

# Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

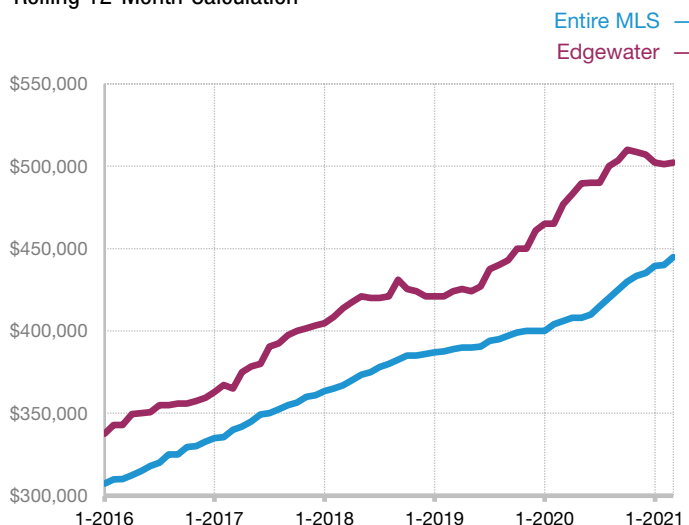
Single Family	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	7	2	- 71.4%	--	--	--
Under Contract	5	7	+ 40.0%	17	14	- 17.6%
New Listings	6	9	+ 50.0%	23	15	- 34.8%
Sold Listings	4	5	+ 25.0%	17	13	- 23.5%
Days on Market Until Sale	5	2	- 60.0%	21	7	- 66.7%
Median Sales Price*	\$566,500	\$560,000	- 1.1%	\$510,000	\$494,500	- 3.0%
Average Sales Price*	\$575,000	\$547,240	- 4.8%	\$500,941	\$538,515	+ 7.5%
Percent of List Price Received*	102.1%	105.3%	+ 3.1%	100.7%	104.5%	+ 3.8%

\* 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	1	3	+ 200.0%	2	5	+ 150.0%
New Listings	1	1	0.0%	3	4	+ 33.3%
Sold Listings	1	1	0.0%	1	7	+ 600.0%
Days on Market Until Sale	7	5	- 28.6%	7	55	+ 685.7%
Median Sales Price*	\$745,000	\$685,000	- 8.1%	\$745,000	\$685,000	- 8.1%
Average Sales Price*	\$745,000	\$685,000	- 8.1%	\$745,000	\$596,386	- 19.9%
Percent of List Price Received*	99.3%	97.9%	- 1.4%	99.3%	98.5%	- 0.8%

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



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

