

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

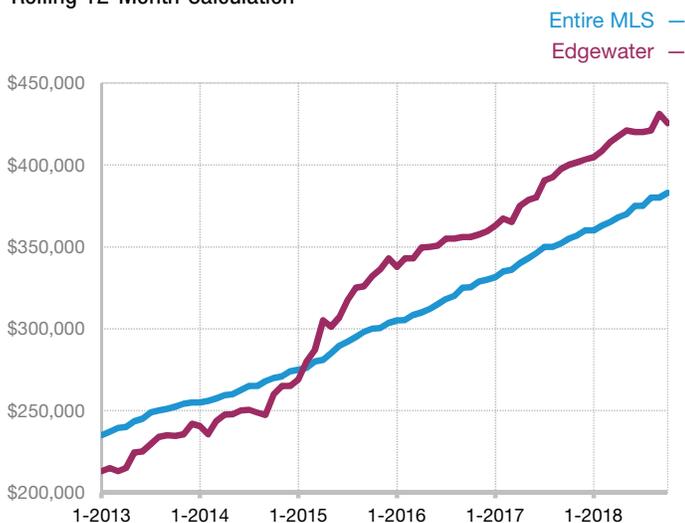
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	12	9	- 25.0%	--	--	--
Under Contract	6	4	- 33.3%	82	73	- 11.0%
New Listings	6	8	+ 33.3%	110	86	- 21.8%
Sold Listings	12	7	- 41.7%	91	71	- 22.0%
Days on Market Until Sale	23	9	- 60.9%	15	11	- 26.7%
Median Sales Price*	\$418,000	\$392,000	- 6.2%	\$402,000	\$424,000	+ 5.5%
Average Sales Price*	\$414,904	\$391,643	- 5.6%	\$404,506	\$442,777	+ 9.5%
Percent of List Price Received*	98.1%	100.9%	+ 2.9%	99.8%	102.0%	+ 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	3	3	0.0%	--	--	--
Under Contract	1	3	+ 200.0%	6	12	+ 100.0%
New Listings	3	5	+ 66.7%	10	15	+ 50.0%
Sold Listings	1	0	- 100.0%	9	8	- 11.1%
Days on Market Until Sale	0	0	--	15	52	+ 246.7%
Median Sales Price*	\$445,000	\$0	- 100.0%	\$445,000	\$672,500	+ 51.1%
Average Sales Price*	\$445,000	\$0	- 100.0%	\$404,344	\$599,125	+ 48.2%
Percent of List Price Received*	103.7%	0.0%	- 100.0%	102.8%	102.9%	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

