

# Local Market Update for May 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

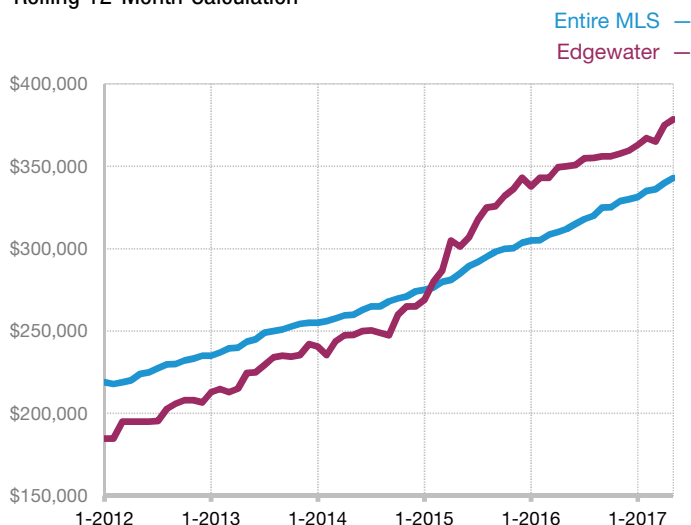
| Single Family                   | May       |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics                     | 2016      | 2017             | Percent Change from Previous Year | Thru 05-2016 | Thru 05-2017     | Percent Change from Previous Year |
| Inventory of Active Listings    | 12        | 9                | - 25.0%                           | --           | --               | --                                |
| Under Contract                  | 7         | 12               | + 71.4%                           | 25           | 40               | + 60.0%                           |
| New Listings                    | 11        | 12               | + 9.1%                            | 37           | 54               | + 45.9%                           |
| Sold Listings                   | 5         | 9                | + 80.0%                           | 27           | 42               | + 55.6%                           |
| Days on Market Until Sale       | 9         | 5                | - 44.4%                           | 25           | 16               | - 36.0%                           |
| Median Sales Price*             | \$325,000 | <b>\$412,500</b> | + 26.9%                           | \$349,000    | <b>\$387,500</b> | + 11.0%                           |
| Average Sales Price*            | \$352,640 | <b>\$428,333</b> | + 21.5%                           | \$353,662    | <b>\$390,122</b> | + 10.3%                           |
| Percent of List Price Received* | 98.2%     | <b>102.0%</b>    | + 3.9%                            | 99.1%        | <b>99.2%</b>     | + 0.1%                            |

\* 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                 | May  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics                     | 2016 | 2017             | Percent Change from Previous Year | Thru 05-2016 | Thru 05-2017     | Percent Change from Previous Year |
| Inventory of Active Listings    | 7    | 0                | - 100.0%                          | --           | --               | --                                |
| Under Contract                  | 2    | 0                | - 100.0%                          | 8            | 4                | - 50.0%                           |
| New Listings                    | 3    | 0                | - 100.0%                          | 10           | 5                | - 50.0%                           |
| Sold Listings                   | 0    | 2                | --                                | 4            | 3                | - 25.0%                           |
| Days on Market Until Sale       | 0    | 6                | --                                | 24           | 13               | - 45.8%                           |
| Median Sales Price*             | \$0  | <b>\$318,750</b> | --                                | \$429,050    | <b>\$320,000</b> | - 25.4%                           |
| Average Sales Price*            | \$0  | <b>\$318,750</b> | --                                | \$426,300    | <b>\$364,030</b> | - 14.6%                           |
| Percent of List Price Received* | 0.0% | <b>98.9%</b>     | --                                | 102.5%       | <b>101.3%</b>    | - 1.2%                            |

\* 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

