

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

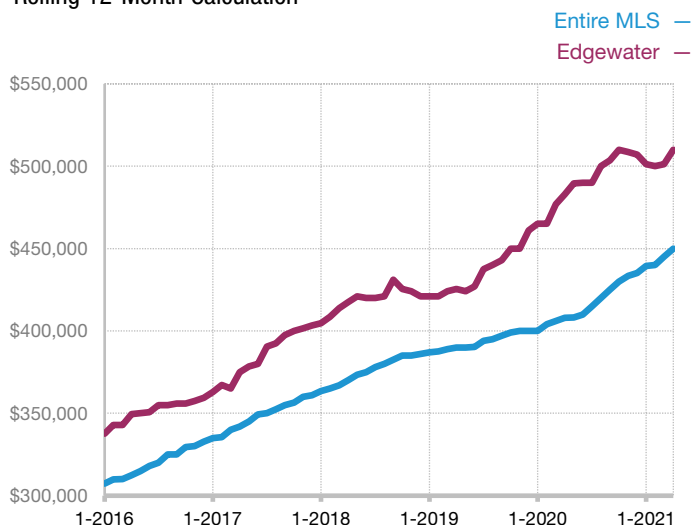
Single Family	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	10	2	- 80.0%	--	--	--
Under Contract	5	6	+ 20.0%	22	19	- 13.6%
New Listings	9	6	- 33.3%	32	21	- 34.4%
Sold Listings	5	6	+ 20.0%	22	18	- 18.2%
Days on Market Until Sale	6	5	- 16.7%	17	6	- 64.7%
Median Sales Price*	\$519,000	\$587,500	+ 13.2%	\$511,500	\$533,750	+ 4.3%
Average Sales Price*	\$523,154	\$595,083	+ 13.7%	\$505,990	\$533,122	+ 5.4%
Percent of List Price Received*	100.3%	108.0%	+ 7.7%	100.6%	106.0%	+ 5.4%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	0	2	--	2	8	+ 300.0%
New Listings	0	2	--	3	7	+ 133.3%
Sold Listings	1	3	+ 200.0%	2	11	+ 450.0%
Days on Market Until Sale	3	10	+ 233.3%	5	37	+ 640.0%
Median Sales Price*	\$399,000	\$645,000	+ 61.7%	\$572,000	\$675,000	+ 18.0%
Average Sales Price*	\$399,000	\$561,667	+ 40.8%	\$572,000	\$621,336	+ 8.6%
Percent of List Price Received*	100.0%	101.1%	+ 1.1%	99.7%	99.2%	- 0.5%

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



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

