

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Larkspur

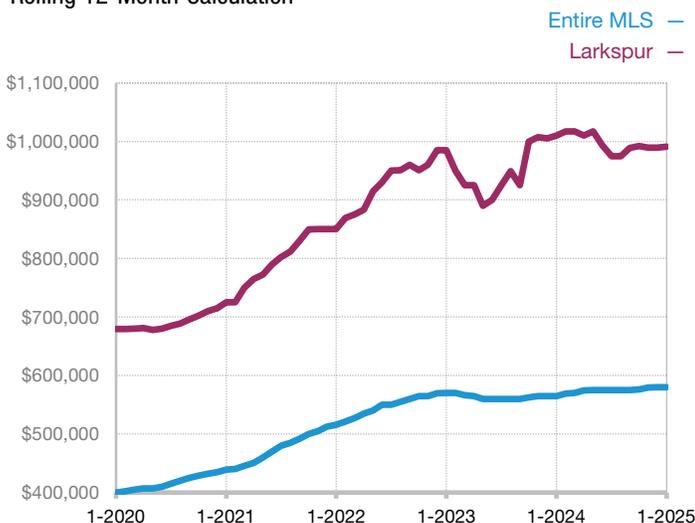
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	17	30	+ 76.5%	--	--	--
Under Contract	6	1	- 83.3%	6	1	- 83.3%
New Listings	2	11	+ 450.0%	2	11	+ 450.0%
Sold Listings	3	5	+ 66.7%	3	5	+ 66.7%
Days on Market Until Sale	119	91	- 23.5%	119	91	- 23.5%
Median Sales Price*	\$965,000	<b>\$1,185,000</b>	+ 22.8%	\$965,000	<b>\$1,185,000</b>	+ 22.8%
Average Sales Price*	\$976,667	<b>\$1,096,800</b>	+ 12.3%	\$976,667	<b>\$1,096,800</b>	+ 12.3%
Percent of List Price Received*	96.4%	<b>97.9%</b>	+ 1.6%	96.4%	<b>97.9%</b>	+ 1.6%

\* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--

\* 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

