

# Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

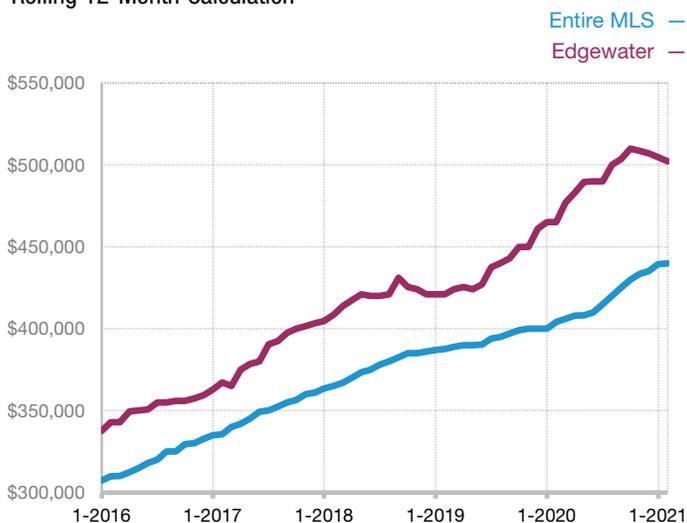
Single Family	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	6	0	- 100.0%	--	--	--
Under Contract	5	3	- 40.0%	12	7	- 41.7%
New Listings	10	2	- 80.0%	17	6	- 64.7%
Sold Listings	8	3	- 62.5%	13	9	- 30.8%
Days on Market Until Sale	14	4	- 71.4%	26	9	- 65.4%
Median Sales Price*	\$511,000	<b>\$494,500</b>	- 3.2%	\$489,500	<b>\$480,000</b>	- 1.9%
Average Sales Price*	\$493,938	<b>\$509,833</b>	+ 3.2%	\$478,154	<b>\$582,722</b>	+ 21.9%
Percent of List Price Received*	101.6%	<b>108.0%</b>	+ 6.3%	100.2%	<b>103.5%</b>	+ 3.3%

\* 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	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	1	3	+ 200.0%	--	--	--
Under Contract	1	1	0.0%	1	2	+ 100.0%
New Listings	2	3	+ 50.0%	2	3	+ 50.0%
Sold Listings	0	4	--	0	5	--
Days on Market Until Sale	0	91	--	0	74	--
Median Sales Price*	\$0	<b>\$547,450</b>	--	\$0	<b>\$385,000</b>	--
Average Sales Price*	\$0	<b>\$531,175</b>	--	\$0	<b>\$501,940</b>	--
Percent of List Price Received*	0.0%	<b>98.0%</b>	--	0.0%	<b>98.4%</b>	--

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



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

