

Local Market Update for July 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

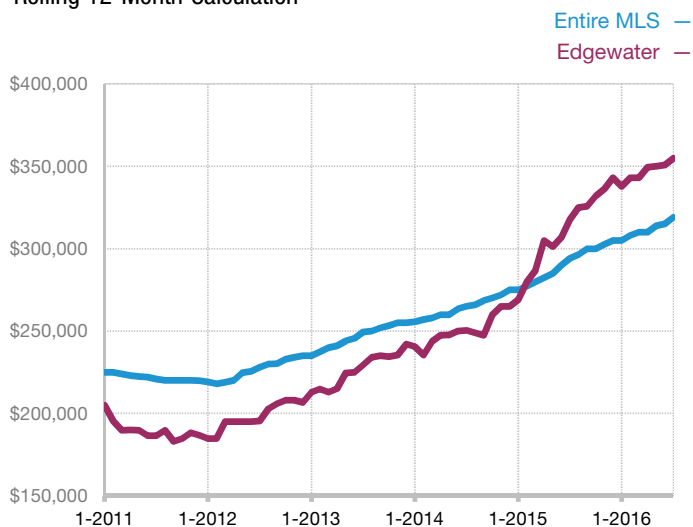
Single Family	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	8	5	- 37.5%	--	--	--
Under Contract	8	7	- 12.5%	38	43	+ 13.2%
New Listings	9	6	- 33.3%	47	51	+ 8.5%
Sold Listings	8	11	+ 37.5%	33	42	+ 27.3%
Days on Market Until Sale	5	17	+ 240.0%	8	21	+ 162.5%
Median Sales Price*	\$366,750	\$356,000	- 2.9%	\$337,500	\$354,950	+ 5.2%
Average Sales Price*	\$350,313	\$361,900	+ 3.3%	\$339,276	\$369,229	+ 8.8%
Percent of List Price Received*	103.9%	100.6%	- 3.2%	101.3%	99.5%	- 1.8%

* 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	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	0	2	--	15	12	- 20.0%
New Listings	0	0	--	16	13	- 18.8%
Sold Listings	1	2	+ 100.0%	2	7	+ 250.0%
Days on Market Until Sale	5	8	+ 60.0%	6	17	+ 183.3%
Median Sales Price*	\$268,500	\$292,500	+ 8.9%	\$190,625	\$280,000	+ 46.9%
Average Sales Price*	\$268,500	\$292,500	+ 8.9%	\$190,625	\$366,171	+ 92.1%
Percent of List Price Received*	107.4%	104.4%	- 2.8%	102.7%	103.1%	+ 0.4%

* 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

