

# Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

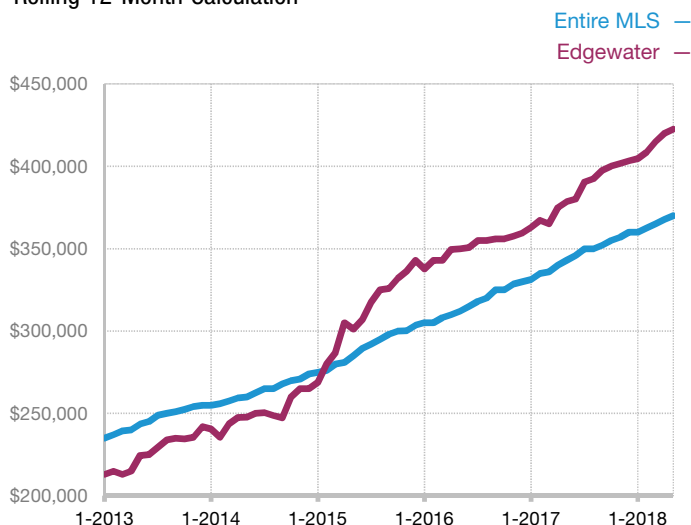
Single Family	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	15	3	- 80.0%	--	--	--
Under Contract	9	4	- 55.6%	37	34	- 8.1%
New Listings	12	3	- 75.0%	54	37	- 31.5%
Sold Listings	9	4	- 55.6%	42	28	- 33.3%
Days on Market Until Sale	5	6	+ 20.0%	16	10	- 37.5%
Median Sales Price*	\$412,500	<b>\$467,000</b>	+ 13.2%	\$387,500	<b>\$435,500</b>	+ 12.4%
Average Sales Price*	\$428,333	<b>\$464,750</b>	+ 8.5%	\$390,122	<b>\$446,573</b>	+ 14.5%
Percent of List Price Received*	102.0%	<b>101.3%</b>	- 0.7%	99.2%	<b>102.8%</b>	+ 3.6%

\* 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	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	2	--	4	6	+ 50.0%
New Listings	0	1	--	5	4	- 20.0%
Sold Listings	2	1	- 50.0%	3	3	0.0%
Days on Market Until Sale	6	5	- 16.7%	13	48	+ 269.2%
Median Sales Price*	\$318,750	<b>\$775,000</b>	+ 143.1%	\$320,000	<b>\$675,000</b>	+ 110.9%
Average Sales Price*	\$318,750	<b>\$775,000</b>	+ 143.1%	\$364,030	<b>\$590,667</b>	+ 62.3%
Percent of List Price Received*	98.9%	<b>104.0%</b>	+ 5.2%	101.3%	<b>102.9%</b>	+ 1.6%

\* 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

