

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Larkspur

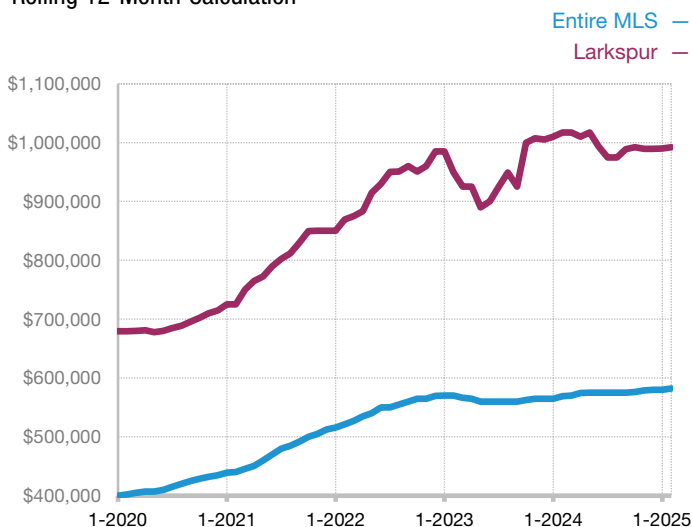
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	19	27	+ 42.1%	--	--	--
Under Contract	5	7	+ 40.0%	11	9	- 18.2%
New Listings	9	4	- 55.6%	11	15	+ 36.4%
Sold Listings	6	2	- 66.7%	9	8	- 11.1%
Days on Market Until Sale	51	179	+ 251.0%	73	124	+ 69.9%
Median Sales Price*	\$867,500	\$868,000	+ 0.1%	\$940,000	\$913,000	- 2.9%
Average Sales Price*	\$930,667	\$868,000	- 6.7%	\$946,000	\$992,500	+ 4.9%
Percent of List Price Received*	98.1%	106.6%	+ 8.7%	97.5%	99.6%	+ 2.2%

* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	0	4	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	2	--	0	2	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--

* 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

