

# Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

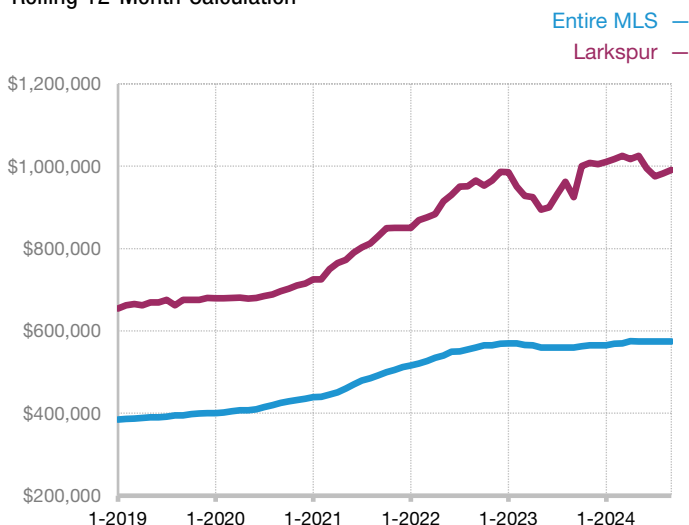
Single Family	September			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Inventory of Active Listings	36	40	+ 11.1%	--	--	--
Under Contract	7	10	+ 42.9%	63	75	+ 19.0%
New Listings	11	4	- 63.6%	101	119	+ 17.8%
Sold Listings	7	5	- 28.6%	56	69	+ 23.2%
Days on Market Until Sale	26	26	0.0%	52	47	- 9.6%
Median Sales Price*	\$750,000	\$900,000	+ 20.0%	\$985,000	\$975,000	- 1.0%
Average Sales Price*	\$872,796	\$1,065,780	+ 22.1%	\$1,022,318	\$1,095,650	+ 7.2%
Percent of List Price Received*	97.8%	98.9%	+ 1.1%	98.4%	98.2%	- 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.

Townhouse/Condo	September			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	0	--	4	2	- 50.0%
New Listings	0	1	--	3	5	+ 66.7%
Sold Listings	2	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	132	0	- 100.0%	68	15	- 77.9%
Median Sales Price*	\$804,000	\$0	- 100.0%	\$679,450	\$702,500	+ 3.4%
Average Sales Price*	\$804,000	\$0	- 100.0%	\$688,725	\$702,500	+ 2.0%
Percent of List Price Received*	99.3%	0.0%	- 100.0%	99.5%	95.0%	- 4.5%

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



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

