

# Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

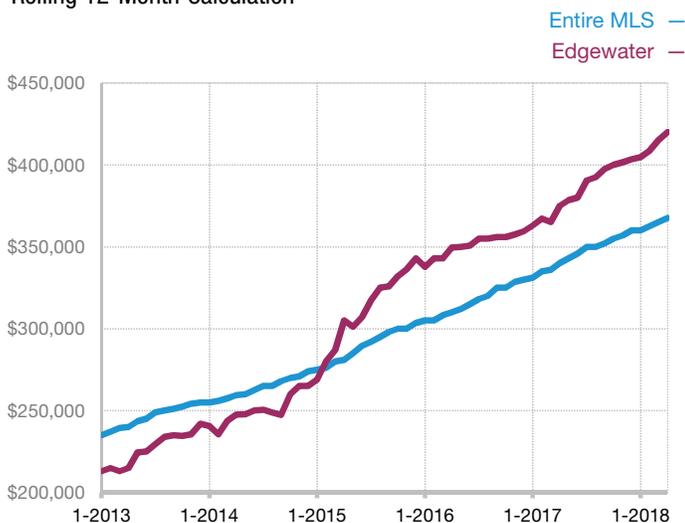
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	12	3	- 75.0%	--	--	--
Under Contract	8	9	+ 12.5%	28	32	+ 14.3%
New Listings	12	10	- 16.7%	42	34	- 19.0%
Sold Listings	7	9	+ 28.6%	33	24	- 27.3%
Days on Market Until Sale	12	5	- 58.3%	19	10	- 47.4%
Median Sales Price*	\$420,000	<b>\$435,000</b>	+ 3.6%	\$380,000	<b>\$435,500</b>	+ 14.6%
Average Sales Price*	\$415,143	<b>\$428,889</b>	+ 3.3%	\$379,700	<b>\$443,543</b>	+ 16.8%
Percent of List Price Received*	102.1%	<b>104.5%</b>	+ 2.4%	98.4%	<b>103.0%</b>	+ 4.7%

\* 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	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	2	2	0.0%	4	4	0.0%
New Listings	1	2	+ 100.0%	5	3	- 40.0%
Sold Listings	0	1	--	1	2	+ 100.0%
Days on Market Until Sale	0	134	--	28	70	+ 150.0%
Median Sales Price*	\$0	<b>\$675,000</b>	--	\$454,590	<b>\$498,500</b>	+ 9.7%
Average Sales Price*	\$0	<b>\$675,000</b>	--	\$454,590	<b>\$498,500</b>	+ 9.7%
Percent of List Price Received*	0.0%	<b>96.8%</b>	--	106.0%	<b>102.3%</b>	- 3.5%

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



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

