



# Larkspur, Colorado.

Current market data.

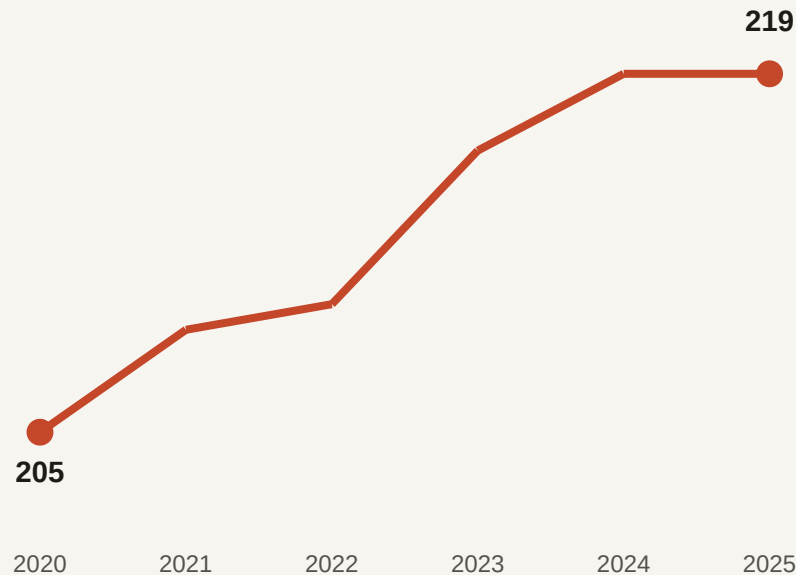
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 6.8% since 2020.**

**219**

people, the 234th-largest of Colorado's cities and towns.

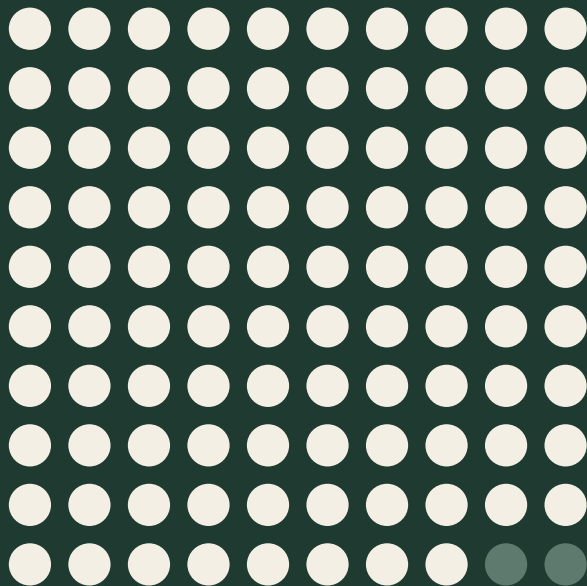


THE WORKDAY

Nearly every job here goes  
to someone who lives  
somewhere else.

98.2%

of 164 jobs located in Larkspur are filled by in-commuters.



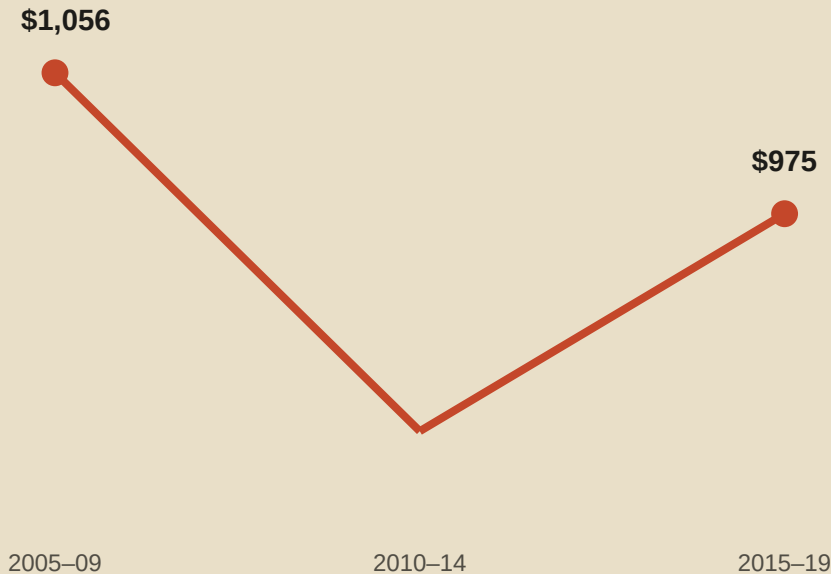
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is down 8%  
since the 2005–2009  
survey, before inflation.**

**\$975**

a month. Colorado's median is \$1,761.



## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,066 gap between neighbors, the sharpest rent edge between adjacent tracts in Douglas County.

TRACT 146.02

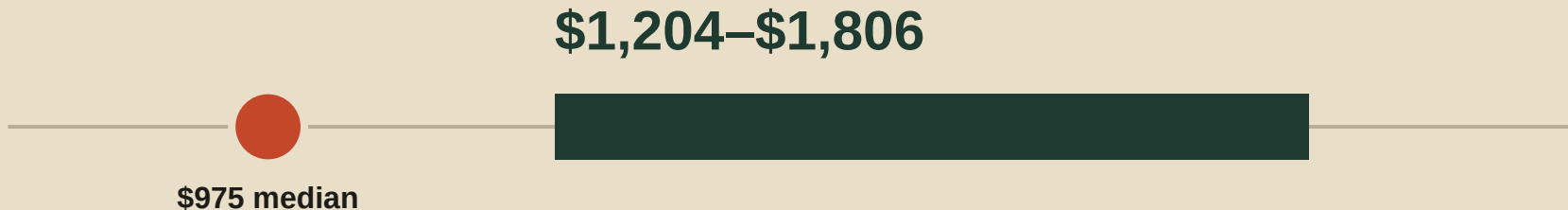
**\$1,435**

TRACT 145.06

**\$3,501**

ROOM TO BUILD

# Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.



BUILDING

# Most of the housing here is older than 2000.

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# 88%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–3% to the 69 homes here.**

**0–2**

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



## HOME VALUE

A median home costs 70%  
less than Colorado's.

**\$163,600**

median home value in Larkspur.

Larkspur



\$163,600

Colorado



\$539,400

U.S.



\$332,700

THAT WAS LARKSPUR'S 2026

# Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [almanacdata.ai/e/co/larkspur/](https://almanacdata.ai/e/co/larkspur/)

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