

# Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

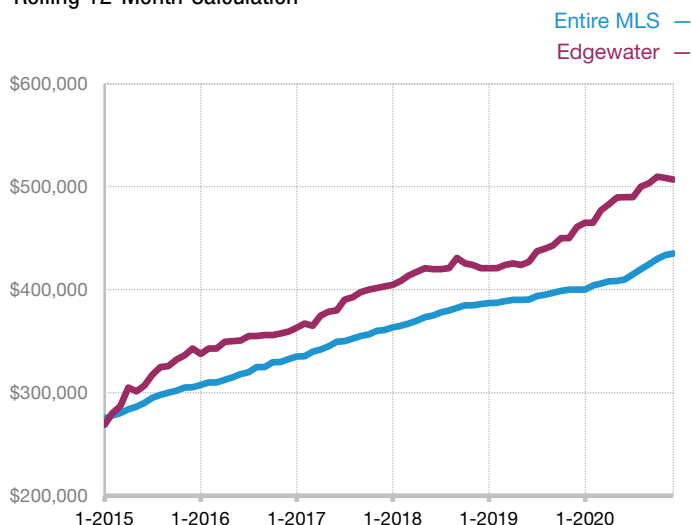
Single Family	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	2	1	- 50.0%	--	--	--
Under Contract	5	3	- 40.0%	78	68	- 12.8%
New Listings	0	4	--	86	72	- 16.3%
Sold Listings	3	6	+ 100.0%	76	69	- 9.2%
Days on Market Until Sale	41	31	- 24.4%	23	18	- 21.7%
Median Sales Price*	\$515,000	\$550,000	+ 6.8%	\$461,000	\$507,000	+ 10.0%
Average Sales Price*	\$481,667	\$627,917	+ 30.4%	\$477,495	\$525,245	+ 10.0%
Percent of List Price Received*	98.9%	101.6%	+ 2.7%	99.4%	100.7%	+ 1.3%

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

Townhouse/Condo	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	5	6	+ 20.0%
New Listings	0	0	--	5	12	+ 140.0%
Sold Listings	0	0	--	7	3	- 57.1%
Days on Market Until Sale	0	0	--	33	5	- 84.8%
Median Sales Price*	\$0	\$0	--	\$342,150	\$402,000	+ 17.5%
Average Sales Price*	\$0	\$0	--	\$348,579	\$515,333	+ 47.8%
Percent of List Price Received*	0.0%	0.0%	--	99.9%	99.9%	0.0%

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

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



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

