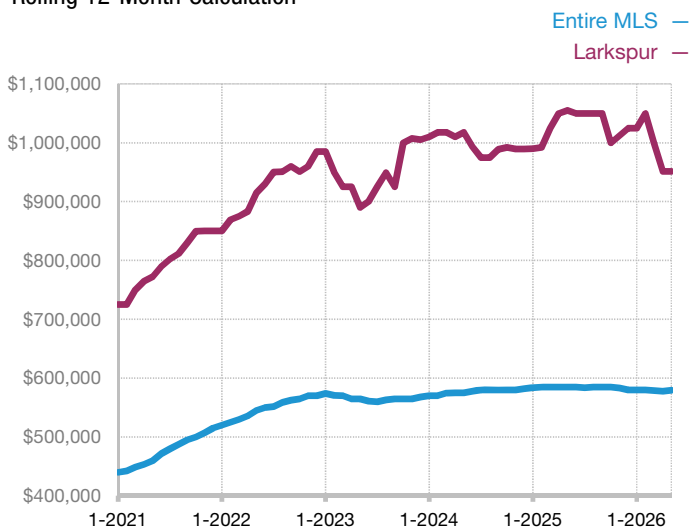
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	58	54	- 6.9%	--	--	--
Under Contract	9	6	- 33.3%	34	46	+ 35.3%
New Listings	25	20	- 20.0%	78	84	+ 7.7%
Sold Listings	8	10	+ 25.0%	33	44	+ 33.3%
Days on Market Until Sale	24	35	+ 45.8%	87	66	- 24.1%
Median Sales Price*	\$997,500	\$994,500	- 0.3%	\$1,100,000	\$932,000	- 15.3%
Average Sales Price*	\$997,500	\$1,154,850	+ 15.8%	\$1,109,576	\$1,077,866	- 2.9%
Percent of List Price Received*	99.5%	99.0%	- 0.5%	98.2%	97.2%	- 1.0%

* 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	5	4	- 20.0%	--	--	--
Under Contract	0	0	--	1	3	+ 200.0%
New Listings	1	2	+ 100.0%	4	5	+ 25.0%
Sold Listings	1	2	+ 100.0%	1	3	+ 200.0%
Days on Market Until Sale	183	283	+ 54.6%	183	231	+ 26.2%
Median Sales Price*	\$446,000	\$672,500	+ 50.8%	\$446,000	\$671,500	+ 50.6%
Average Sales Price*	\$446,000	\$672,500	+ 50.8%	\$446,000	\$672,167	+ 50.7%
Percent of List Price Received*	89.4%	95.7%	+ 7.0%	89.4%	96.2%	+ 7.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

