

Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

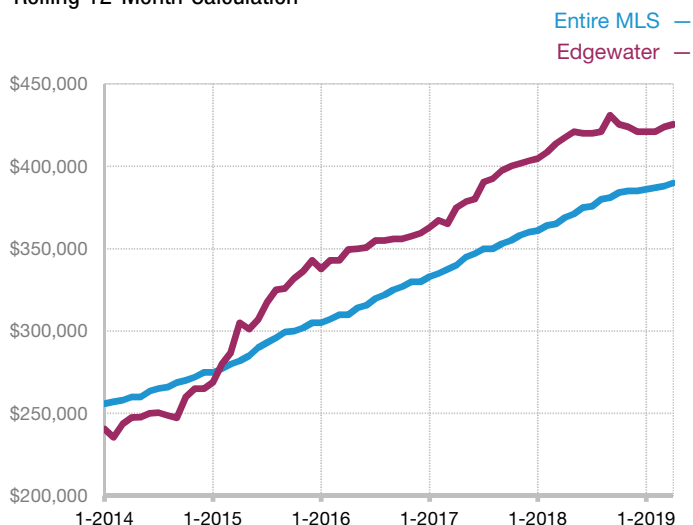
Single Family	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	6	9	+ 50.0%	--	--	--
Under Contract	7	10	+ 42.9%	31	26	- 16.1%
New Listings	10	13	+ 30.0%	35	32	- 8.6%
Sold Listings	9	4	- 55.6%	25	17	- 32.0%
Days on Market Until Sale	5	39	+ 680.0%	10	20	+ 100.0%
Median Sales Price*	\$435,000	\$448,500	+ 3.1%	\$435,000	\$450,000	+ 3.4%
Average Sales Price*	\$428,889	\$462,250	+ 7.8%	\$441,331	\$468,882	+ 6.2%
Percent of List Price Received*	104.5%	99.7%	- 4.6%	103.3%	99.6%	- 3.6%

* 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	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	1	2	+ 100.0%	--	--	--
Under Contract	2	0	- 100.0%	4	2	- 50.0%
New Listings	2	0	- 100.0%	3	2	- 33.3%
Sold Listings	1	1	0.0%	2	4	+ 100.0%
Days on Market Until Sale	134	4	- 97.0%	70	53	- 24.3%
Median Sales Price*	\$675,000	\$215,000	- 68.1%	\$498,500	\$338,500	- 32.1%
Average Sales Price*	\$675,000	\$215,000	- 68.1%	\$498,500	\$359,476	- 27.9%
Percent of List Price Received*	96.8%	100.0%	+ 3.3%	102.3%	98.5%	- 3.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

