

# Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

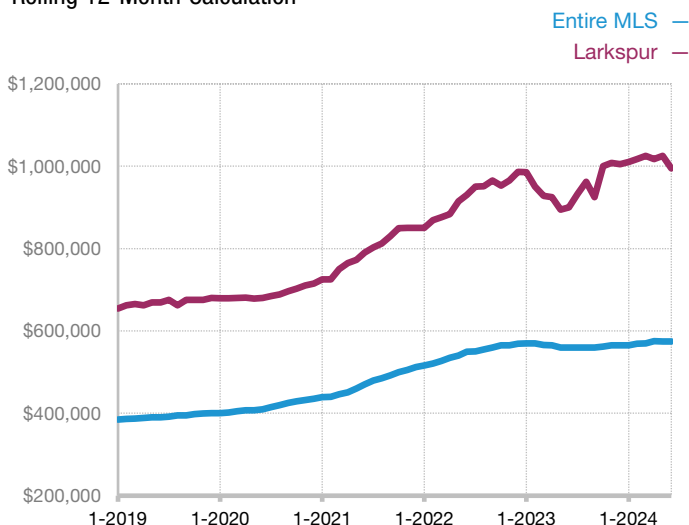
Single Family	June			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Inventory of Active Listings	27	32	+ 18.5%	--	--	--
Under Contract	12	7	- 41.7%	42	47	+ 11.9%
New Listings	15	14	- 6.7%	60	74	+ 23.3%
Sold Listings	8	6	- 25.0%	32	44	+ 37.5%
Days on Market Until Sale	54	39	- 27.8%	62	51	- 17.7%
Median Sales Price*	\$1,062,500	\$930,000	- 12.5%	\$885,000	\$957,500	+ 8.2%
Average Sales Price*	\$1,120,625	\$1,005,333	- 10.3%	\$998,202	\$1,101,807	+ 10.4%
Percent of List Price Received*	98.3%	98.0%	- 0.3%	98.1%	98.5%	+ 0.4%

\* 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	June			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	2	0	- 100.0%	3	2	- 33.3%
New Listings	1	0	- 100.0%	3	3	0.0%
Sold Listings	0	1	--	1	2	+ 100.0%
Days on Market Until Sale	0	26	--	7	15	+ 114.3%
Median Sales Price*	\$0	\$650,000	--	\$547,000	\$702,500	+ 28.4%
Average Sales Price*	\$0	\$650,000	--	\$547,000	\$702,500	+ 28.4%
Percent of List Price Received*	0.0%	95.6%	--	99.5%	95.0%	- 4.5%

\* 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

