

# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

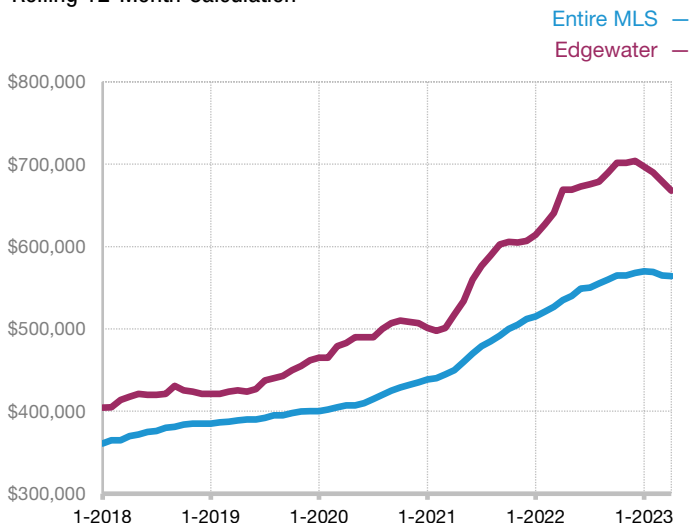
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	3	2	- 33.3%	--	--	--
Under Contract	7	8	+ 14.3%	23	18	- 21.7%
New Listings	9	8	- 11.1%	27	18	- 33.3%
Sold Listings	10	7	- 30.0%	21	13	- 38.1%
Days on Market Until Sale	8	48	+ 500.0%	6	32	+ 433.3%
Median Sales Price*	\$775,000	\$685,000	- 11.6%	\$715,000	\$685,000	- 4.2%
Average Sales Price*	\$735,025	\$658,500	- 10.4%	\$722,440	\$638,808	- 11.6%
Percent of List Price Received*	108.2%	103.3%	- 4.5%	109.3%	100.0%	- 8.5%

\* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	5	1	- 80.0%	--	--	--
Under Contract	0	1	--	6	7	+ 16.7%
New Listings	4	2	- 50.0%	11	4	- 63.6%
Sold Listings	0	2	--	3	7	+ 133.3%
Days on Market Until Sale	0	65	--	5	115	+ 2200.0%
Median Sales Price*	\$0	\$769,670	--	\$955,000	\$769,670	- 19.4%
Average Sales Price*	\$0	\$769,670	--	\$806,000	\$733,334	- 9.0%
Percent of List Price Received*	0.0%	100.0%	--	109.3%	99.7%	- 8.8%

\* 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

