

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

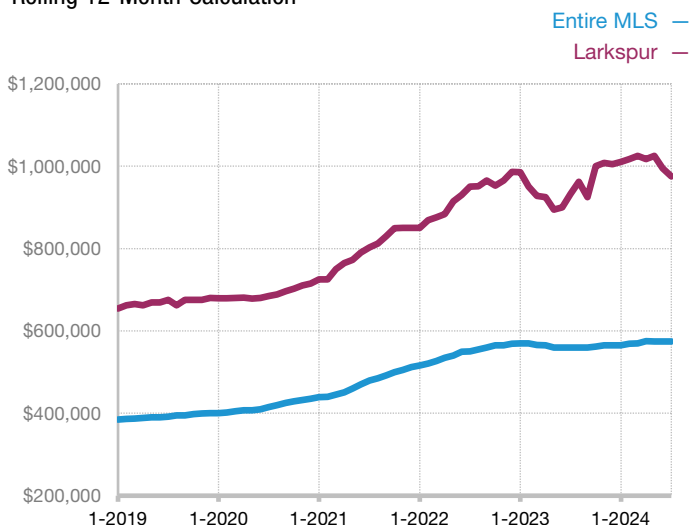
Single Family	July			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	29	35	+ 20.7%	--	--	--
Under Contract	5	15	+ 200.0%	47	62	+ 31.9%
New Listings	10	21	+ 110.0%	70	94	+ 34.3%
Sold Listings	10	8	- 20.0%	42	52	+ 23.8%
Days on Market Until Sale	22	40	+ 81.8%	52	50	- 3.8%
Median Sales Price*	\$1,065,000	\$962,500	- 9.6%	\$985,000	\$957,500	- 2.8%
Average Sales Price*	\$1,074,925	\$1,098,206	+ 2.2%	\$1,016,470	\$1,101,253	+ 8.3%
Percent of List Price Received*	98.4%	97.2%	- 1.2%	98.2%	98.3%	+ 0.1%

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

Townhouse/Condo	July			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	0	0	--	3	2	- 33.3%
New Listings	0	0	--	3	3	0.0%
Sold Listings	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	2	0	- 100.0%	5	15	+ 200.0%
Median Sales Price*	\$599,900	\$0	- 100.0%	\$573,450	\$702,500	+ 22.5%
Average Sales Price*	\$599,900	\$0	- 100.0%	\$573,450	\$702,500	+ 22.5%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	99.7%	95.0%	- 4.7%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

