

# Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

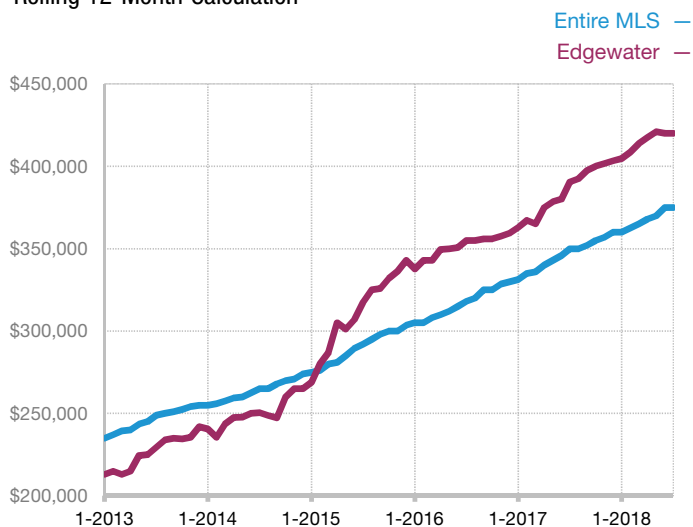
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	13	7	- 46.2%	--	--	--
Under Contract	8	7	- 12.5%	54	53	- 1.9%
New Listings	8	9	+ 12.5%	78	61	- 21.8%
Sold Listings	10	6	- 40.0%	59	45	- 23.7%
Days on Market Until Sale	13	6	- 53.8%	14	9	- 35.7%
Median Sales Price*	\$424,750	<b>\$440,000</b>	+ 3.6%	\$405,000	<b>\$436,000</b>	+ 7.7%
Average Sales Price*	\$404,300	<b>\$453,400</b>	+ 12.1%	\$403,427	<b>\$451,314</b>	+ 11.9%
Percent of List Price Received*	101.0%	<b>103.9%</b>	+ 2.9%	99.7%	<b>103.1%</b>	+ 3.4%

\* 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	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	0	--	5	7	+ 40.0%
New Listings	0	1	--	6	7	+ 16.7%
Sold Listings	1	1	0.0%	8	7	- 12.5%
Days on Market Until Sale	2	4	+ 100.0%	17	49	+ 188.2%
Median Sales Price*	\$320,000	<b>\$381,000</b>	+ 19.1%	\$426,780	<b>\$670,000</b>	+ 57.0%
Average Sales Price*	\$320,000	<b>\$381,000</b>	+ 19.1%	\$399,262	<b>\$563,286</b>	+ 41.1%
Percent of List Price Received*	98.5%	<b>106.1%</b>	+ 7.7%	102.6%	<b>103.3%</b>	+ 0.7%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

