

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

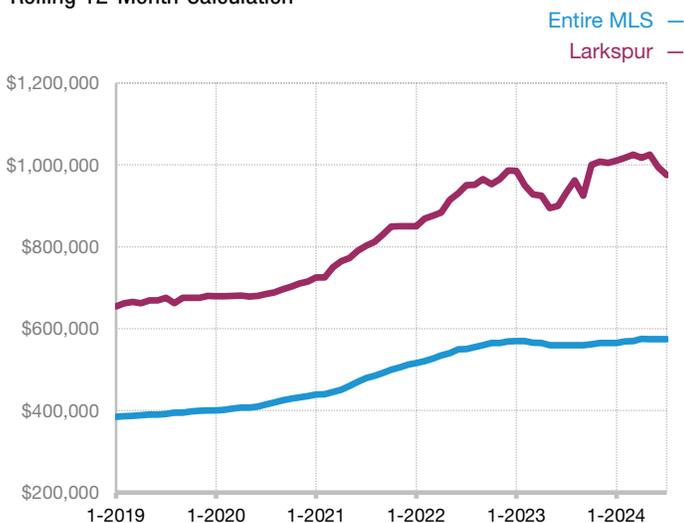
| Single Family | July | | | Year to Date | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 07-2023 | Thru 07-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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 | | |
|---------------------------------|-----------|-------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 07-2023 | Thru 07-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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

