

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

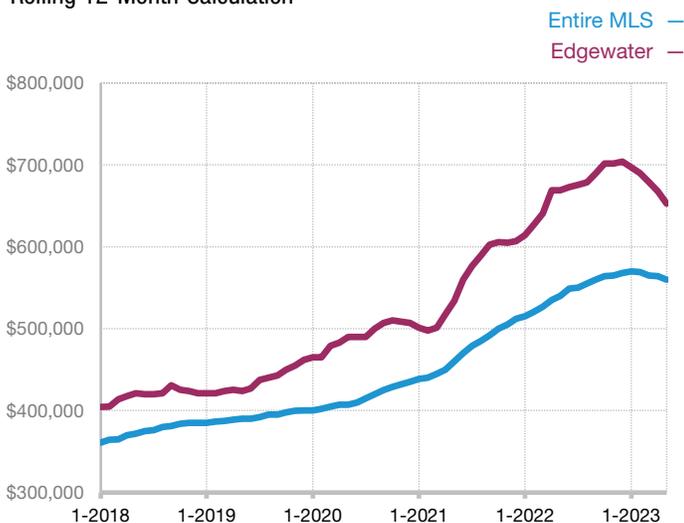
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	3	6	+ 100.0%	--	--	--
Under Contract	8	3	- 62.5%	31	20	- 35.5%
New Listings	8	8	0.0%	35	26	- 25.7%
Sold Listings	6	6	0.0%	27	19	- 29.6%
Days on Market Until Sale	6	5	- 16.7%	6	23	+ 283.3%
Median Sales Price*	\$820,000	\$609,250	- 25.7%	\$750,000	\$635,000	- 15.3%
Average Sales Price*	\$902,920	\$624,250	- 30.9%	\$762,547	\$634,211	- 16.8%
Percent of List Price Received*	104.0%	101.0%	- 2.9%	108.2%	100.3%	- 7.3%

* 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	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	8	1	- 87.5%	--	--	--
Under Contract	1	0	- 100.0%	7	7	0.0%
New Listings	4	0	- 100.0%	15	4	- 73.3%
Sold Listings	1	1	0.0%	4	8	+ 100.0%
Days on Market Until Sale	0	1	--	4	101	+ 2425.0%
Median Sales Price*	\$738,760	\$915,000	+ 23.9%	\$846,880	\$769,670	- 9.1%
Average Sales Price*	\$738,760	\$915,000	+ 23.9%	\$789,190	\$756,043	- 4.2%
Percent of List Price Received*	100.0%	101.8%	+ 1.8%	107.0%	100.0%	- 6.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

