

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

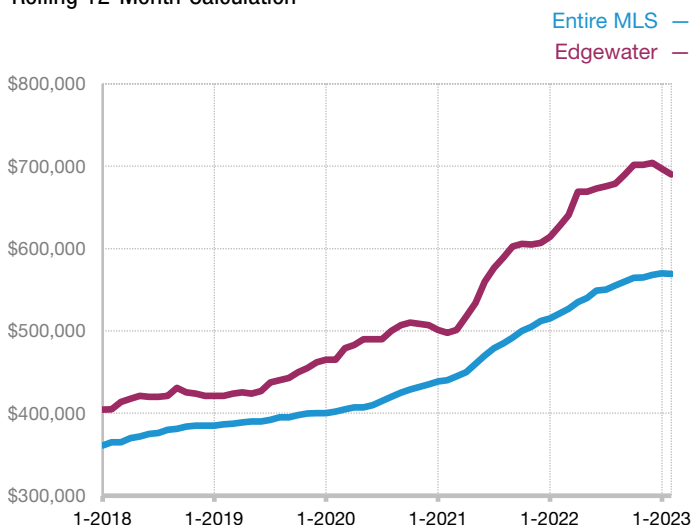
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	3	1	- 66.7%	--	--	--
Under Contract	3	4	+ 33.3%	6	7	+ 16.7%
New Listings	5	4	- 20.0%	9	6	- 33.3%
Sold Listings	3	3	0.0%	4	4	0.0%
Days on Market Until Sale	3	12	+ 300.0%	2	15	+ 650.0%
Median Sales Price*	\$698,500	\$685,000	- 1.9%	\$706,750	\$597,500	- 15.5%
Average Sales Price*	\$656,167	\$636,667	- 3.0%	\$670,875	\$578,750	- 13.7%
Percent of List Price Received*	104.6%	97.7%	- 6.6%	105.4%	94.2%	- 10.6%

* 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	2	2	0.0%	3	4	+ 33.3%
New Listings	2	0	- 100.0%	3	0	- 100.0%
Sold Listings	1	2	+ 100.0%	1	3	+ 200.0%
Days on Market Until Sale	3	160	+ 5233.3%	3	181	+ 5933.3%
Median Sales Price*	\$462,000	\$661,020	+ 43.1%	\$462,000	\$699,940	+ 51.5%
Average Sales Price*	\$462,000	\$661,020	+ 43.1%	\$462,000	\$673,993	+ 45.9%
Percent of List Price Received*	103.8%	99.9%	- 3.8%	103.8%	99.9%	- 3.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

