

# Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

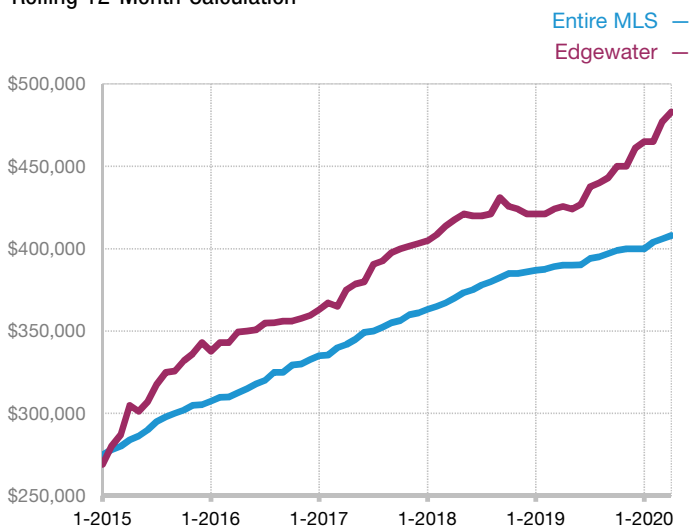
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	13	8	- 38.5%	--	--	--
Under Contract	8	5	- 37.5%	24	22	- 8.3%
New Listings	13	9	- 30.8%	32	32	0.0%
Sold Listings	4	5	+ 25.0%	17	22	+ 29.4%
Days on Market Until Sale	39	6	- 84.6%	20	17	- 15.0%
Median Sales Price*	\$448,500	\$519,000	+ 15.7%	\$450,000	\$511,500	+ 13.7%
Average Sales Price*	\$462,250	\$523,154	+ 13.2%	\$468,882	\$505,990	+ 7.9%
Percent of List Price Received*	99.7%	100.3%	+ 0.6%	99.6%	100.6%	+ 1.0%

\* 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	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	3	1	- 66.7%	--	--	--
Under Contract	0	0	--	2	2	0.0%
New Listings	0	0	--	2	3	+ 50.0%
Sold Listings	1	1	0.0%	4	2	- 50.0%
Days on Market Until Sale	4	3	- 25.0%	53	5	- 90.6%
Median Sales Price*	\$215,000	\$399,000	+ 85.6%	\$338,500	\$572,000	+ 69.0%
Average Sales Price*	\$215,000	\$399,000	+ 85.6%	\$359,476	\$572,000	+ 59.1%
Percent of List Price Received*	100.0%	100.0%	0.0%	98.5%	99.7%	+ 1.2%

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



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

