

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

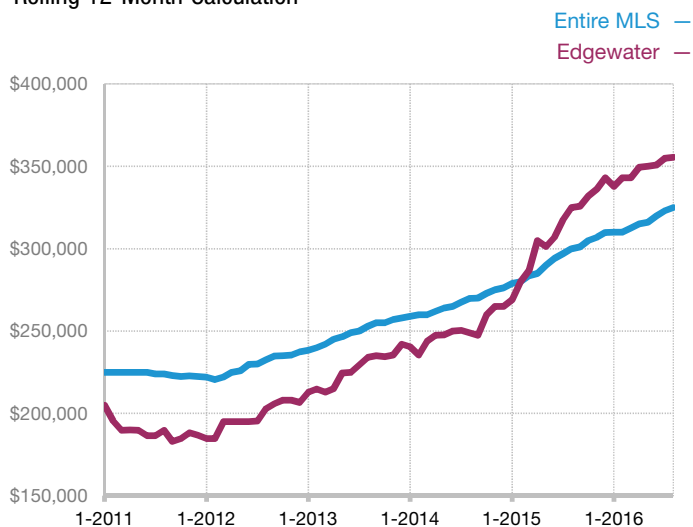
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	8	8	0.0%	--	--	--
Under Contract	9	3	- 66.7%	47	46	- 2.1%
New Listings	9	6	- 33.3%	56	57	+ 1.8%
Sold Listings	9	8	- 11.1%	42	50	+ 19.0%
Days on Market Until Sale	32	23	- 28.1%	13	21	+ 61.5%
Median Sales Price*	\$365,000	\$386,000	+ 5.8%	\$343,000	\$356,750	+ 4.0%
Average Sales Price*	\$339,778	\$395,025	+ 16.3%	\$339,383	\$373,356	+ 10.0%
Percent of List Price Received*	101.7%	99.4%	- 2.3%	101.4%	99.5%	- 1.9%

* 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		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	5	0	- 100.0%	--	--	--
Under Contract	0	1	--	15	13	- 13.3%
New Listings	4	0	- 100.0%	20	13	- 35.0%
Sold Listings	1	2	+ 100.0%	3	9	+ 200.0%
Days on Market Until Sale	5	29	+ 480.0%	5	19	+ 280.0%
Median Sales Price*	\$227,000	\$427,250	+ 88.2%	\$227,000	\$280,000	+ 23.3%
Average Sales Price*	\$227,000	\$427,250	+ 88.2%	\$202,750	\$379,744	+ 87.3%
Percent of List Price Received*	108.1%	98.2%	- 9.2%	104.5%	102.0%	- 2.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

