

# Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

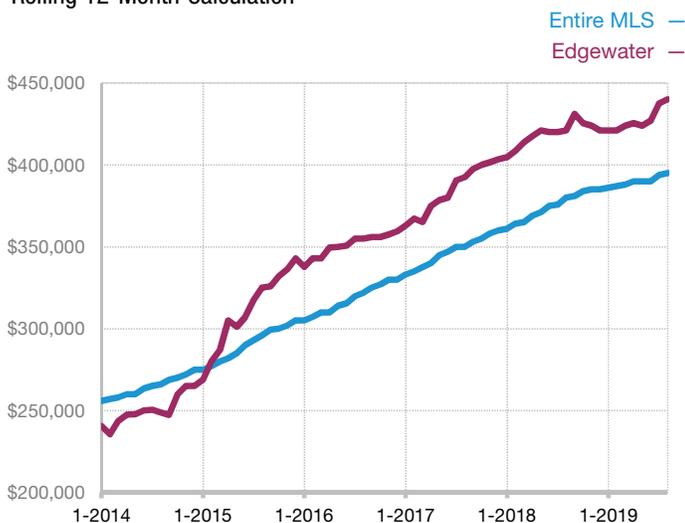
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	9	7	- 22.2%	--	--	--
Under Contract	9	8	- 11.1%	62	58	- 6.5%
New Listings	11	5	- 54.5%	72	67	- 6.9%
Sold Listings	9	6	- 33.3%	55	53	- 3.6%
Days on Market Until Sale	17	7	- 58.8%	10	18	+ 80.0%
Median Sales Price*	\$420,000	<b>\$495,000</b>	+ 17.9%	\$427,000	<b>\$450,000</b>	+ 5.4%
Average Sales Price*	\$435,889	<b>\$476,733</b>	+ 9.4%	\$448,784	<b>\$467,458</b>	+ 4.2%
Percent of List Price Received*	101.0%	<b>99.2%</b>	- 1.8%	102.7%	<b>99.4%</b>	- 3.2%

\* 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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	3	0	- 100.0%	--	--	--
Under Contract	2	0	- 100.0%	9	5	- 44.4%
New Listings	3	0	- 100.0%	10	5	- 50.0%
Sold Listings	0	1	--	7	7	0.0%
Days on Market Until Sale	0	11	--	49	33	- 32.7%
Median Sales Price*	\$0	<b>\$350,000</b>	--	\$670,000	<b>\$342,150</b>	- 48.9%
Average Sales Price*	\$0	<b>\$350,000</b>	--	\$563,286	<b>\$348,579</b>	- 38.1%
Percent of List Price Received*	0.0%	<b>100.0%</b>	--	103.3%	<b>99.9%</b>	- 3.3%

\* 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

