Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Larkspur

Single Family

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	57	**49**	- 14.0%	--	**--**	--
Under Contract	9	**7**	- 22.2%	75	**89**	+ 18.7%
New Listings	9	**9**	0.0%	153	**151**	- 1.3%
Sold Listings	12	**2**	- 83.3%	72	**84**	+ 16.7%
Days on Market Until Sale	94	**35**	- 62.8%	71	**59**	- 16.9%
Median Sales Price*	$933,750	**$1,202,500**	+ 28.8%	$1,012,500	**$939,500**	- 7.2%
Average Sales Price*	$1,069,177	**$1,202,500**	+ 12.5%	$1,082,688	**$1,052,772**	- 2.8%
Percent of List Price Received*	97.9%	**99.0%**	+ 1.1%	98.0%	**97.3%**	- 0.7%

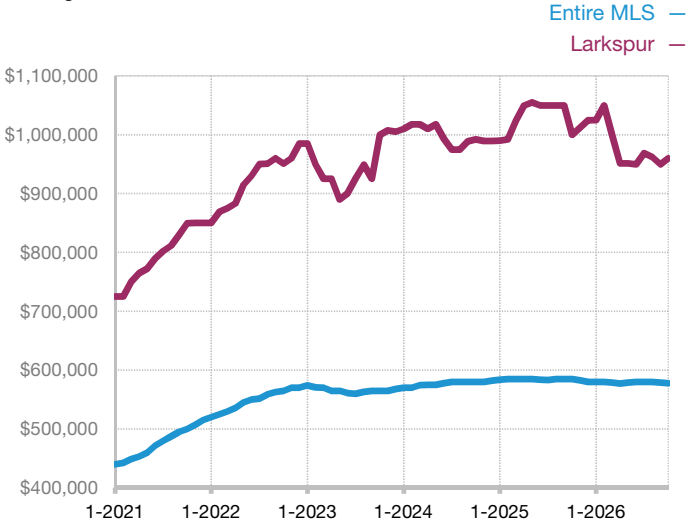
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

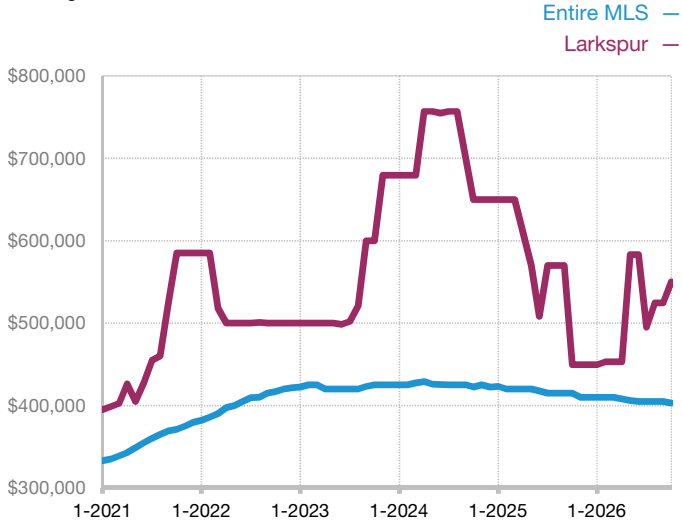
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	4	**2**	- 50.0%	--	**--**	--
Under Contract	0	**0**	--	4	**6**	+ 50.0%
New Listings	1	**1**	0.0%	7	**9**	+ 28.6%
Sold Listings	2	**0**	- 100.0%	4	**5**	+ 25.0%
Days on Market Until Sale	121	**0**	- 100.0%	118	**168**	+ 42.4%
Median Sales Price*	$421,500	**$0**	- 100.0%	$449,500	**$550,000**	+ 22.4%
Average Sales Price*	$421,500	**$0**	- 100.0%	$537,750	**$618,200**	+ 15.0%
Percent of List Price Received*	96.4%	**0.0%**	- 100.0%	95.2%	**95.0%**	- 0.2%

* 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



Current as of November 4, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.