

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

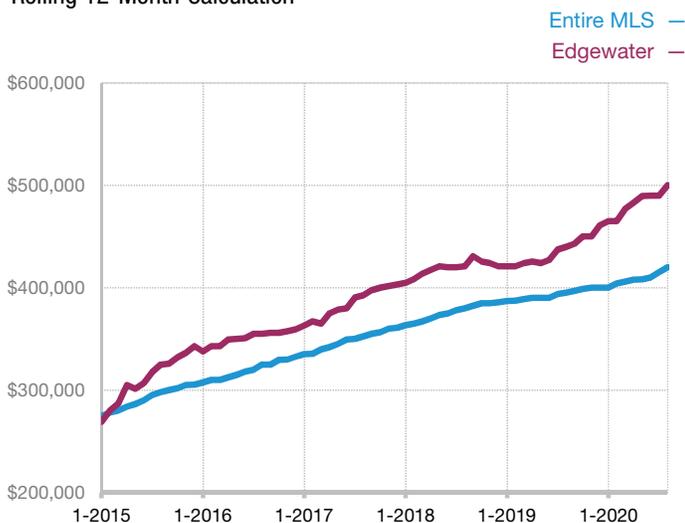
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	8	2	- 75.0%	--	--	--
Under Contract	8	5	- 37.5%	58	46	- 20.7%
New Listings	5	4	- 20.0%	68	51	- 25.0%
Sold Listings	7	7	0.0%	54	46	- 14.8%
Days on Market Until Sale	6	17	+ 183.3%	18	17	- 5.6%
Median Sales Price*	\$523,500	\$560,000	+ 7.0%	\$450,000	\$510,000	+ 13.3%
Average Sales Price*	\$483,414	\$565,571	+ 17.0%	\$468,495	\$513,866	+ 9.7%
Percent of List Price Received*	99.7%	102.3%	+ 2.6%	99.5%	100.6%	+ 1.1%

* 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	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	0	--	5	2	- 60.0%
New Listings	0	0	--	5	8	+ 60.0%
Sold Listings	1	0	- 100.0%	7	2	- 71.4%
Days on Market Until Sale	11	0	- 100.0%	33	5	- 84.8%
Median Sales Price*	\$350,000	\$0	- 100.0%	\$342,150	\$572,000	+ 67.2%
Average Sales Price*	\$350,000	\$0	- 100.0%	\$348,579	\$572,000	+ 64.1%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	99.9%	99.7%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

