Larkspur: New Listings vs. Closings in the Supply Gap

Larkspur · 2026-11-16



Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$368,400

-1.4% vs. last year

n=51

MEDIAN DAYS ON MARKET

47

-9.6% vs. last year

n=51

SOLD VS. ORIGINAL LIST

97.2%

n=51

HOMES FOR SALE TODAY

16

months of inventory: 4.17

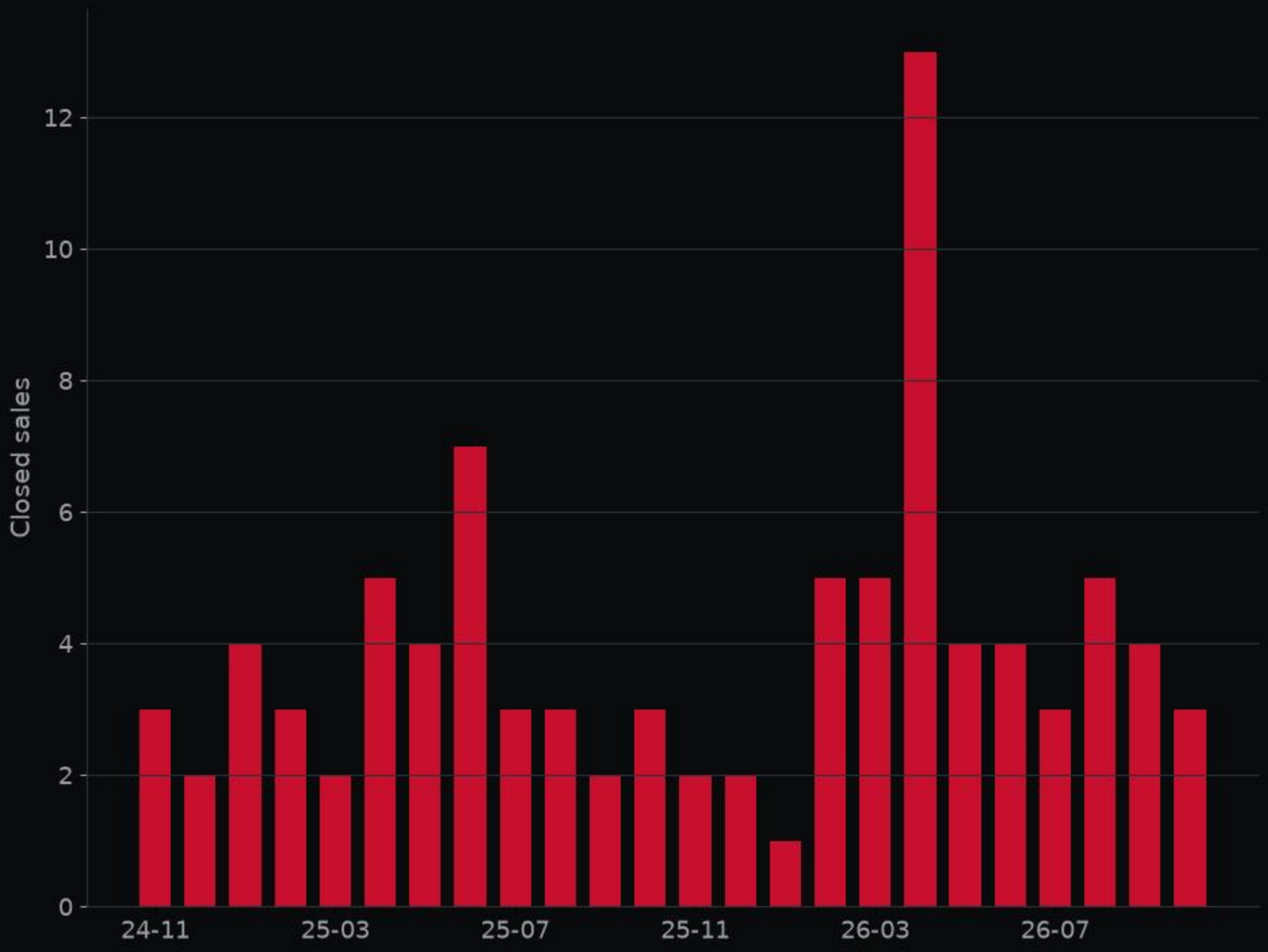
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





136 Nogalito WAY · MLS #6595953

Kitchen · Listed by Dash Realty



136 Nogalito WAY · MLS #6595953

Living room · Listed by Dash Realty



136 Nogalito WAY · MLS #6595953

Bedroom · Listed by Dash Realty



136 Nogalito WAY · MLS #6595953

Backyard · Listed by Dash Realty



136 Nogalito WAY · MLS #6595953

Dining room · Listed by Dash Realty

Deal of the Week

136 Nogalito WAY · MLS #6595953

$282,999

3 bed · 2 bath · 1,577 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market.

ALEX valuation: $277,000 (range $263,000–$290,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Dash Realty

View on alex.realestate

Want a private showing? Call or text George · 713.918.9951

Want to see this home? Call or text George at 713.918.9951 for a private showing.

alex-companies.com/market-data

George Arnold Alexander III, MPA
Associate Broker · Texas License #574878-B
george@alex.realestate · 713.918.9951

ALEX Real Estate
Alexander Tiffany Southwest, LLC dba ALEX.realestate
Texas Broker License #565194-BB

Data from Unlock MLS. Deemed reliable, not guaranteed.