

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

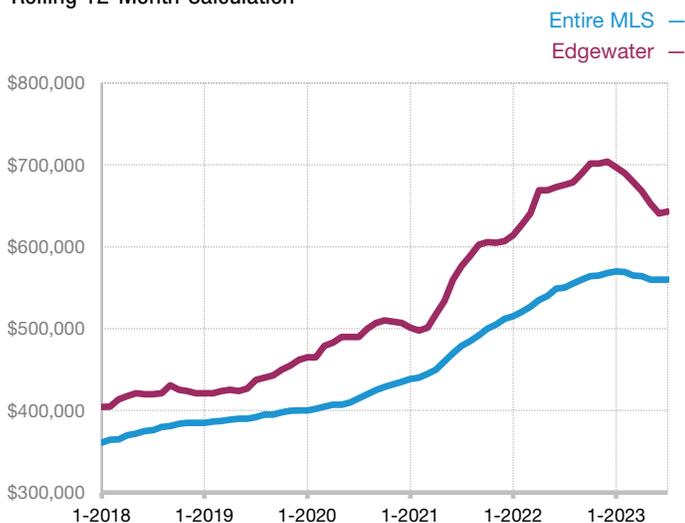
| Single Family | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 07-2022 | Thru 07-2023 | Percent Change from Previous Year |
| Inventory of Active Listings | 6 | 7 | + 16.7% | -- | -- | -- |
| Under Contract | 6 | 6 | 0.0% | 41 | 29 | - 29.3% |
| New Listings | 7 | 8 | + 14.3% | 49 | 39 | - 20.4% |
| Sold Listings | 1 | 2 | + 100.0% | 36 | 24 | - 33.3% |
| Days on Market Until Sale | 3 | 20 | + 566.7% | 6 | 21 | + 250.0% |
| Median Sales Price* | \$740,000 | \$719,950 | - 2.7% | \$729,750 | \$659,950 | - 9.6% |
| Average Sales Price* | \$740,000 | \$719,950 | - 2.7% | \$753,008 | \$642,496 | - 14.7% |
| Percent of List Price Received* | 123.3% | 100.0% | - 18.9% | 108.5% | 100.9% | - 7.0% |

* 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 | July | | | Year to Date | | |
|---------------------------------|-----------|------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 07-2022 | Thru 07-2023 | Percent Change from Previous Year |
| Inventory of Active Listings | 7 | 1 | - 85.7% | -- | -- | -- |
| Under Contract | 3 | 1 | - 66.7% | 11 | 8 | - 27.3% |
| New Listings | 2 | 1 | - 50.0% | 18 | 6 | - 66.7% |
| Sold Listings | 1 | 0 | - 100.0% | 7 | 8 | + 14.3% |
| Days on Market Until Sale | 2 | 0 | - 100.0% | 2 | 101 | + 4950.0% |
| Median Sales Price* | \$504,370 | \$0 | - 100.0% | \$738,760 | \$769,670 | + 4.2% |
| Average Sales Price* | \$504,370 | \$0 | - 100.0% | \$734,816 | \$756,043 | + 2.9% |
| Percent of List Price Received* | 106.2% | 0.0% | - 100.0% | 104.9% | 100.0% | - 4.7% |

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

