

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

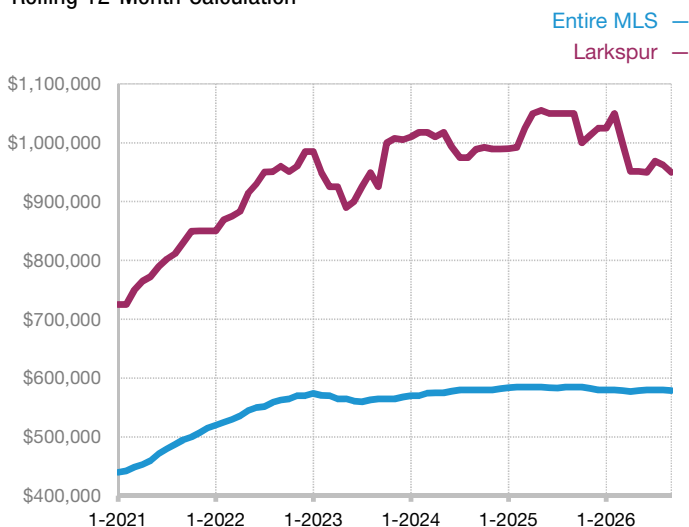
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	63	52	- 17.5%	--	--	--
Under Contract	14	5	- 64.3%	66	84	+ 27.3%
New Listings	16	9	- 43.8%	144	142	- 1.4%
Sold Listings	5	6	+ 20.0%	60	82	+ 36.7%
Days on Market Until Sale	104	76	- 26.9%	67	59	- 11.9%
Median Sales Price*	\$920,000	\$788,800	- 14.3%	\$1,038,000	\$932,000	- 10.2%
Average Sales Price*	\$997,200	\$797,600	- 20.0%	\$1,085,390	\$1,049,120	- 3.3%
Percent of List Price Received*	97.4%	98.0%	+ 0.6%	98.0%	97.3%	- 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	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	3	2	- 33.3%	--	--	--
Under Contract	2	1	- 50.0%	4	6	+ 50.0%
New Listings	1	2	+ 100.0%	6	8	+ 33.3%
Sold Listings	0	0	--	2	5	+ 150.0%
Days on Market Until Sale	0	0	--	115	168	+ 46.1%
Median Sales Price*	\$0	\$0	--	\$654,000	\$550,000	- 15.9%
Average Sales Price*	\$0	\$0	--	\$654,000	\$618,200	- 5.5%
Percent of List Price Received*	0.0%	0.0%	--	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

