

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

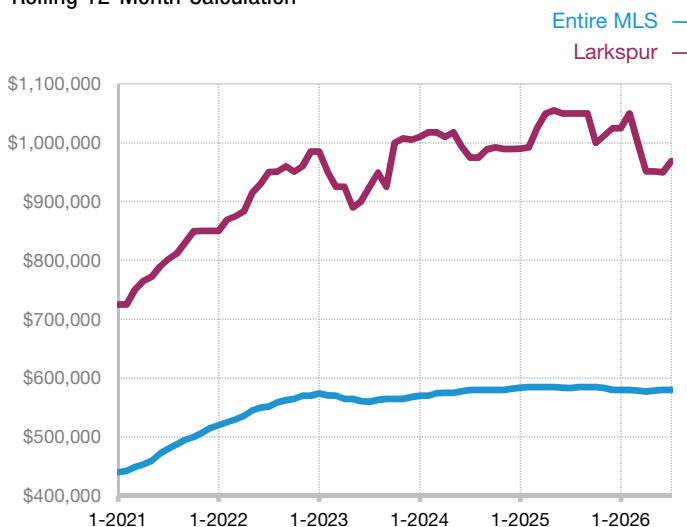
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	63	49	- 22.2%	--	--	--
Under Contract	3	9	+ 200.0%	47	69	+ 46.8%
New Listings	14	15	+ 7.1%	114	115	+ 0.9%
Sold Listings	12	9	- 25.0%	52	61	+ 17.3%
Days on Market Until Sale	30	38	+ 26.7%	65	62	- 4.6%
Median Sales Price*	\$937,500	\$1,150,000	+ 22.7%	\$1,038,000	\$950,000	- 8.5%
Average Sales Price*	\$1,074,167	\$1,187,022	+ 10.5%	\$1,086,392	\$1,077,971	- 0.8%
Percent of List Price Received*	99.0%	98.1%	- 0.9%	98.1%	97.4%	- 0.7%

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	5	3	- 40.0%	--	--	--
Under Contract	0	2	--	2	5	+ 150.0%
New Listings	1	0	- 100.0%	5	6	+ 20.0%
Sold Listings	1	0	- 100.0%	2	3	+ 50.0%
Days on Market Until Sale	46	0	- 100.0%	115	231	+ 100.9%
Median Sales Price*	\$862,000	\$0	- 100.0%	\$654,000	\$671,500	+ 2.7%
Average Sales Price*	\$862,000	\$0	- 100.0%	\$654,000	\$672,167	+ 2.8%
Percent of List Price Received*	98.5%	0.0%	- 100.0%	93.9%	96.2%	+ 2.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

