

# Local Market Update for May 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

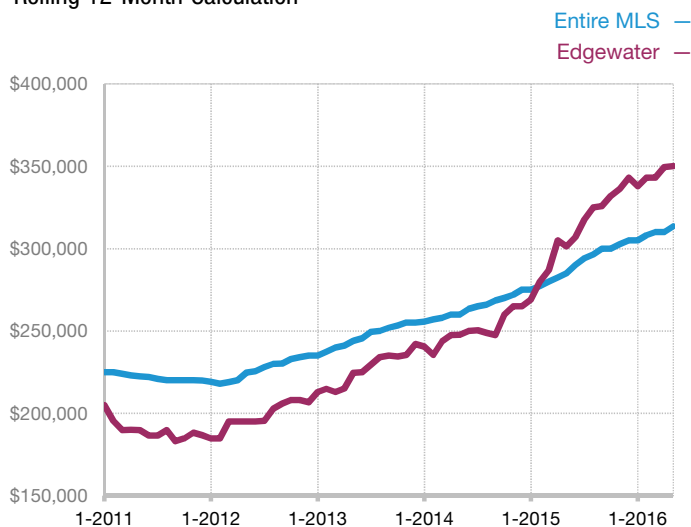
Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	3	11	+ 266.7%	--	--	--
Under Contract	4	7	+ 75.0%	24	25	+ 4.2%
New Listings	3	11	+ 266.7%	27	37	+ 37.0%
Sold Listings	8	5	- 37.5%	22	27	+ 22.7%
Days on Market Until Sale	6	10	+ 66.7%	8	25	+ 212.5%
Median Sales Price*	\$317,500	\$325,000	+ 2.4%	\$321,525	\$349,000	+ 8.5%
Average Sales Price*	\$323,663	\$352,640	+ 9.0%	\$326,732	\$353,662	+ 8.2%
Percent of List Price Received*	102.8%	98.2%	- 4.5%	100.8%	99.1%	- 1.7%

\* 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	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	2	1	- 50.0%	--	--	--
Under Contract	11	2	- 81.8%	12	11	- 8.3%
New Listings	13	3	- 76.9%	14	10	- 28.6%
Sold Listings	1	0	- 100.0%	1	6	+ 500.0%
Days on Market Until Sale	6	0	- 100.0%	6	20	+ 233.3%
Median Sales Price*	\$112,750	\$0	- 100.0%	\$112,750	\$430,500	+ 281.8%
Average Sales Price*	\$112,750	\$0	- 100.0%	\$112,750	\$427,700	+ 279.3%
Percent of List Price Received*	98.0%	0.0%	- 100.0%	98.0%	100.2%	+ 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

