

Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

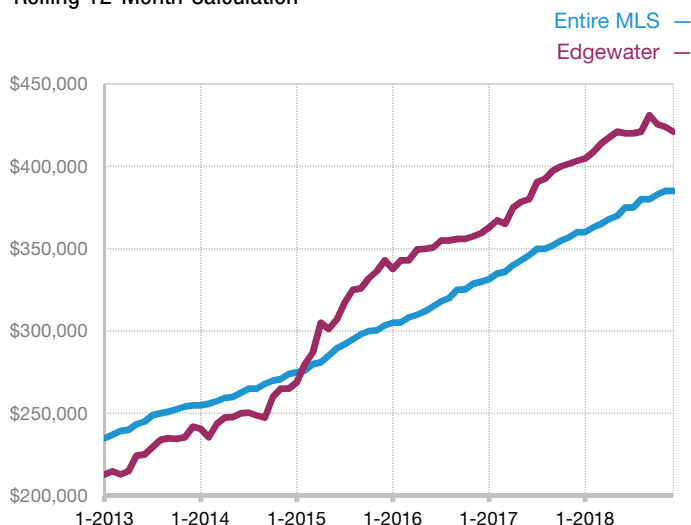
Single Family	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	9	9	0.0%	--	--	--
Under Contract	1	3	+ 200.0%	88	79	- 10.2%
New Listings	1	3	+ 200.0%	114	94	- 17.5%
Sold Listings	7	2	- 71.4%	100	76	- 24.0%
Days on Market Until Sale	29	12	- 58.6%	16	11	- 31.3%
Median Sales Price*	\$520,000	\$389,500	- 25.1%	\$403,250	\$421,000	+ 4.4%
Average Sales Price*	\$483,714	\$389,500	- 19.5%	\$410,731	\$439,581	+ 7.0%
Percent of List Price Received*	98.0%	100.5%	+ 2.6%	99.6%	101.7%	+ 2.1%

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

Townhouse-Condo	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	2	3	+ 50.0%	--	--	--
Under Contract	0	1	--	7	12	+ 71.4%
New Listings	0	0	--	10	15	+ 50.0%
Sold Listings	1	0	- 100.0%	10	10	0.0%
Days on Market Until Sale	18	0	- 100.0%	16	52	+ 225.0%
Median Sales Price*	\$315,000	\$0	- 100.0%	\$423,954	\$672,500	+ 58.6%
Average Sales Price*	\$315,000	\$0	- 100.0%	\$395,409	\$610,300	+ 54.3%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	102.5%	102.1%	- 0.4%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

