

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

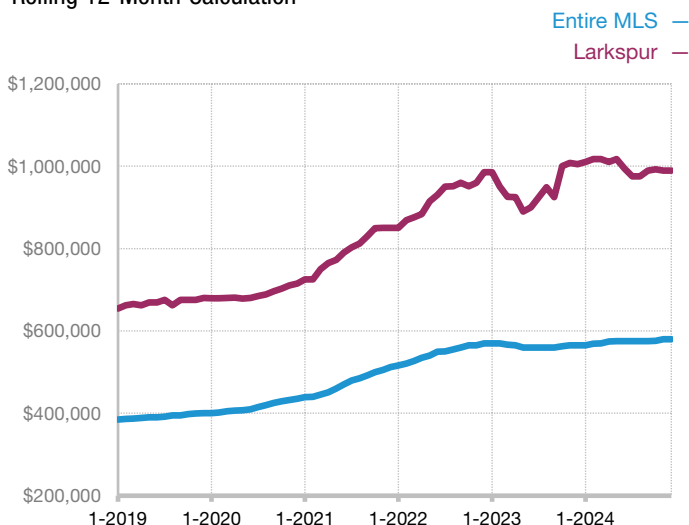
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	24	22	- 8.3%	--	--	--
Under Contract	4	7	+ 75.0%	80	86	+ 7.5%
New Listings	6	11	+ 83.3%	116	137	+ 18.1%
Sold Listings	4	4	0.0%	77	82	+ 6.5%
Days on Market Until Sale	78	149	+ 91.0%	53	56	+ 5.7%
Median Sales Price*	\$964,000	\$858,500	- 10.9%	\$1,005,000	\$989,500	- 1.5%
Average Sales Price*	\$1,042,625	\$883,000	- 15.3%	\$1,044,574	\$1,033,834	- 1.0%
Percent of List Price Received*	96.2%	95.7%	- 0.5%	98.0%	97.9%	- 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	0	--	4	3	- 25.0%
New Listings	0	0	--	3	6	+ 100.0%
Sold Listings	0	0	--	4	3	- 25.0%
Days on Market Until Sale	0	0	--	68	10	- 85.3%
Median Sales Price*	\$0	\$0	--	\$679,450	\$650,000	- 4.3%
Average Sales Price*	\$0	\$0	--	\$688,725	\$658,333	- 4.4%
Percent of List Price Received*	0.0%	0.0%	--	99.5%	96.1%	- 3.4%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

