

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

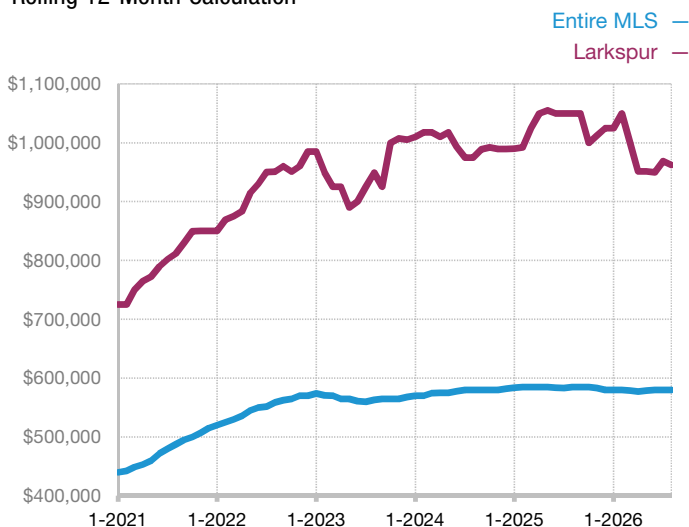
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	68	51	- 25.0%	--	--	--
Under Contract	5	11	+ 120.0%	52	80	+ 53.8%
New Listings	14	18	+ 28.6%	128	132	+ 3.1%
Sold Listings	3	15	+ 400.0%	55	76	+ 38.2%
Days on Market Until Sale	40	41	+ 2.5%	63	58	- 7.9%
Median Sales Price*	\$1,265,000	\$965,000	- 23.7%	\$1,050,000	\$955,000	- 9.0%
Average Sales Price*	\$1,215,000	\$1,032,400	- 15.0%	\$1,093,407	\$1,068,977	- 2.2%
Percent of List Price Received*	97.9%	96.5%	- 1.4%	98.1%	97.2%	- 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.

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	5	1	- 80.0%	--	--	--
Under Contract	0	0	--	2	5	+ 150.0%
New Listings	0	0	--	5	6	+ 20.0%
Sold Listings	0	2	--	2	5	+ 150.0%
Days on Market Until Sale	0	75	--	115	168	+ 46.1%
Median Sales Price*	\$0	\$537,250	--	\$654,000	\$550,000	- 15.9%
Average Sales Price*	\$0	\$537,250	--	\$654,000	\$618,200	- 5.5%
Percent of List Price Received*	0.0%	93.1%	--	93.9%	95.0%	+ 1.2%

* 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

