

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

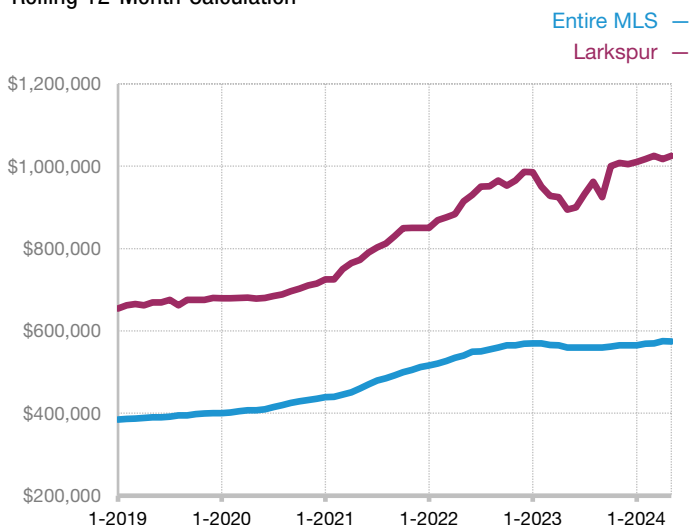
Single Family	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	29	30	+ 3.4%	--	--	--
Under Contract	5	5	0.0%	30	41	+ 36.7%
New Listings	13	15	+ 15.4%	45	62	+ 37.8%
Sold Listings	6	17	+ 183.3%	24	38	+ 58.3%
Days on Market Until Sale	28	41	+ 46.4%	64	53	- 17.2%
Median Sales Price*	\$801,750	\$1,010,000	+ 26.0%	\$822,500	\$977,000	+ 18.8%
Average Sales Price*	\$894,400	\$1,041,647	+ 16.5%	\$957,395	\$1,117,039	+ 16.7%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	98.0%	98.6%	+ 0.6%

* 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	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	2	1	- 50.0%	--	--	--
Under Contract	0	1	--	1	2	+ 100.0%
New Listings	0	0	--	2	3	+ 50.0%
Sold Listings	0	0	--	1	1	0.0%
Days on Market Until Sale	0	0	--	7	3	- 57.1%
Median Sales Price*	\$0	\$0	--	\$547,000	\$755,000	+ 38.0%
Average Sales Price*	\$0	\$0	--	\$547,000	\$755,000	+ 38.0%
Percent of List Price Received*	0.0%	0.0%	--	99.5%	94.4%	- 5.1%

* 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

